



PLANNING COMMISSION MEETING

JUNE 9, 2022

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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MEETING MINUTES**
 - a. **Approval of meeting minutes of June 2, 2022**
- IV. **ITEMS FROM BOARD MEMBERS**
- V. **ITEMS FROM STAFF**
- VI. **PUBLIC HEARING**
 - a. **PH-22-04 / Z-22-04 / The Bridges Alpharetta / Webb Bridge Road**

Consideration of a change to conditions of zoning and rezoning to allow for a 6-lot 'For-Sale' single-family detached subdivision on 8.1 acres. A change to conditions of zoning is requested to reconfigure the site layout and a rezoning is requested from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale', Residential, Minimum 1 acre) on 2.22 acres. The property is located at 0 Webb Bridge Road and 4430 Webb Bridge Road and is legally described as being located in Land Lot 125, 1st District, 1st Section, Fulton County, Georgia.
 - b. **MP-21-11 / Bridge Road Holdings LLC**

Consideration of a master plan amendment to add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building and a 1-story, 1,950 square foot medical office building. The property is located at 0 Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.
 - c. **Z-22-08 / V-22-12 / South of Wills Park**

Consideration of a rezoning and variance to allow for 55 'For-Sale' townhome units on 5.5 acres in the Downtown Overlay. A rezoning is requested from C-1 (Neighborhood Commercial) and L-1 (Light-Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow townhomes to be accessed from a street and not an alley, reduce driveway length, reduce undisturbed buffers and allow encroachments on undisturbed buffers, reduce subdivision monument sign setback, reduce landscape strips, and allow the subdivision to be gated. The property is located at 0 State Highway 9 and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11 / Beazer Homes**

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variance to allow for 43 'For-Sale' townhome units on 6.2 acres in the North Point Overlay. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the Delta Credit Union Master Plan. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached / Detached Residential – High Density). Variances are requested to modify North Point Overlay site regulations and block and access regulations. The property is located at 0 North Fulton Expressway and 2025 Rock Mill Road and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT



Planning Commission Meeting

June 2, 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 6:32 p.m.

II. ROLL CALL

- **Planning Commissioners present:**
 - Francis Kung'u (Chair)
 - Fergal Brady (Vice-Chair)
 - Jill Reynolds
 - Karen Richard
 - William Perkins
 - Martine Zurinskas
 - Jamie Bendall (Alternate)
- **Planning Commissioners Absent**
 - Valerie Manley (Alternate)
 - Todd Stratton
- **Staff present:**
 - Kathi Cook, Director of Community Development & Economic Development
 - Michael Woodman, Planning + Development Services Manager
 - Alexandra Callum, Planning + Zoning Coordinator
 - Nikisha Mistry, GIS Specialist / Planner

III. SWEARING-IN CEREMONY OF KAREN RICHARD

- ❖ Alexandra Callum, Planning + Zoning Coordinator, swore in new Commissioner Karen Richard.

IV. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Zurinskas offered a motion to approve the Planning Commission Meeting Minutes from May 5,

2022.

- Commissioner Reynolds second the motion.
- The motion was approved 6-0-1, with Commissioner Richards abstaining because she was not present for the May 5, 2022 meeting.

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 was not heard or considered during the June 2, 2022 Planning Commission meeting.

B. MP-22-04 / CU-22-03 / V-22-14 / Sanctum Serene Wellness

- ❖ WITHDRAWN: This item has been withdrawn by the applicant. It was not heard or considered during the June 2, 2022 Planning Commission meeting.

C. CU-22-05 / Off Leash / 142 South Main Street

- ❖ DEFERRED: This item has been deferred by the applicant. It was not heard or considered during the June 2, 2022 Planning Commission meeting.

D. MP-22-05 / CU-22-04 / SS Entertainment LLC Event Facility / 5815 Windward Parkway

- Manager Woodman came forward to present this item.
 - 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.
 - 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.
 - 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.

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.

- The CZIM was held on May 11, 2022. There were no public comments.
- 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.
- The applicant, Sami Freji, came forward to speak on behalf of this application.

- Project owners wanted to explore a need for this area.
- Conceptual floor plan – still exploring what the limits are as far capacity, usefulness, and building codes
- Lobby area will be a transition space
- My concern is the number that was calculated – we think it will be reasonably smaller
- You can comfortably serve 192 people seated
- There is no kitchen, but there are provisions to set up food and a bar
- Most parties and celebrations will take place on the weekends, and we will take into consideration on the amount of people.
- The property manager also came forward to speak.
- We deal with conflicts a lot and are mostly able to resolve them between tenants.
- The downstairs area can accommodate a lot of box trucks and deliveries. It's the perfect zone.
- We're excited for the opportunity for this company to come to our location.
- The Planning Commission discussed the following:
 - They anticipate 4 employees, and we are calculating parking requirement as 1 parking for employees per ten spaces. We have to think about the applicant's estimated number for the space. Additional parking would be needed for vendors outside of the company (catering, photography, etc.).
 - Could you put a limit on what would trigger required valet service? Can you govern that? We felt comfortable reducing the maximum occupancy that there would be enough parking for this facility.
 - The parking spaces were $\frac{3}{4}$ full when I drove through it today. I just don't feel like we'll have enough parking. I like the idea of valet parking.
 - The 230 spaces noted in Windward Crossing- does that include out parcels of Black Walnut and the credit union? It does not. It does include the parking in the rear of the building.
 - There is a market need for event spaces. In a circumstance like this, do the normal considerations regarding kitchen, hood, venting, and liquor license fall into a different category because this is a special event facility? I don't believe this facility will have a hood- their food will be catered, and their caterer would be responsible for a liquor license.
 - Licensing is covered by code, correct? Yes.
 - My concern is disturbing the tenants around you.
 - The bathrooms are external. How would you manage the flow and the volume? It's close to the main entrance.
 - How will you shut off late parties? We've done this for a while, and we know how loud it can get. We will give all clients a heads up at midnight that we are shutting down in an hour no matter what.
 - With all the vendors providing service, where will the delivery be? I have a concern of the road being blocked. All vendors will be there before the guests. They will be able to park under the covering.
 - Will all the deliveries be done from the rear of the building? Yes, it won't interfere with the businesses up top.
 - How long have you been in the business? Close to a decade. We have a location in Cumming, and I have a dance studio. I am an event planner.
 - Is there any type of event that would fall outside of the type of events you are looking for? The language can be read as constraining. No.
 - Do we need to add a condition about the deliveries? I think it can go under condition 6. There are also a lot of deliveries currently happening, so it's a common occurrence. I don't think it will put tension there.
 - Michael: we didn't address deliveries, but we can add a condition if need be. How would disruption be handled if deliveries blocked the road? Our site plan requires loading spaces designated. Code enforcement can also look at it.
 - These trucks are not large, they are small. If the trucks come early, we will make sure they are within code.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair offered a motion to approve the item with all the conditions set forth by Staff, which include:
 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.
 - Commissioner Zurinkas seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 7:26 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:** PH-22-04/Z-22-04 THE BRIDGES/WEBB BRIDGE ROAD

PLANNING COMMISSION: JUNE 9, 2022

CITY COUNCIL: JUNE 27, 2022

II. **RECOMMENDATION:**

Approve PH-22-04/Z-22-04 The Bridges/Webb Bridge Road, subject to the following conditions:

1. The site, consisting of approximately 7.83 acres, shall be zoned R and developed substantially similar to site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022, 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. Subdivision shall be gated, subject to final approval by Staff.
3. Homes visible from Webb Bridge Road shall be primarily brick or stone, as approved by Staff. Home elevations shall be substantially similar to the submitted photograph, labeled Exhibit A, with final approval by Staff. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Webb Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff.
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. Minimum 10' landscape strip shall be provided along new private street, consisting of trees, shrubs and ground cover, as approved by Staff.
6. Project entrance shall include decorative ornamental plantings, as approved by Staff.
7. Common area on the south side of the private street shall be planted with a mix of deciduous and evergreen landscape materials and shall meet the minimum planting requirements of the 10' landscape strip, 6' planter and 5' perimeter landscape strip, as approved by Staff.
8. Per the original conditions (Z-19-01 Walker/4360 Webb Bridge Road), minimum 25' undisturbed buffer, replanted where sparse with evergreen trees and shrubs, shall be provided along the common property line with the adjacent Broadlands subdivision.
9. Stormwater management facility shall be an amenity, aesthetically pleasing (no walls, earthen bank) and screened (with evergreens), as approved by Staff.
10. As agreed to by the developer, the rate of stormwater runoff shall be slowed from the pond to neighboring properties.
11. Developer shall dedicate necessary right-of-way to accommodate the City's Webb Bridge Road improvements.
12. Developer shall improve the new private street with a minimum 5' sidewalk (one side of the street), minimum 6' planter planted with street trees, and decorative pedestrian lighting, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
13. Fencing visible from Webb Bridge Road shall be a continuation of the existing 5-board horse fence. Unfinished wood fences and decks shall not be visible from Webb Bridge Road.
14. Home footprints shall be laid out to minimize impacts to the existing tree canopy, as approved by Staff.

15. Specimen trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 5/9/2022.
16. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
17. Drainage easement rock swale material shall require final approval by Staff. Drainage swale shall be maintained by the HOA.
18. Developer shall make reasonable efforts to obtain easements to tie stormwater pond outfall through a pipe directly into a downstream structure rather than releasing at-grade, as approved by Staff. If tie in is not possible, measures shall be used to prevent concentrated flow at the property line, as approved by Staff.
19. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the Broadlands subdivision, as approved by Staff.
20. No more than 10% of the residential units, or 1 dwelling unit, shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Madewell Homes, is requesting a change to previous conditions of zoning and a rezoning to allow for the construction of a six (6) lot 'For-Sale' single-family detached gated subdivision on 7.83 acres. A change to conditions of zoning is requested related to file# Z-19-01 Walker/4360 Webb Bridge Road and a rezoning is requested for a portion of the property from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale' Residential). The subject property is located at 0 & 4430 Webb Bridge Road southeast of the intersection of Webb Bridge Road and Shirley Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a six (6) lot 'For-Sale' single-family detached gated subdivision on 7.83 acres. The proposed density is 0.77 dwelling units per acre. A change to conditions of zoning is requested related to file# Z-19-01 Walker/4360 Webb Bridge Road and a rezoning is requested for a portion of the property from CUP (Community Unit Plan) to R (Dwelling, 'For-Sale' Residential). The subject property is located at 0 & 4430 Webb Bridge Road southeast of the intersection of Webb Bridge Road and Shirley Bridge Road.

The undeveloped property is wooded and has a small area impacted by perennial stream buffers in the southeast corner of the property. Surrounding properties are zoned CUP and AG (Agriculture) to the north, CUP to the east and south, and SU (Special Use) and CUP to the west. Broadlands subdivision is located to the north and east, an unplatted residential lot and Park Glen subdivision are located to the south, Webb Bridge Middle School is located to the west and the Walker property (unplatted lot) is located to the north. The comprehensive land use plan designation of the property is 'Low Density Residential', which allows the proposed zoning district and use.

Most of the property was rezoned to R (minimum 1-acre lots) on May 28, 2019 subject to several conditions of zoning. The current applicant has acquired an adjacent property at 4430 Webb Bridge Road and would like to incorporate the property into the overall site plan. At a minimum, the previous site plan-specific condition must be changed to reflect the inclusion of the newly acquired property. The applicant is requesting that all previous conditions of zoning be deleted related to file #Z-19-01 Walker/4360 Webb Bridge Road.

SITE PLAN

The submitted site plan depicts six (6) single-family detached lots on 7.83 acres. The average lot size is 1.01 acres. Access to the property is proposed from Webb Bridge Road. Lots are oriented interior to the site along a gated, private cul-de-sac street. A four-foot (4') planter and five-foot (5') sidewalk are depicted on one (1) side of the new street. A 65' setback is depicted along Webb Bridge Road and a minimum 50' front setback is depicted along the new street. Side setbacks are 25' and rear setbacks are 50'. A twenty-foot (20') landscape strip is required along Webb Bridge Road and a ten-foot (10') landscape strip is required along the new private street.

The property is wooded and consists primarily of Hardwoods. Tree saves are depicted near the entrance to the development, as well as in the northeast corner of the property near the stormwater pond. Tree groupings and/or trees of quality should be identified and saved on the property. A stormwater management pond is depicted in the northeast corner of the property and located on common area. An additional strip of common area is located along the south side of the new private street.

HOME ELEVATIONS

The applicant provided a photographic example of a home elevation, which depicts a 2-story home with a brick exterior.

TRAFFIC

The proposed project, consisting of six (6) single-family detached homes, would generate approximately five (5) AM Peak Hour trips and six (6) 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 – 6 Single-Family Detached Homes

School	Single Family Average #
Lake Windward Elementary School	0 to 2 students
Webb Bridge Middle School	0 to 1 students
Alpharetta High School	0 to 2 students
TOTAL	0 to 5 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 5 school age children. Numbers provided by Fulton County Schools show that Webb Bridge Middle School and Alpharetta High School are at or near maximum capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

- 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 R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. The applicant's site plan respects on-site stream buffers and specimen tree saves are identified on the site. If approved, additional tree groupings and/or trees of quality should be identified and saved.

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

Response: The future land use designation of the property would allow the R-12 or R-15 zoning districts, which have a maximum density of three (3) dwelling units per acre. Given the surrounding development pattern, the proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

- 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 (0.77 dwelling units/acre) that is less than the maximum (3 dwelling units/acre) allowed under the future land use designation of the property.

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

Response: The proposed R zoning district would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The future land use designation of the property would allow the R-12 or R-15 zoning districts, which have a maximum density of three (3) dwelling units per acre. Given the surrounding development pattern, the proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The proposed R zoning district would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The comprehensive land use plan designation of the property is 'Low Density Residential', which allows the R-12 or R-15 zoning districts (maximum density of 3 dwelling units per acre). Given the surrounding development pattern, the proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposed rezoning and change to conditions of zoning are consistent with the future land use designation of the property, as well as the existing use of adjacent and nearby properties. The proposed R zoning district and density (0.77 dwelling units per acre) would have the least impact to surrounding properties and the development would exceed the minimum lot area and lot width requirements of the adjacent subdivision. If approved, conditions are recommended addressing the aesthetics of the stormwater management pond, preserving additional trees, and keeping the previous condition of zoning related to a 25' undisturbed buffer adjacent to the Broadlands subdivision.

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 the applicant met with several residents in the adjacent Broadlands subdivision on May 23, 2022. According to the applicant, everyone was satisfied at the conclusion of the meeting. The applicant agreed to the following conditions as it relates to the stormwater management pond: no walls (earth only), provide evergreen plantings along the outside of the 10' access easement to screen the pond from neighboring

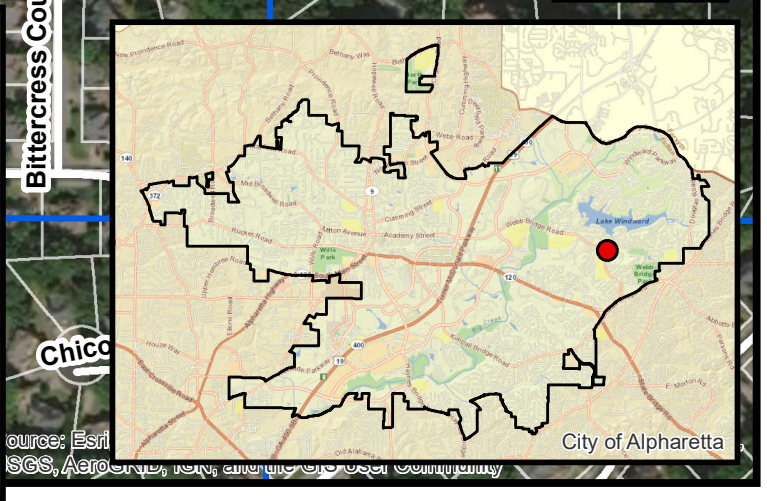
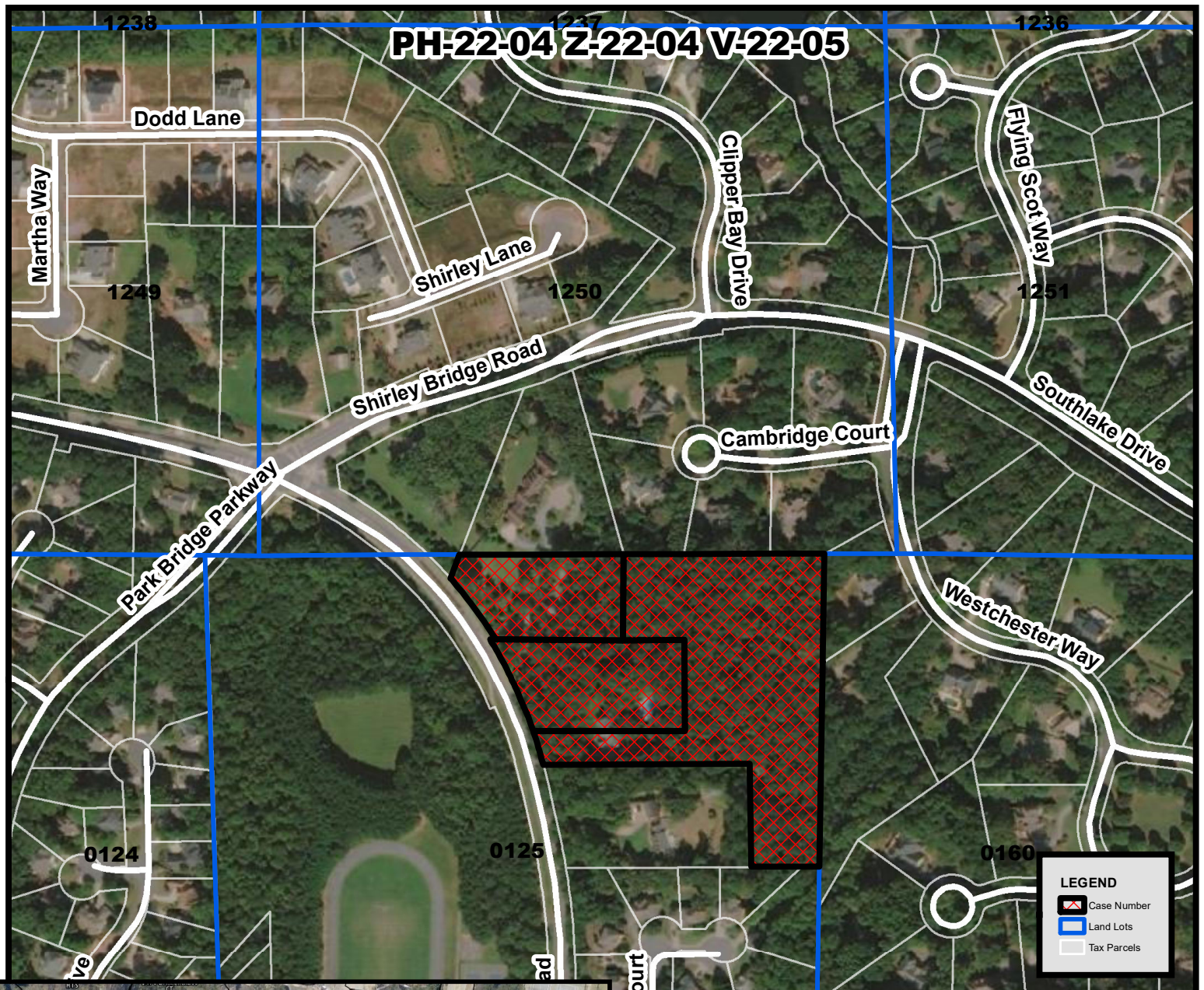
properties, and slow the flow of runoff from the pond onto the neighboring property. The applicant also agreed to remove a hazardous tree leaning toward an adjacent property.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 11, 2022. There were public questions and comments with concerns over stormwater run-off on neighboring properties, what the stormwater management facility will look like, buffers and fencing, tree removal, and impacts to the nearby stream.

IV. ATTACHMENTS:

- Site Plan



Aerial Map **The Bridges** **Webb Bridge Road**

PH-22-04 Z-22-04 V-22-05

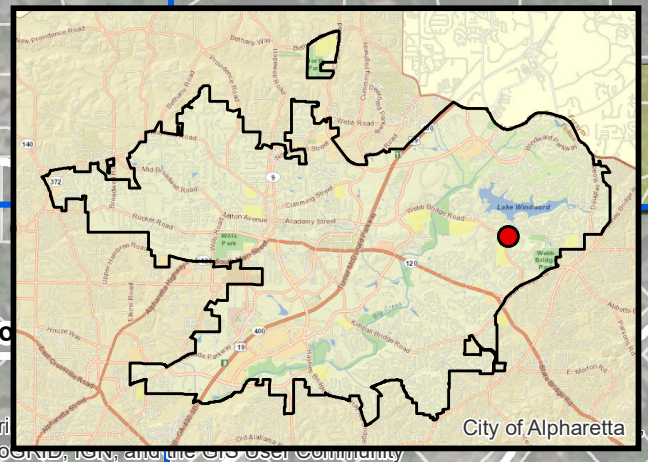
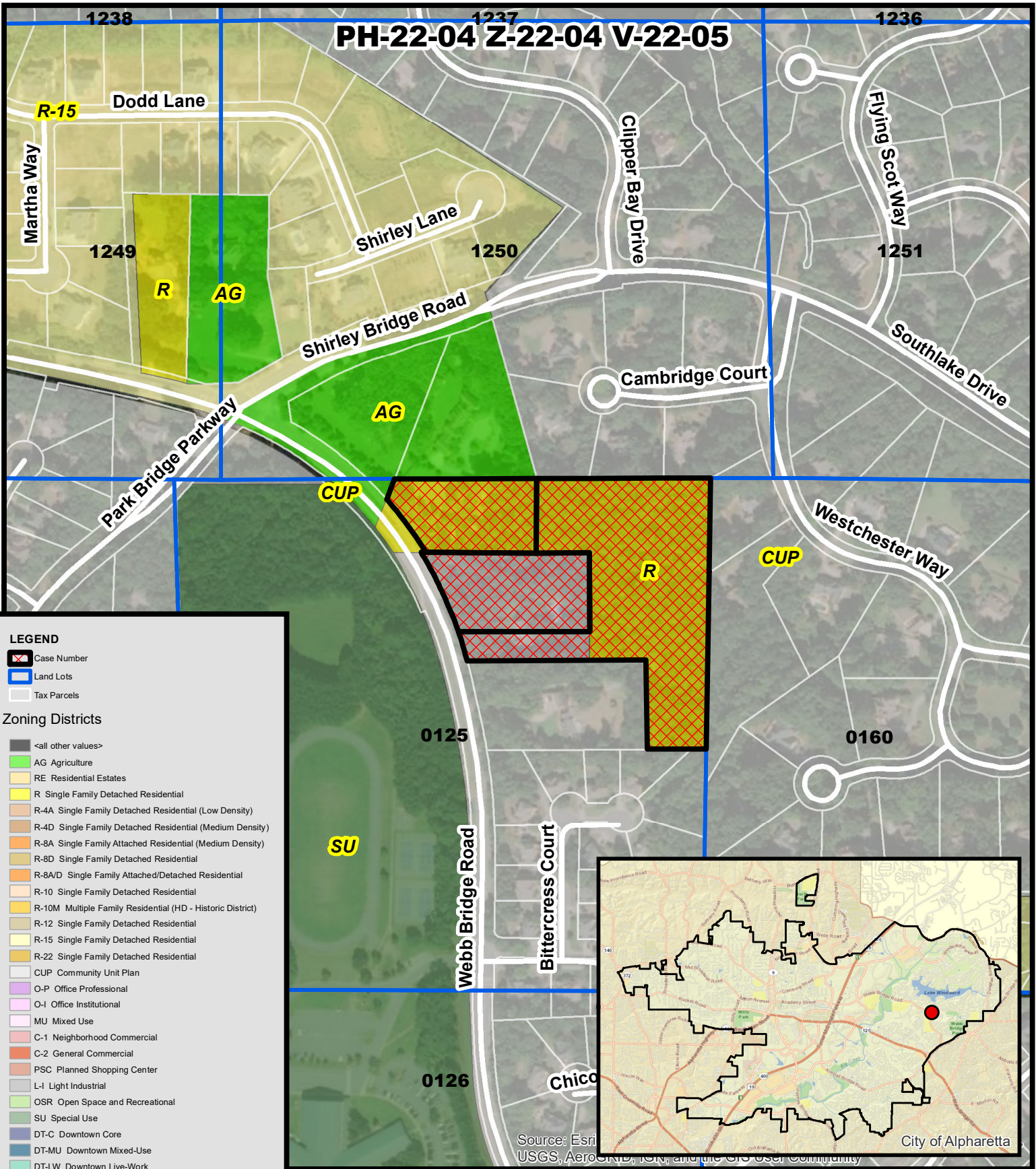
D/LL: 1/1/0125

PC: 6/02/22

CC: 6/27/22

Location Map Provided by:
Community Development - GIS

PH-22-04 Z-22-04 V-22-05



Zoning Map **The Bridges** **Webb Bridge Road**

PH-22-04 Z-22-04 V-22-05

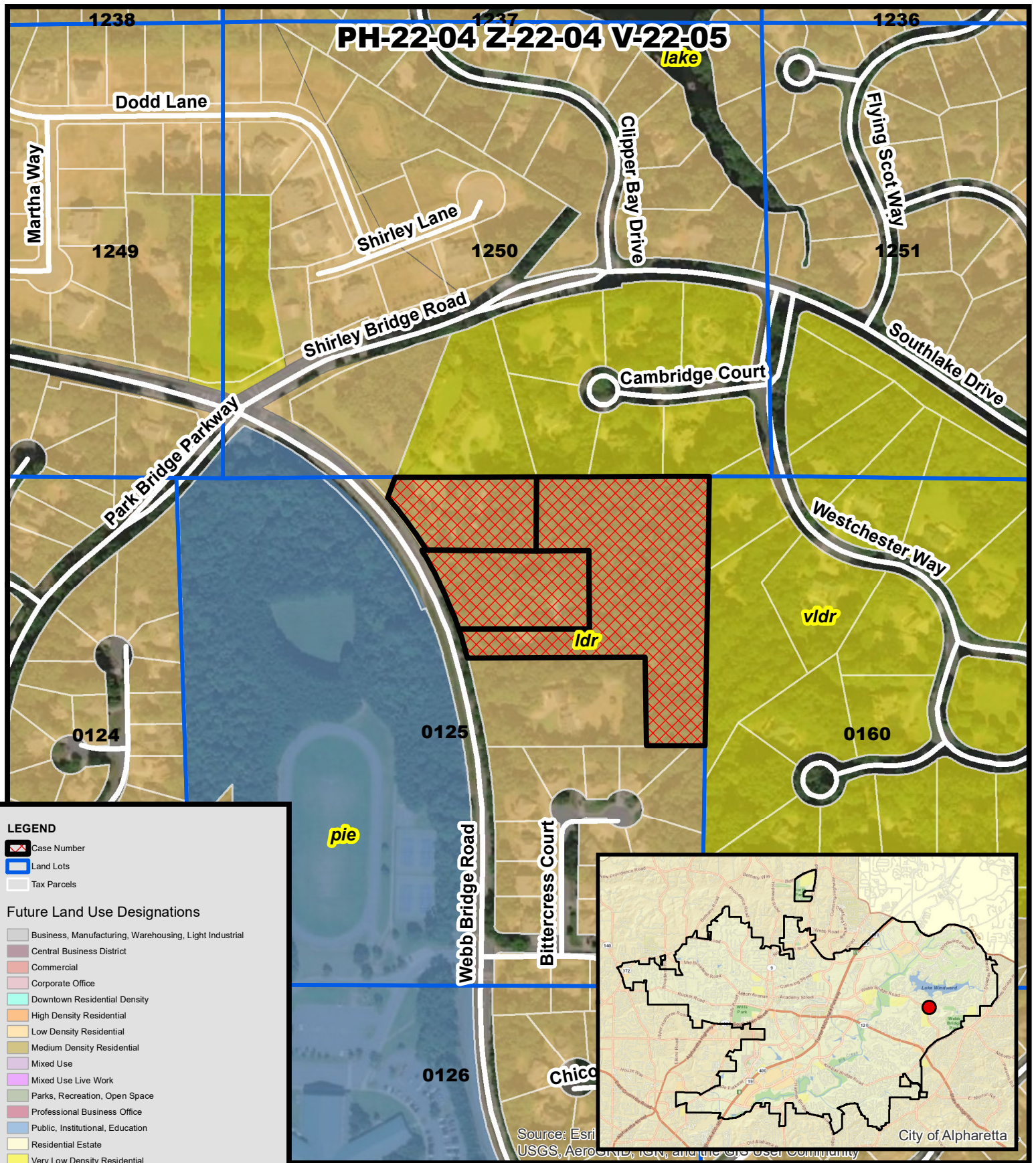
D/LL: 1/1/0125

PC: 6/02/22

CC: 6/27/22

Location Map Provided by:
Community Development - GIS



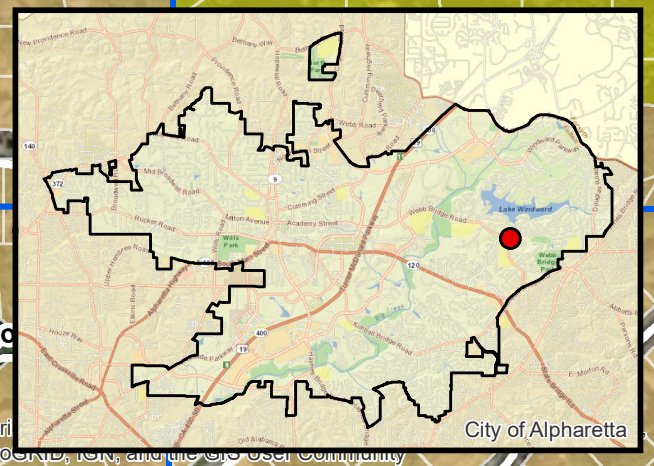


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use Designations

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

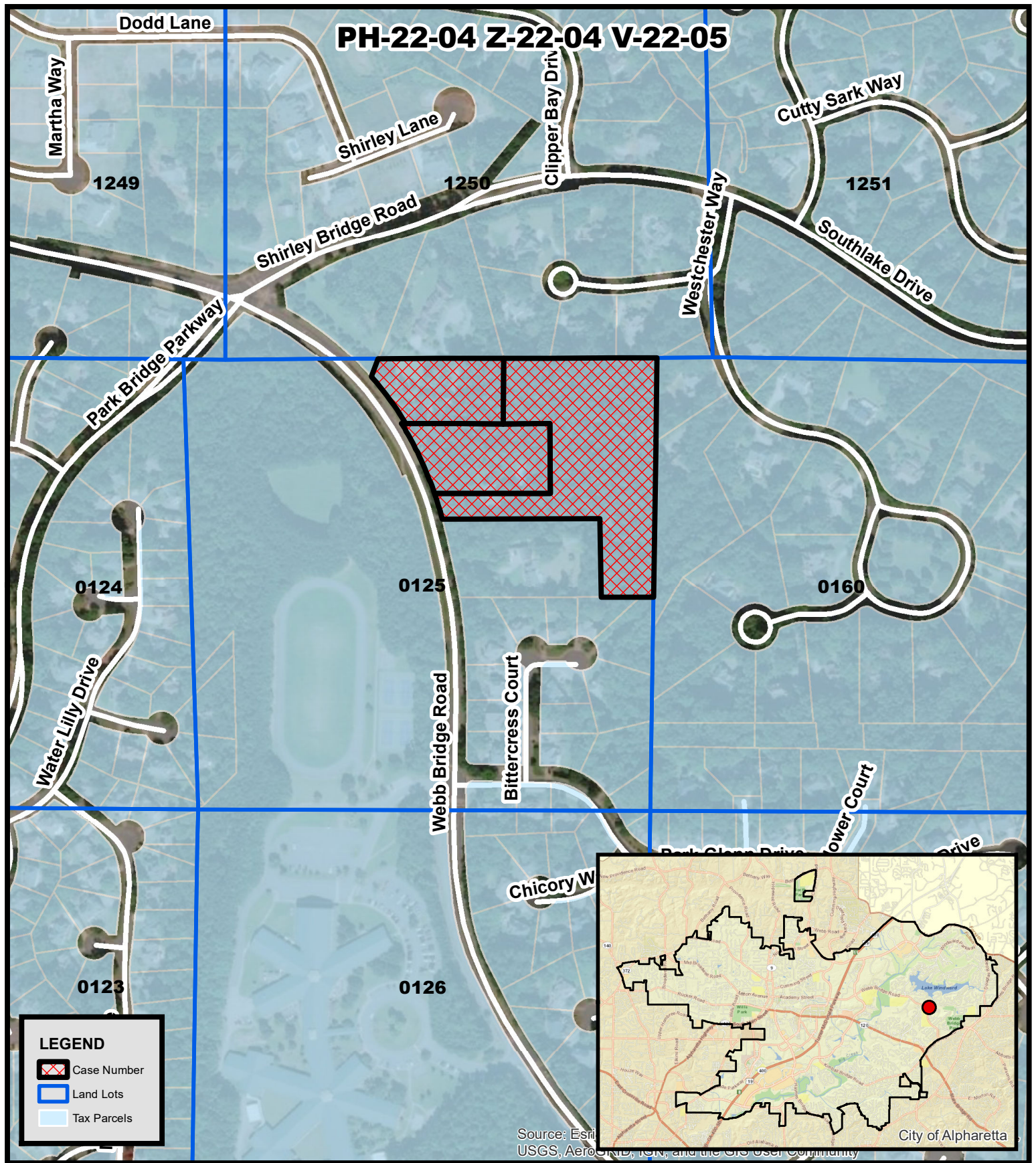


Future Land Use Map **The Bridges** **Webb Bridge Road**

PH-22-04 Z-22-04 V-22-05
D/LL: 1/1/0125
PC: 6/02/22
CC: 6/27/22



Location Map Provided by:
Community Development - GIS



Location Map **The Bridges** **Webb Bridge Road**

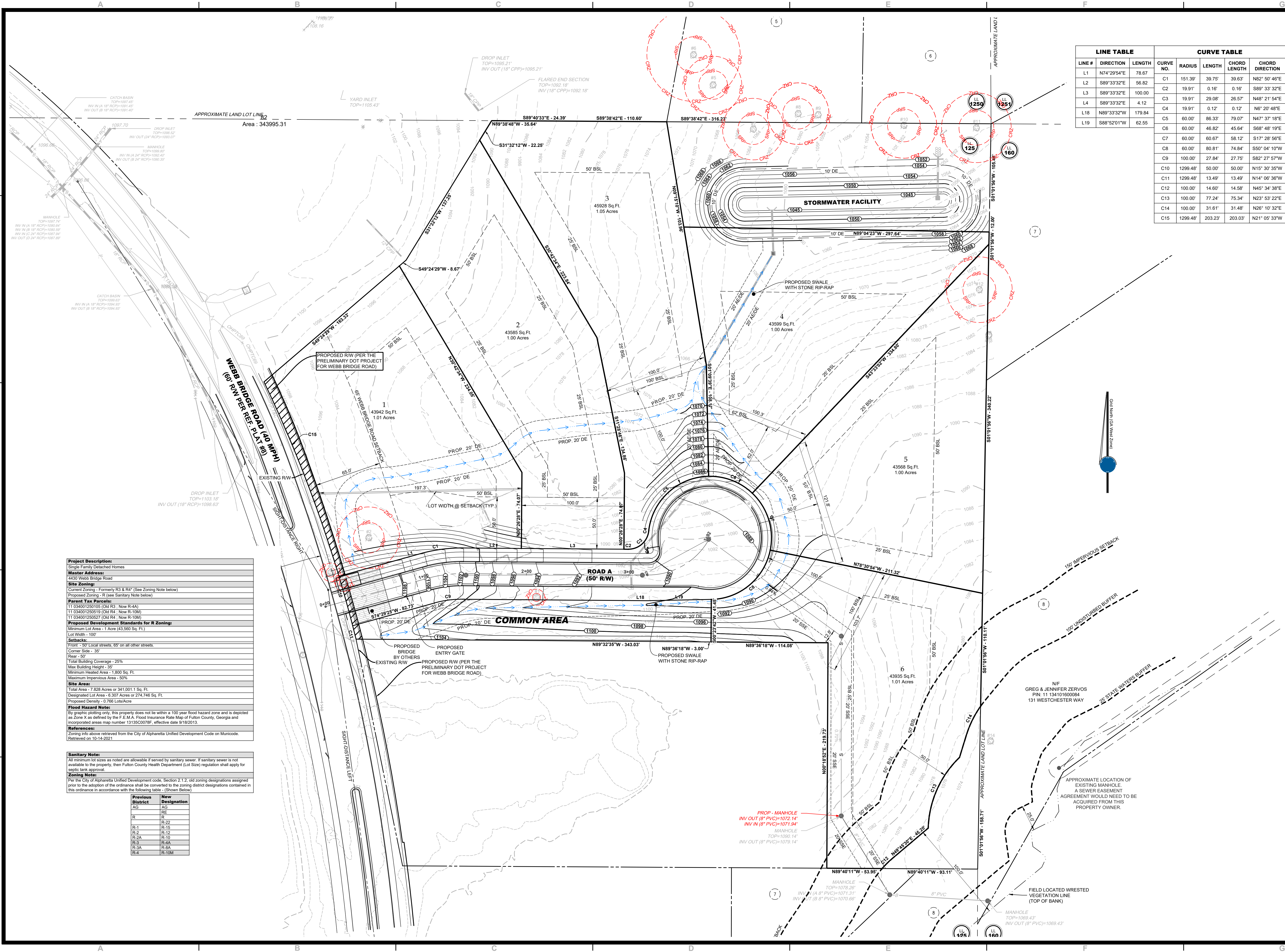
PH-22-04 Z-22-04 V-22-05

D/LL: 1/1/0125

PC: 6/02/22

CC: 6/27/22

Location Map Provided by:
Community Development - GIS



LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE NO.	RADIUS	LENGTH	CHORD LENGTH
L1	N74°29'54"E	78.67	C1	151.39'	39.75'	39.63'
L2	S89°33'32"E	56.82	C2	19.91'	0.16'	0.16'
L3	S89°33'32"E	100.00	C3	19.91'	29.08'	26.57'
L4	S89°33'32"E	4.12	C4	19.91'	0.12'	0.12'
L18	N89°33'32"W	179.84	C5	60.00'	86.33'	79.07'
L19	S88°52'01"W	62.55	C6	60.00'	46.82'	45.64'
			C7	60.00'	60.67'	58.12'
			C8	60.00'	80.81'	74.84'
			C9	100.00'	27.84'	27.75'
			C10	1299.48'	50.00'	50.00'
			C11	1299.48'	13.49'	13.49'
			C12	100.00'	14.60'	14.58'
			C13	100.00'	77.24'	75.34'
			C14	100.00'	31.61'	31.48'
			C15	1299.48'	203.23'	203.03'

CHORD DIRECTION
N82° 50' 46"E
S89° 33' 32"E
N48° 21' 54"E
N47° 37' 18"E
S68° 48' 19"E
S17° 28' 56"E
S50° 04' 10"W
S82° 27' 57"W
N15° 30' 35"W
N14° 06' 36"W
N45° 34' 38"E
N23° 53' 22"E
N26° 10' 32"E
N21° 05' 33"W

NO	DATE	DESCRIPTION
1	03/09/22	Address City comments
2	04/07/22	Minimized grading
3		
4		
5		
6		
7		
8		
9		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-5759
www.travispruit.com
Contact Person:
JON LYONS



THE BRIDGES

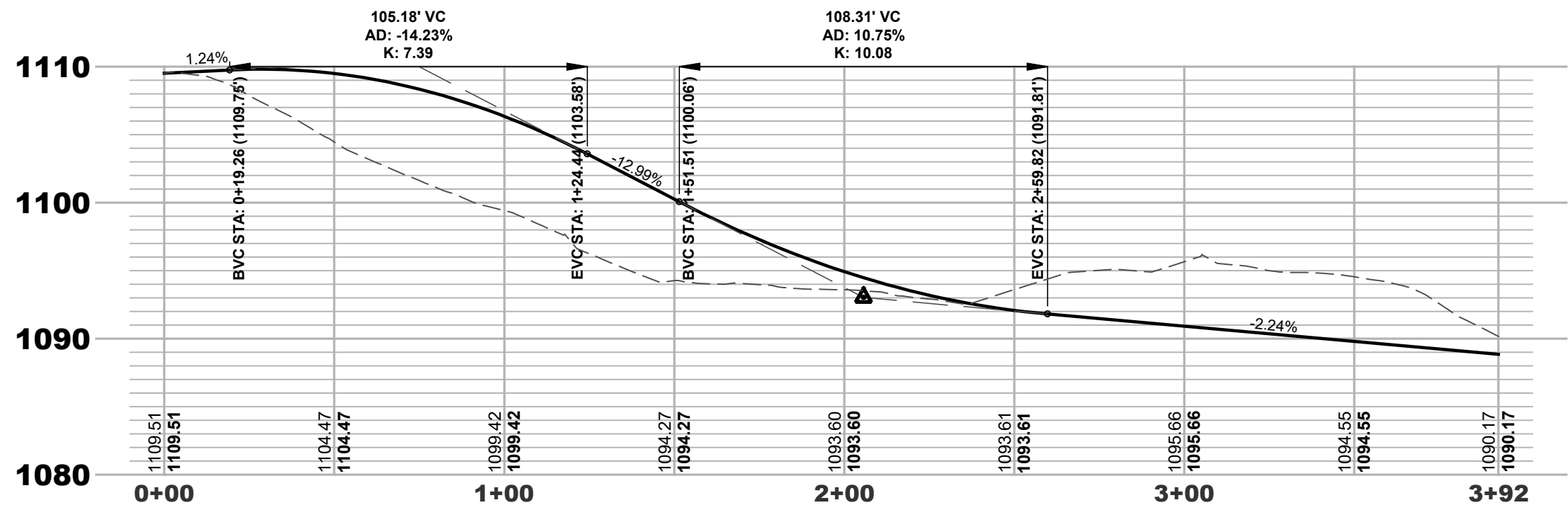
CONCEPT PLAN FOR

LAND LOT 257, 10 DISTRICT 1
CITY OF ALPHARETTA, GEORGIA
GRAPHIC SCALE - IN FEET

DATE: 03/09/22
SCALE: 1" = 40' (24x36)
CN: Concept Plan-05.09.22
JN: 1-21-0408
CLIENT: Madewell Homes
Sheet No. 1 of 3

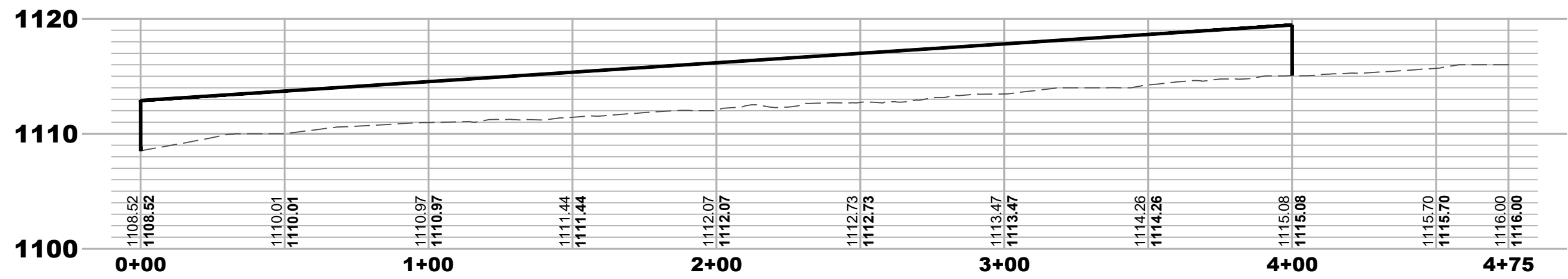
1
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A B C D E F G

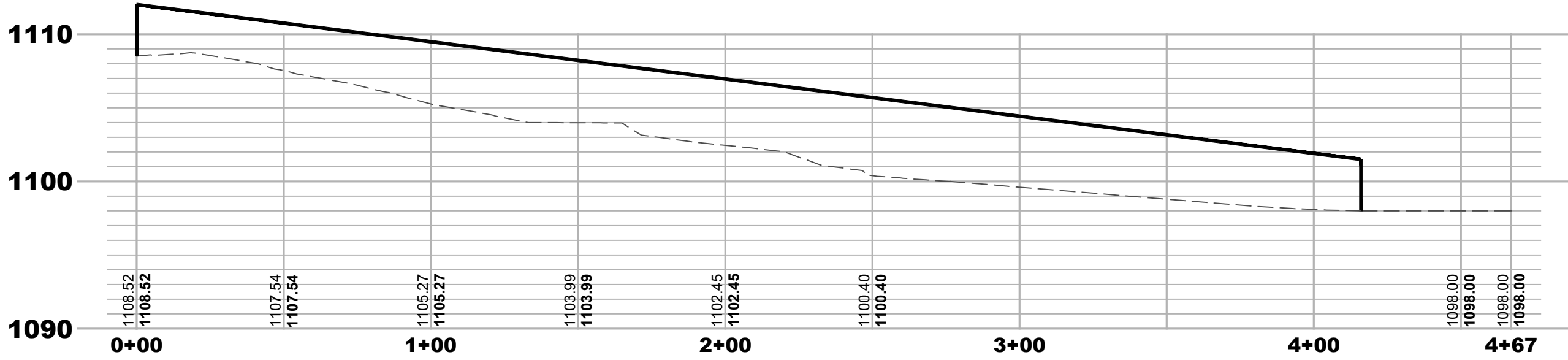


ROAD A - CL

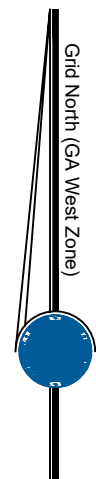
HORIZONTAL SCALE - 1" = 40'
VERTICAL SCALE - 1" = 10'



SIGHT DISTANCE - LEFT



SIGHT DISTANCE - RIGHT



NO	DATE	DESCRIPTION	BY
1			
2			
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8			
9			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruit.com
Contact Person:
JON LYONS



CONCEPT PLAN
FOR
THE BRIDGES

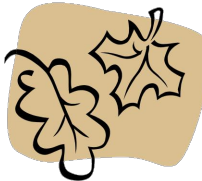
* LAND LOT 137-10 DISTRICT *
CITY OF ALBUQUERQUE, NEW MEXICO

GRAPHIC SCALE - FEET



DATE: 03/09/22
SCALE: 1" = 40' (24x36)
CN: Concept Plan-Roadway Grading
JN: 1-21-0408
CLIENT: Madewell Homes
Sheet No. 2 of 3

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



March 19, 2022

Tori Young
678-878-9791
toriyoun55@gmail.com

RE: Arborist report for 4430 Webb Bridge Road Alpharetta, GA

Dear Mr. Young:

Thank you for asking HRH Trees, LLC to verify the specimen trees on the site at 4430 Webb Bridge Road in Alpharetta. The site visit took place on March 17, 2022. Diameters, species and conditions were verified and have been noted in this report. Fourteen specimen size trees were identified on site or just off site as boundary trees. Those on site have been tagged with a numbered metal tag and pink flagging tape. Three trees do not meet specimen conditions.

If you have any further questions, please do not hesitate to contact me.

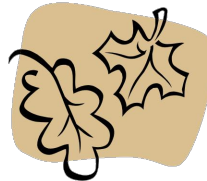
Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)

heidi@hrhtrees.com
404-444-5824

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



ARBORIST REPORT
4430 Webb Bridge Road, Alpharetta

Overview:

This site is located at 4430 Webb Bridge Road, Alpharetta, Georgia with an additional tract surrounding this lot. There is a house on site at 4430 Webb Bridge Road, but the tract surrounding it is vacant and wooded. The lot is approximately 7.828 acres according to the site plan provided. The site visit took place on March 17, 2022. Diameters were measured at breast height (DBH), 4 ½ feet above ground or below split if multi-trunked with a diameter tape. Tree conditions were noted. Fourteen specimen size trees were identified on site and have been tagged on site with a numbered metal tag and pink flagging tape. Three of which do not meet specimen conditions.

Alpharetta Specimen Tree Size Criteria

- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar)
- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger
10-inch (10") diameter or larger for *Oxydendron arboreum* (Sourwood).

Specimen Trees on Site:

Tree #	Tag #	Species	DBH	Condition	Boundary	Specimen
1	254	Redbud	8"	Fair - one-sided, 1 low dead limb	No	Yes
2	255	Loblolly Pine	30"	Good - bifurcated upper trunk, ok	No	Yes
3	256	Dogwood	8"	Fair - Powerline pruned	No	Yes
4	257	Dogwood	9"	Fair - Powerline pruned	No	Yes
5	n/a	Post Oak	~28"	Fair/Good - Resurrection fern	Yes	Yes
6	n/a	Post Oak	~35"	Good - Resurrection fern	Yes	Yes
7	258	Yellow-poplar	30"	Good - spiked in past	No	Yes
8	n/a	Red Oak	~30"	Fair - minor dead, weight toward home	Yes	Yes
9	n/a	White Oak	~70" (below)	Poor - included bark, 1 trunk significant dieback due to lightning strike	Yes	NO
10	259	Loblolly Pine	32"	Good	Shared	Yes
11	284*	Yellow-poplar	~34"	Fair/Good - Minor dead limbs, barbed wired in trunk	No	Yes
12	260	So. Red Oak	32"	Fair - Minor dead limbs	No	Yes
13	286*	Red Oak	~41"	Poor - Main lead dead + 3 others, poor buttress root formation, burls	Shared	NO
14	287*	Red Oak	~34"	Fair/Poor - 1 large low dead limb, trunk cavity and swelling	Yes	NO

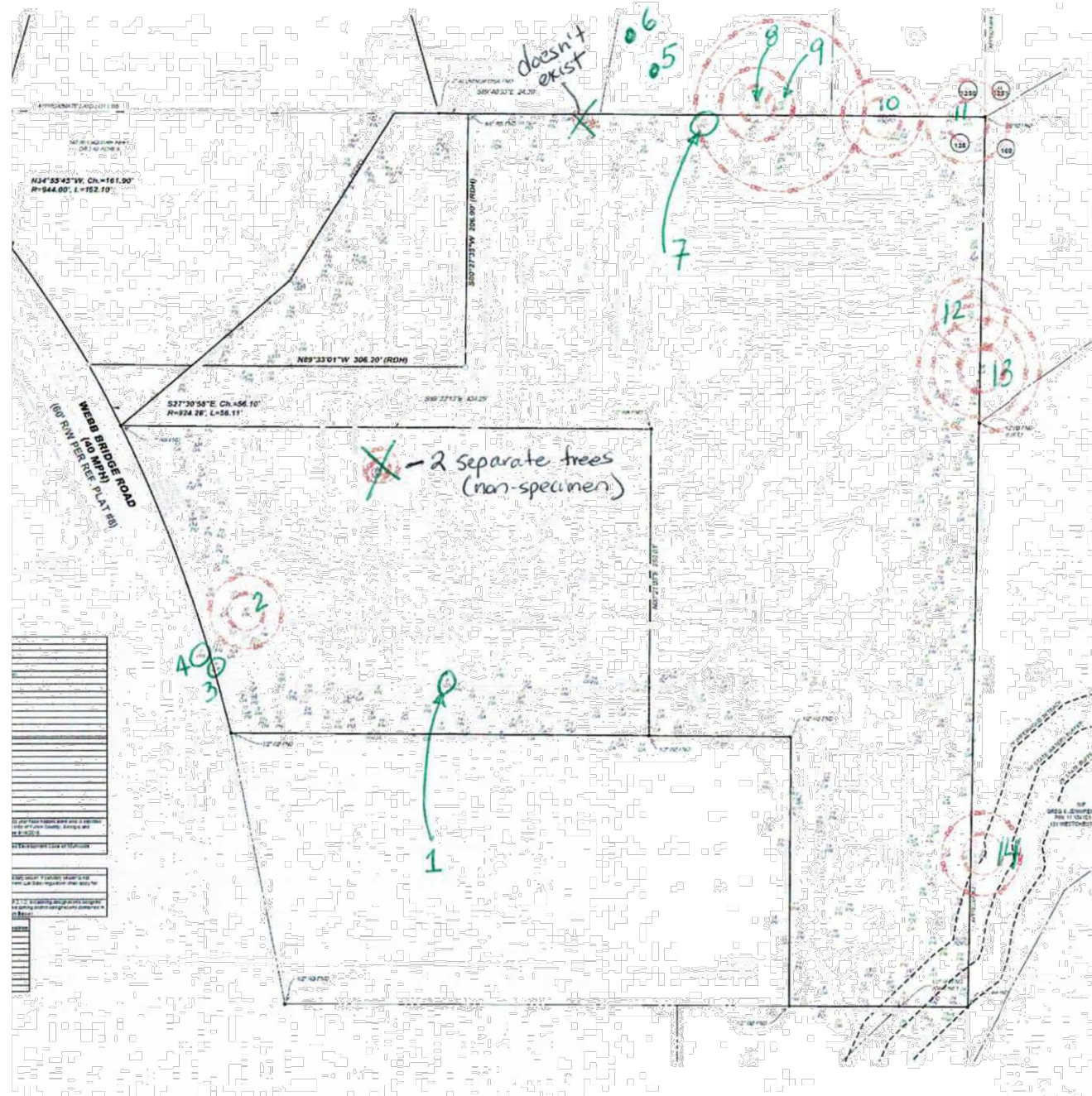
*Previously tagged (numbers out of sequence). Boundary trees not tagged and diameters estimated – no trespassing

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

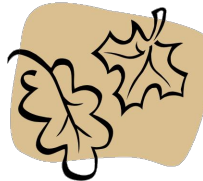


PAGE 2
4430 Webb Bridge Road, Alpharetta

Site Plan with Tree Locations:



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

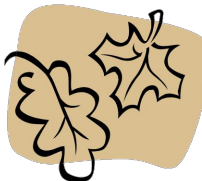


PAGE 3
4430 Webb Bridge Road, Alpharetta

Pictures of Specimen Trees NOT in good condition:



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

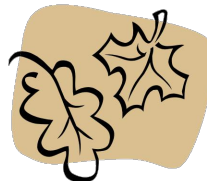


PAGE 4
4430 Webb Bridge Road, Alpharetta

Tree 13 Tag#286 – Red Oak



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

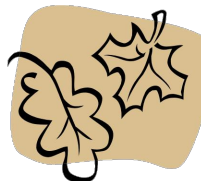


PAGE 5
4430 Webb Bridge Road, Alpharetta

Tree 14 Tag#287 – Red Oak



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com



PAGE 6
4430 Webb Bridge Road, Alpharetta

Comments:

Specimen trees are those that reach a specific size in diameter at breast height as defined on Page 1 of this report. They also must meet health and condition criteria. Trees that are dead or dying with more than 30% dead limbs and branches; trees that lean more than 20 degrees from the base; trees with weak form, such as co-dominant trunks; trees that have a pathogen infestation; or trees with decay and hollowing are some examples that would not qualify a tree as a specimen, primarily because the lifespan is significantly reduced or it has become a hazard which could damage property or injure a person.

Final Remarks:

This letter serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. Please note, all trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

(This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.)

NO	DATE	DESCRIPTION	BY
1			
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REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruit.com
Contact Person:
JON LYONS



CONCEPT PLAN
FOR

THE BRIDGES

* LAND LOT 132 - 10 DISTRICT -
CITY OF ALPHARETTA, DEKALB COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

DATE: 03/09/22

SCALE: 1" = 40' (24x36)

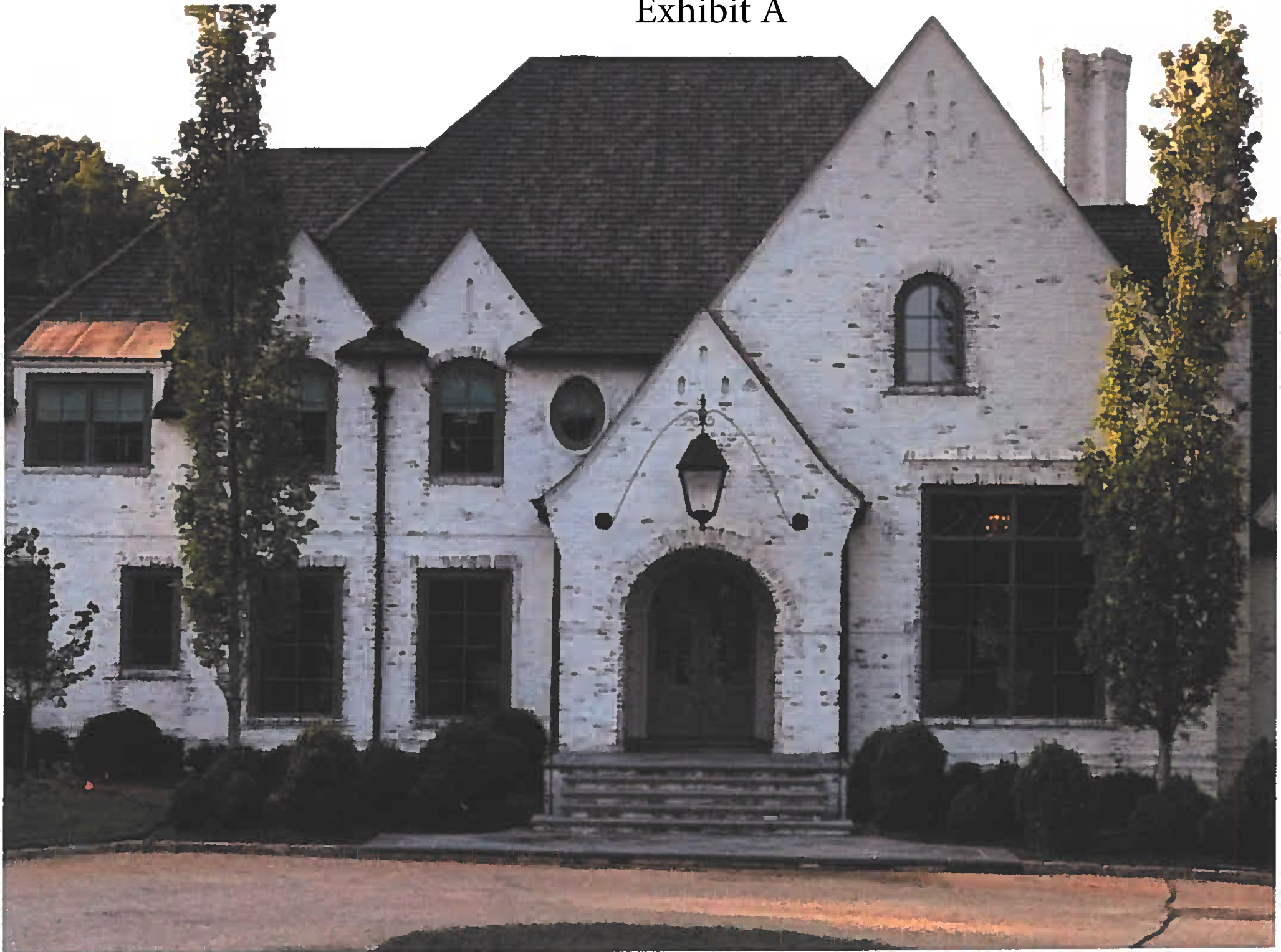
CN: Concept Plan-Roadway Grading

JN: 1-21-04/08

CLIENT: Madewell Homes

Sheet No. 3 of 3

Exhibit A



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: The Bridges

Contact Name: Tori Young Telephone: 678-878-9791

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.

The main concern was the water retention plan for adjoining neighbors. They were concerned with the unsightliness of their view depending on our plan. We met them at the property on 05/23 to walk and listen to their concerns. Our land engineers John Lyons and Travis Pruitt were in attendance to answer questions.

The neighbors in attendance are listed below:

Greg Bianchini 131 Westchester 773.513.5852

David DaVita 141 Westchester

Sandra Bacharach 121 Westchester 770.597.9917

Amber Brannon 510 Cambridge 305.797.0060

Paul Oswald 521 Cambridge

Everyone left satisfied with our plan to make the retention pond area:

1. have no walls (earth only)

2. have evergreen plantings along the outside of the 10' access easement to shield the pond from being visible from the neighboring properties

slow the flow of runoff from the pond crossing into the neighbor's lot.

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: **5/23**

Print Form

From: [Tori Young](#)
To: [Woodman, Michael](#)
Cc: [Jenn Thomas](#); [Callum, Alexandra](#)
Subject: Re: The Bridges Webb Bridge Road
Date: Tuesday, May 31, 2022 10:35:48 AM

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

Hi Mike,

I hope you all had a restful weekend! One thing I forgot to mention to Jenn that was agreed to at our site visit... we have a tree on our property line that has started to fall but is leaning on and being held up by a neighbors tree at 121 Westchester Way. I told Sandra we would have it taken down during construction.

Tori Young

Founder/President

Toriano Young & Associates

m: [678.878.9791](tel:678.878.9791)

e: toriyoun55@gmail.com



On May 31, 2022, at 10:11 AM, Woodman, Michael
<mwoodman@alpharetta.ga.us> wrote:

Thank you, Jenn!

From: Jenn Thomas <jenn@madewell.homes>
Sent: Friday, May 27, 2022 10:26 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Tori Young <toriyoun55@gmail.com>; Callum, Alexandra
<acallum@alpharetta.ga.us>
Subject: Re: The Bridges Webb Bridge Road

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

Hey, Michael! We've updated the report with our engineers feedback as well as Tori's. Please let us know if you need anything else.

From: Sandra Parets [REDACTED]
Date: March 28, 2022 at 5:28:35 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Re: Walker Project questions and concerns

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

Hi Kathi,

I hope you are doing well. Just following up regarding the property behind us- the former Walker property. A sign went up for the sale of those properties by the developer. Were you able to find out any information about what is going on back there? Will the neighbors get a chance to speak? In particular we are still very concerned about the form any kind of water retention might take. - it would likely be right behind my house. Will the developer have to adhere to the guidelines put forth by the planning commission and agreed to by the city council from a couple of years ago? Will there be another meeting where neighbors can speak and get our concerns heard and addressed by the city. Any information at all would be greatly appreciated.

Thanks so much, Kathi.

Sandra

Sent from my iPhone

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: The Broadlands Neighborhood concerns
Date: Monday, June 6, 2022 8:42:19 AM

Please add this to the public comment PDF for The Bridges Webb Bridge.

From: Tori Young <toriyoun55@gmail.com>
Sent: Saturday, June 04, 2022 5:00 PM
To: Amber Brannon [REDACTED]
Cc: Cliff Biermann [REDACTED]; Jennifer Bianchini [REDACTED]
Laura [REDACTED]; Rebecca Biermann [REDACTED]; Sandra Parets
[REDACTED]; dad [REDACTED]
Subject: Re: The Broadlands Neighborhood concerns

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

Hi Amber,
I apologize for the delayed response. Here's what I received from Jon. Answers in green...
Hi Tori,

Hope you are well. I have some follow up questions for you and possibly Jon.

- What material will be used for the fence around the detention pond? **6' High Chain Link**. Will it be a chain link? **Yes**. What are the benefits to the fence vs. no fence at all? **Besides the fence being a requirement, it serves as a barrier to minimize drowning hazards for both humans & animals and minimizes the dumping of refuse and yard debris into the pond.**
- I am very concerned about the root systems of my trees. Can you please share the distance between my property line and the start of the detention pond? **I can only give an approximation at this time as to the distance away from the property line, but the lot lines to the north of the pond will be +/- 40' away from the outer edge of the 10' wide top of dam. The properties to the east will be draining into the pond and therefore, will not have a dam so as a point of reference the bottom of the pond will be +/- 39' off the property line.**
- Jon had also mentioned a ratio to calculate the area of the roots based off of tree circumference. Could you please share this calculation? **The criteria for calculating Critical Root Zones (CRZ) is 1.3 times the diameter of the tree at breast height (DBH). So, if you have a tree that measures 20" DBH (every inch in diameter is equivalent to 1' radius off the tree) then the CRZ would be 1.3 * 20' or 26' radius all around the tree.**
- I, as well as my neighbors (especially, those impacted by the detention pond) would like to get some assurances in writing about the amount (coverage) and size of the trees that will be planted around the pond in order to camouflage and give it that natural appearance. You had talked about more mature trees that you would be purchasing from the Walker's tree farm. Are you willing to work with us to get something in writing so that we feel more assured? **Typical planting size is 2.5" - 3" cal. trees which are about 10'-12' tall, so I would say anything greater than this would be**

larger than the typical. The spacing will be dependent on the type and size of the trees at maturity. I assume that there will be a mixture of plantings around the pond of overstory, understory, evergreen trees and an assortment of evergreen shrubbery that will hide the pond all year round. Please take this information as being general for ponds. A Landscape Architect will design the plantings that will be hiding the pond.

Thank you for your help.

Best,
Amber Brannon
510 Cambridge Ct.
305-797-0060

Tori Young
Founder/President
Toriano Young & Associates
m: 678.878.9791
e: toriyoung55@gmail.com



On Jun 2, 2022, at 9:06 PM, Amber Brannon [REDACTED] wrote:

Hi Tori,

Hope you are well. I have some follow up questions for you and possibly Jon.

- What material will be used for the fence around the detention pond? Will it be a chain link? What are the benefits to the fence vs. no fence at all?
- I am very concerned about the root systems of my trees. Can you please share the distance between my property line and the start of the detention pond?
- Jon had also mentioned a ratio to calculate the area of the roots based off of tree circumference. Could you please share this calculation?
- I, as well as my neighbors (especially, those impacted by the detention pond) would like to get some assurances in writing about the amount (coverage) and size of the trees that will be planted around the pond in order to camouflage and give it that natural appearance. You had talked about more mature trees that you would be purchasing from the Walker's tree farm. Are you willing to work with us to get something in writing so that we feel more assured?

Thank you for your help.

Best,
Amber Brannon
510 Cambridge Ct.
305-797-0060

On May 19, 2022, at 10:46 PM, Tori Young <toriyoun55@gmail.com> wrote:

Awesome! Glad we got that scheduled. See you Monday at 9am. Hope you all enjoy your weekend...

Tori Young
Founder/President
Toriano Young & Associates
m: [678.878.9791](tel:678.878.9791)
e: toriyoun55@gmail.com

On May 19, 2022, at 4:24 PM, Sandra Parets
[REDACTED] wrote:

Sounds good, Thank you.

Sent from my iPhone

On May 19, 2022, at 2:13 PM, Tori Young
<toriyoun55@gmail.com> wrote:

Hi Neighbors!
It was difficult to line up a time but Jon Lyons and I are both available at 9am this Monday. We can meet you on site at our property. Feel free to pull down the driveway where our sign is located. Wear something "comfortable" and we can walk down to the location where storm management will be primarily located...

Tori Young
Founder/President
Toriano Young & Associates
m: [678.878.9791](tel:678.878.9791)

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Madewell/Walker Property meeting
Date: Tuesday, June 7, 2022 8:17:58 AM

Public comment for The Bridges

From: Amber Brannon [REDACTED]
Sent: Monday, June 06, 2022 10:37 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Sandra Parets <separets@gmail.com>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: Madewell/Walker Property meeting

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

Good evening Michael,

Hope you are well. I wanted to reach out before our meeting tomorrow to give you a little heads up about what I am looking to discuss.

In the concept plan 5/9/22 under the arborist report, I will be referencing tree #9. This is an 80+ year old, very large white oak that is on my property but its roots extend across the property line. In this report completed by HRH Trees, LLC it states the condition as "poor - included bark, one trunk significant dieback due to lightning strike". I have to assume based on this comment regarding my trees condition, it is not being considered a specimen tree, therefore, not having protection for its critical root structure. This site visit was completed on March 17, 2022. At this time, we were still in winter and it had very little leaves.

Today, I had an arborist come inspect our trees. They will be submitting their own arborist report shortly. They did not feel the same about the condition of the white oak (#9). How do I best voice this objection on the condition of the tree? This tree protection could alter the placement/dimensions of the detention pond.

I also have a question regarding the Citizen Participation Form - Part B. At the top of the form is states the form needs to be submitted 20 working days prior to the scheduled public hearing. It was signed on 5/23/22. Which if I am counting correctly, this is only 13/14 working days before the scheduled meeting. What is the reasoning behind allowing the form to be filed less than 20 days before the hearing?

I would like to state for the record in writing that I was not "left satisfied with Madewell's plan". I left with more questions than before. I ended up writing a followup email on 6/2 which I have seen submitted in the documents.

I look forward to speaking with you more about this tomorrow.

I appreciate you and Jill meeting with us again to address our concerns.

Thank you,
Amber Brannon

On Jun 2, 2022, at 5:46 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Good afternoon, Sandra.

Happy to meet with you and your neighbors. Below is our availability on Monday and Tuesday.

Monday, 6/6 - 11 AM, 3 PM or 4 PM

Tuesday 6/7 - 11 AM or 330 PM

Let me know what works for you.

Best regards.

-----Original Message-----

From: Sandra Parets [REDACTED]
Sent: Thursday, June 02, 2022 3:59 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Amber Brannon [REDACTED]
Subject: Madewell/Walker Property meeting

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

Hi Michael,

Hope you are doing well and enjoying summer.

The planning commission meeting for the property behind our homes is on June 9th and Amber Brannon and I were wondering if we could get another quick meeting with you on the schedule. We met with Tori and his storm water engineer a couple of weeks ago and we still had some unanswered questions as well as wanting to get some additional thoughts from you as we go into the planning commission meeting. A couple of our neighbors may join again as well. Aiming for Monday or Tuesday if

possible or any other time that might be convenient for you. Thanks so much in advance,

Sandra

Sent from my iPhone

June 9, 2022

Alpharetta Planning Commission
2 Park Plaza
Alpharetta, GA 30009

Dear Planning Commissioners,

This letter is written by and on behalf of eight of the homeowners adjacent to the north, northeast and east property lines of the proposed Madewell development project on Webb Bridge Road.

We reviewed the staff report and recommendations submitted by the Community Development Department and, for the most part, are satisfied with the included conditions. However, there remain a number of unknowns and unanswered questions. In order to provide the required protections to us as current homeowners, we ask that the Planning Commission add further clarifications and specifics.

Our primary concern is the form and appearance of the proposed stormwater facility (detention pond).

While initial estimates suggest the stormwater facility would be 30ft by 80ft, final estimates could be larger. Further, this estimate does not include the required additional area to support the dam.

Three homes would have prominent views of the stormwater facility, and further, would, in fact, face directly down into the proposed detention pond. These potential views will negatively impact not only the enjoyment of the homeowners but also their property values. As such, the aesthetics and screenings of the proposed stormwater facility are of vital importance.

Mr. Young has requested to delete all previous zoning conditions related to the previous Walker/4360 Webb Bridge Road file. We ask that this request be denied.

The previous zoning conditions were agreed between Walker and the City of Alpharetta, with input from the homeowners adjacent to the Walker property. They were agreed by both parties as they offered minimum protections to the homeowners against the unknowns surrounding the form and appearance of the stormwater facility.

The current zoning conditions require a 25ft undisturbed buffer along the Broadland's property lines and that the buffer be replanted, where sparse, to screen the future stormwater facility from the views of the current homeowners. They further require the

stormwater facility be developed as an **amenity space**, be aesthetically pleasing, and be generously screened with evergreens and additional plantings. These two conditions are not only included in the original Walker approval but are also included in the staff recommendations. These conditions are integral to the protections for current homeowners.

Many detention ponds are dealt with as an eyesore, even right from their very inception during a property's planning, design and engineering stages. They are usually placed out of sight, at the back of a property, and it is frequently assumed that they will be an unattractive feature developed for strictly functional reasons. However, there are several ponds in Alpharetta and surrounding areas that have been developed that elevate the attractiveness of stormwater facilities and we would like that trend to be continued with this development. Detention facilities can be very attractive, or terribly unattractive. Please see attached pictures. Mr. Young will be building 2.5 million dollar homes and our expectation is that the stormwater facility should reflect that caliber of construction.

Mr. Young has indicated that he is not inclined to develop the area as an amenity as he does not believe his future buyers will use it as such. However, Walker and the City of Alpharetta agreed to the two additional conditions not for the sake of future buyers, but rather for the protection of existing homeowners.

Mr. Young's initial proposal that the detention pond will be surrounded by a chain link fence further confirms aesthetics are not a priority. Nonetheless, the stipulation that the area be developed as an amenity brings with it certain expectations that the area will be pleasant, attractive, usable and regularly maintained. We would like this wording included and request that this condition be kept as a requirement of rezoning. In addition, we request language be added to conditions prior to City Council consideration that provide further specifics that define "aesthetically pleasing" to protect adjacent homeowners and to minimize any kind of misunderstanding down the road. We ask that the detention area include plantings of a variety of water loving plants and vegetation in and around the pond that are consistent with the surrounding vegetation. We request that the pond be designed so as to be attractive when empty without standing water or muddy areas that would promote mosquitos and unpleasant smells.

We also request that the shape of the detention pond reflect a more natural/organic shape than what is depicted on the preliminary site plan so that it may more readily blend into its natural surroundings and be more in line with a feature that would naturally occur in nature. The current plan depicts a long oblong shaped pond that we feel would look out of place and in so doing draw the eye.

Mosquitos are a big concern with any stormwater facility. In addition to the evergreen screen that would be provided around the pond, we would like to request that dragonfly attracting plants be utilized in and around the pond, as they are voracious predators of mosquitoes.

Mr. Young has indicated that the fence surrounding the pond will be a 6' high chain link fence. We would prefer no fence, but if a fence is required for insurance purposes, we request

the fence around the pond be a five-board horse fence to match the fence required by staff to front Webb Bridge Road.

Mr. Young has previously agreed to remove a large hazardous tree that is leaning into the property at 121 Westchester Way and we would like this condition added to the Planning Commission recommendations.

Mr. Young has previously agreed to slow the flow of runoff onto neighboring properties. 500 Cambridge Court is most affected by current water and drainage issues from the Madewell/Walker property and we would like a condition added that water flow to this property will be reduced by 10% over current flow.

The homeowners at 510 Cambridge Court are concerned about a large, possible specimen tree, on their property and will address that concern through additional communications.

We would like to request that Mr. Young provide more specifics, within what is possible at this time, as to the aesthetics of the pond, possibly an artist rendering, prior to City Council consideration of this rezoning proposal.

Our intent, as neighbors, is for Mr. Young to realize his commercial goals, while at the same time, maintaining our current levels of enjoyment of our properties.

Thank you all in advance for your time and consideration.

Roy and Sandra Bacharach
121 Westchester Way

Greg and Jennifer Bianchini
131 Westchester Way

Cliff and Becky Biermann
500 Cambridge Court

David and Amber Brannon
510 Cambridge Court



This dry detention pond contains wetland vegetation to provide additional pollution control.



W 3rd Ave & Kalamath St



A grassy swale: riprap has been added to reduce the velocity of the runoff, allowing sediment to settle.





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.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PH220001

PH #: PH-22-04/Z-22-04 / V-22-05

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: gpc

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: Tori Young Telephone: 678-878-9791

Address: 11770 Haynes Bridge Rd. Suite: 205-463

City Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 678-878-9791 Email: tori@madewell.homes

Subject Property Information:

Address: 4430 Webb Bridge Road Current Zoning: CUP, R-4A, & R10M

District: 1st Section: 1st Land Lot: LL 125 & 1250 Parcel ID: _____

Proposed Zoning: R Current Use: _____

This parcel is split into 3 parcels:

1. 11 034001250105 Current Zoning R-4A
2. 11 034001250519 Current Zoning CUP
3. 11 034001250527 Current Zoning R10M

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): <u>Change Current Conditions</u> | |

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: The Bridges Alpharetta, LLC

Telephone: 678-878-9791

Address: 11770 Haynes Bridge Rd.

Suite: 205-463

City Alpharetta

State: GA

Zip: 30009

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 - Change Existing Conditions |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Tori Young

Telephone: 678-878-9791

Address: 11770 Haynes Bridge Road

Suite: 205-463

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature: _____

Date: 3/1/2022

Notary:

Notary Signature: _____

Date: 3/1/2022



APPLICANT REQUEST AND INTENT

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

Gated residential neighborhood with 6 - 1+ acre lot homes.

Applicant's Request (Please itemize the proposal):

Rezone parcel 11 034001250519 from CUP to R.

Remove existing conditions and apply for 6 - 1+ acre residential home sites.

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

To develop and build 6 - 1+ acre residential homes.



ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Kimball Bridge Road, Park Bridge Road, and Shirley Bridge Road are all cross streets of the 4430 Webb Bridge Road property. These streets are predominately neighborhoods. This new 6 home neighborhood will fit nicely with the other neighborhoods.

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

It will substantially increase the value of the other homes in the area.

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

No because the combined properties have different zoning: R, CUP.

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

There will be minimum affect to traffic because we are adding 6 low density single-family homes.

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

There will be minimum affect to schools since it'll only add 6 single-family homes.

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

We are staying within the desired low density preferences of the city.

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

Yes, because of current conditions, only 3 homes would be allowed. By removing conditions, the property owner can build 6 - 1+ acre homes and not effect the current zoning for that area.

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.

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: The Bridges Alpharetta, LLC

Subject Public Hearing Case: The Bridges

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

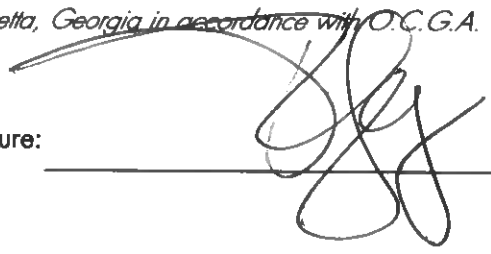
Description of Contribution: N/A Value: _____

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: 3/1/2022

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.

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

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

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

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

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: The Bridges

Contact Name: Tori Young Telephone: 678-878-9791

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.

GUNTER JANIS S

HULSMAN GRANDCHILDRENS TRUST

WALKER KAY B

ROBINSON DEREK O & LAURA A

YOUNG GILLEN E YOUNG MICHELE B

WILBURN DAVID C & EILEEN E

ARNETTE DOROTHY D & JOSEPH

BACHARACH ROY A & SANDRA ELENA

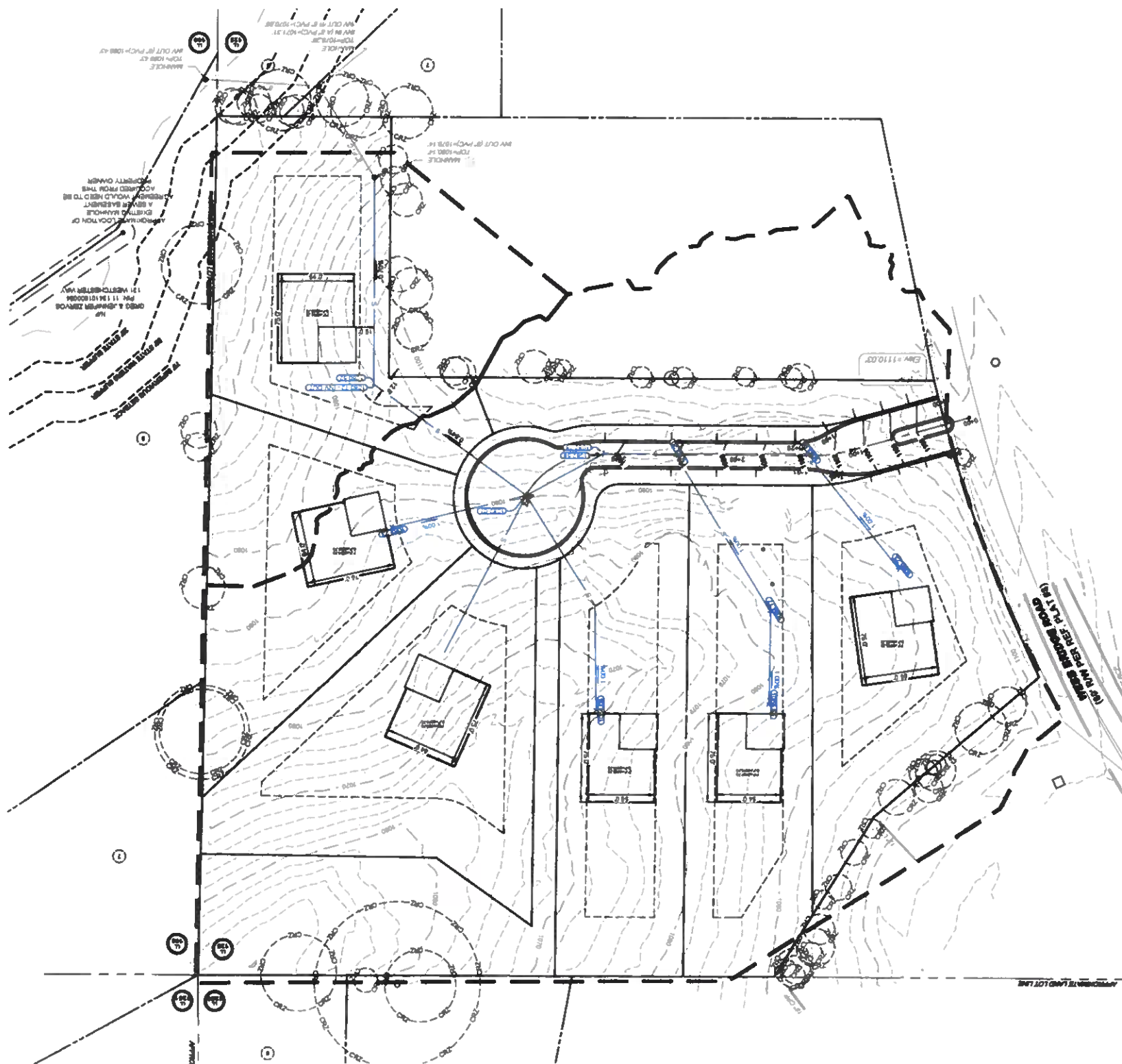
HAZELRIG TIMOTHY C & GUNNA

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.

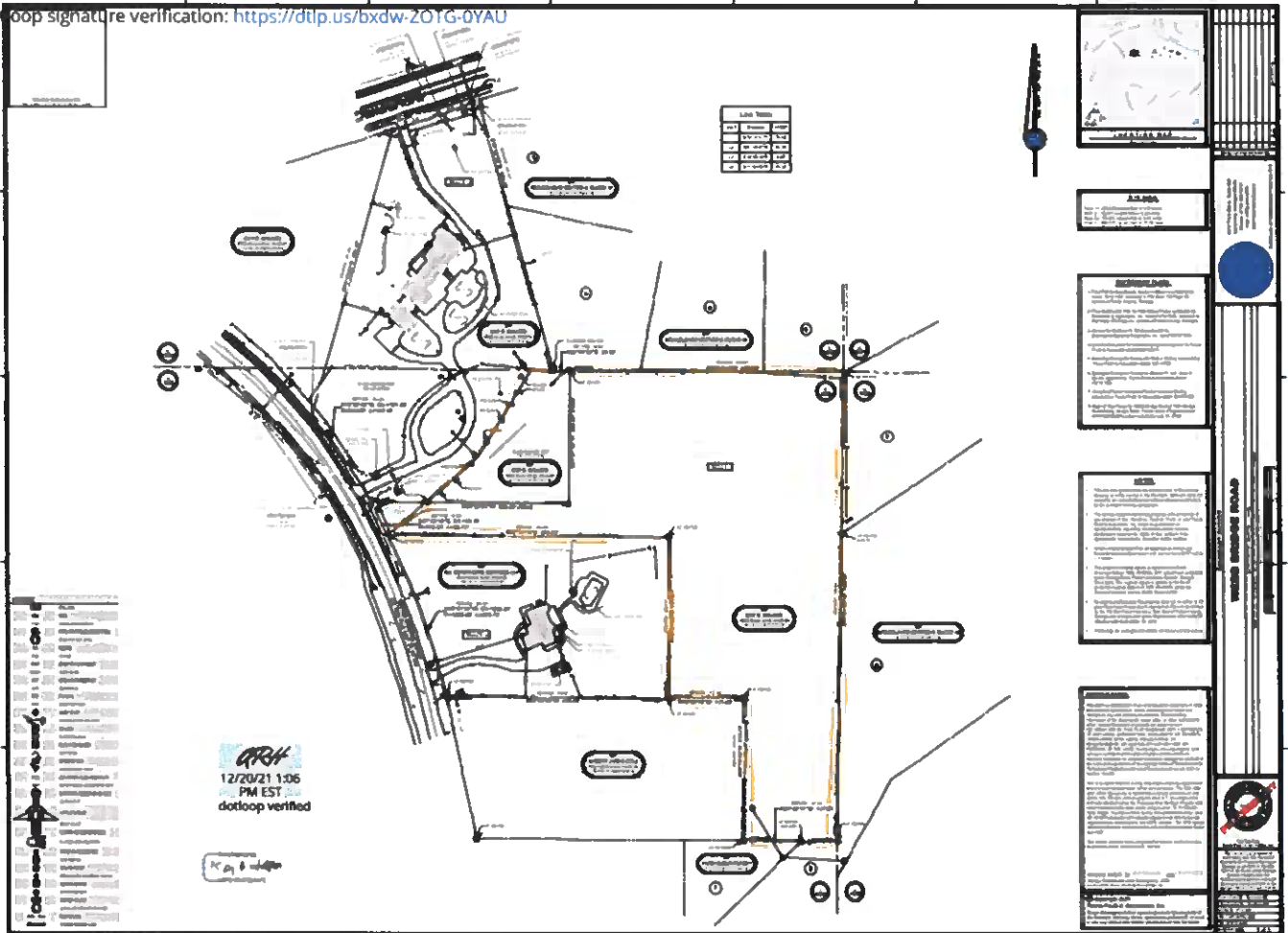
We will provide contact information to call, email, or visit in person.







dotloop signature verification: <https://dtp.us/bxdw-201G-0YAU>







Madewell Homes
11770 Haynes Bridge Rd.
Suite 205-463
Alpharetta, GA 30009
678-878-9791

www.madewell.homes

Tori Young
678-878-9791

February 28, 2022

Mayor and City Council
City of Alpharetta, Georgia
2 Park Place
Alpharetta, Georgia 30009

Re: Madewell Homes for rezoning a tract of 8.1+ acres on Webb Bridge Rd, City of Alpharetta, Fulton County, Georgia from CUP to R with Variance letter request; Letter of Intent

Dear Mayor and Councilpersons:

Madewell Homes, the Applicant, who is seeking approval of this Application for rezoning from CUP to R for the construction of single-family residences. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 8.1+ acres and is located on the north side of Webb Bridge Road. The area is predominately developed as single-family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future single-family subdivision. The density of the project will be .74 units per acre. The property must be all Zoned to R for optimal economic use.

The property is abutted to the north and west by existing Windward subdivision, zoned CUP. The east boundary is abutted to Park Glen, zoned CUP.

Applicant is requesting a variance to reduce the creek buffer from 150' to 75' on the northeast corner of property.

The City has a critical need for quality new single-family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short. There are sufficient public services in the area including, water, sewer, fire and the police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 6-lot subdivision is minimal. There will be no unusual impact on the environment. Storm water will be managed according to City standards. There is no adverse impact to the community occurring by virtue on the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property Low Density Residential and the UDC.

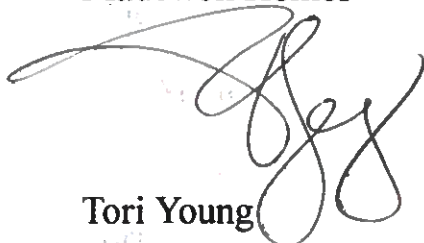
There is no adverse change in impact to the community, noise levels or other impacts on public safety. The change of rezoning, if granted, will have no negative impact on the health, safety, morals or welfare of the City of Alpharetta.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Madewell Homes, is a recognized builder of luxury homes in Alpharetta.

Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning and a Variance to allow the use of the property indicated on the site plan.

Very truly yours,

Madewell Homes

A handwritten signature in black ink, appearing to read 'Tori Young', is written over the printed name.

Tori Young

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015McMichael & Gray, P.C.
ALTA Universal ID: 1154912
2920 Ronald Reagan Blvd., Ste 113
Cumming, GA 30041

File No./Escrow No.: PIN-211164-PUR
 Print Date & Time: December 20, 2021 2:44 pm
 Officer/Escrow Officer: Paige Wilson
 Settlement Location: 2920 Ronald Reagan Blvd., Ste 113
 Cumming, GA 30041
 Property Address: 0 Webb Bridge Road
 Alpharetta, GA 30005
 Borrower: Bridges Alpharetta, LLC
 Seller: Kay B Walker
 4360 Webb Bridge Road
 Alpharetta, GA 30005
 Lender: CASH TRANSACTION
 Settlement Date : December 20, 2021
 Disbursement Date : December 20, 2021

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	1,250,000.00	Sale Price of Property	1,250,000.00	
		Prorations/Adjustments		
	2.30	City/Town Taxes - 0105 12/20/21-01/01/22	2.30	
	50.54	County Taxes - 0527 12/20/21-01/01/22	50.54	
	10.86	County Taxes - 0105 12/20/21-01/01/22	10.86	
	10.71	City/Town Taxes - 0527 12/20/21-12/31/21	10.71	
		Title Charges and Escrow/Settlement Charges		
		Title Examination to McMichael & Gray, PC/CF	225.00	
		Binder Fee to Pinnacle Title, LLC	50.00	
		Post Closing Fee to McMichael & Gray, P.C.	80.00	
		Attorney/Settlement Fee to McMichael & Gray, P.C.	250.00	
		Owner's Title Insurance to Chicago Title	4,230.00	





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-22-01 BRIDGE ROAD HOLDINGS, LLC/PRESTON RIDGE POD M

PLANNING COMMISSION: JUNE 9, 2022

CITY COUNCIL: JUNE 27, 2022

II. **RECOMMENDATION:**

Approve MP-22-01 Bridge Road Holdings, LLC/Preston Ridge, subject to the following conditions:

1. The 2.45-acre property shall be added to Pod M of the Preston Ridge Master Plan and limited to medical and professional office and no more than 9,500 square feet of accessory retail, limited to the following uses:
 - a. Animal Hospital, Small Animal
 - b. Bakery
 - c. Bank
 - d. Barber Shop
 - e. Beauty Shop
 - f. Dry-Cleaning, Pick-Up Station
 - g. Fitness Studio
 - h. Florist, Retail
 - i. Laboratory, Research Commercial
 - j. Laundry, Self-Serve, Pick-Up
 - k. Pet Day Care
 - l. Pet Grooming
 - m. Print Shop
 - n. Restaurant
 - o. School, Commercial (Beauty, Business)
2. Site shall be developed substantially as depicted on the submitted site plan, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
3. Trees shall be saved as depicted on the submitted site plan, labeled Exhibit A, as approved by Staff.
4. Building A shall have a minimum 20' height along Old Milton Parkway. Exterior building materials shall be comparable to the materials on nearby Preston Ridge office buildings, with final approval by DRB.
5. Developer shall construct a 6' sidewalk along the east side of the Old Morris Road right-of-way connecting the Old Milton Parkway sidewalk to the Morris Road sidewalk. Existing sidewalk along Morris Road shall be removed and area shall be planted with street trees.
6. Buildings shall connect to the public sidewalk system.
7. Developer shall coordinate with the City and GDOT to provide the required landscape material in the 20' landscape strip along Old Milton Parkway.
8. Walls signs visible from Old Milton Parkway shall be limited to signage permitted for an office building and shall be for an office tenant.
9. Property owner shall dedicate Morris Road to the City as public right-of-way.

III. REPORT IN BRIEF:

The applicant, Bridge Road Holdings, LLC, is requesting a master plan amendment to allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. An amendment is requested to the Preston Ridge Master Plan to add the property to Pod M, which allows office-institutional and accessory retail uses. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. A master plan amendment is requested to the Preston Ridge Master Plan to add the property to Pod M. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

The property is zoned O-I (Office-Institutional) and is mostly undeveloped. Morris Road was extended through the south end of the property for the Inspired Living development to the southwest and a small parking lot with eleven (11) parking spaces was constructed on the property for the adjacent Waffle House. Surrounding properties are zoned O-I to the east and west, CUP (Community Unit Plan) to the south, and C-2 (General Commercial) to the north. Quik Trip gas station is located to the north; Waffle House, Shell gas station and Life Hope Alpharetta are located to the east; floodplain to the west; and an undeveloped property to the south.

Preston Ridge Master Plan was approved in 1987 as a 500-acre mixed-use development. Pod M, which is approximately eight (8) acres, was approved for office-institutional and accessory retail uses with a maximum non-residential density of 18,000 square feet per acre. There is no limitation on the percentage of retail use as it relates to the overall development. Outside of the master plan, O-I limits the percentage of retail use to no more than 25% of the overall building area. The subject property abuts the west side of Pod M and has access through the pod by way of the Morris Road extension.

SITE PLAN

The site plan depicts a 2-story, 19,000 square foot 'L-shaped' building (Building A) with office over retail along Old Milton Parkway and a 1-story, 1,950 square foot office building (Building B) on the south end of the 2.45-acre property. The proposed non-residential density is approximately 8,550 square feet/acre. Access to the property is from Morris Road, which bisects the property from north to south. Building A is served by 91 parking spaces, of which 12 spaces are shared with Waffle House, and Building B is served by eight (8) parking spaces. The building setback along Old Milton Parkway varies from approximately 27' on the east end of Building A to 35' on the west end of the building. Fifteen-foot (15') building setbacks are depicted on the sides and rear of the property.

There are a mix of pines and hardwoods on the north and south ends of the property, with the middle portion of the property having been cleared in conjunction with the Morris Road extension. Two (2) tree saves areas are depicted in the parking lot near Building A and several tree saves are depicted near Building B. Underground stormwater facilities are depicted in the parking lot north of Morris Road and a walled stormwater pond is depicted at the south end of the property near Building B.

TRAFFIC

The applicant provided a trip generation analysis, which shows that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 PM Peak Hour trips.

Trip Generation Analysis (10th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA													
Land Use			Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
LUC	Land Use		Density	Units	HIDE THIS ROW								
720	Medical-Dental Office Building		11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center		9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips					710	355	355	41	31	10	77	28	49
Mixed-Use Reductions - TOTAL					-28	-14	-14	-6	-3	-3	-2	-1	-1
Driveway Volumes					682	341	341	35	28	7	75	27	48

STANDARDS FOR MASTER PLAN AMENDMENTS

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, which are primarily developed with commercial and office-institutional uses.

- 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, which are primarily developed with commercial and office-institutional uses.

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

Response: Two (2) tree saves areas are depicted in the parking lot near Building A and several tree saves are depicted near Building B.

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

Response: Without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of Preston Ridge.

- 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 zoning proposal would not have significant impacts on public facilities and services. It is estimated that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 PM Peak Hour trips.

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

Response: Not applicable.

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

Response: The zoning proposal reflects a reasonable balance. The applicant's proposal would be compatible with office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan and other locations for this business type, which are similarly situated along commercial corridors and in office parks.

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

Response: The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment. The proposed use would be compatible with the office-institutional and accessory retail uses approved in Preston Ridge Master Plan Pod M and other locations for this business type, which are similarly situated along commercial corridors and in office parks. It should be noted that without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. If approved, it is recommended that retail uses be limited to accessory retail uses that support nearby office and institutional uses.

CITIZEN PARTICIPATION PLAN

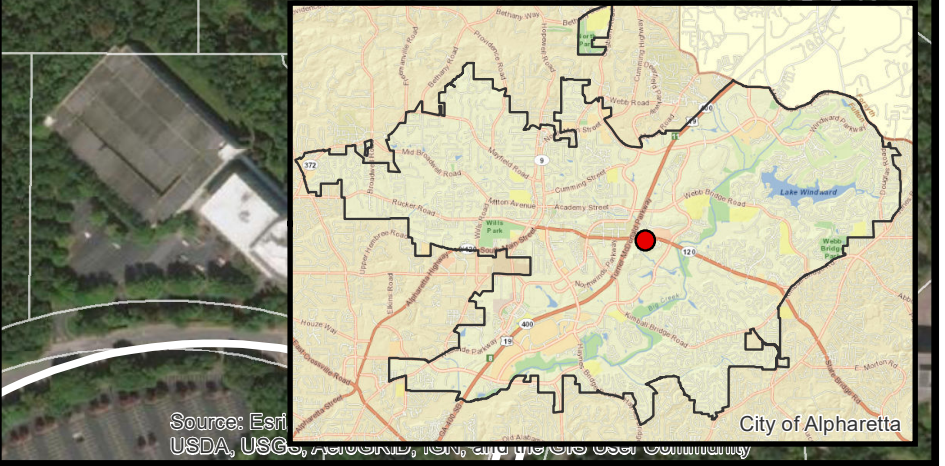
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on February 9, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan

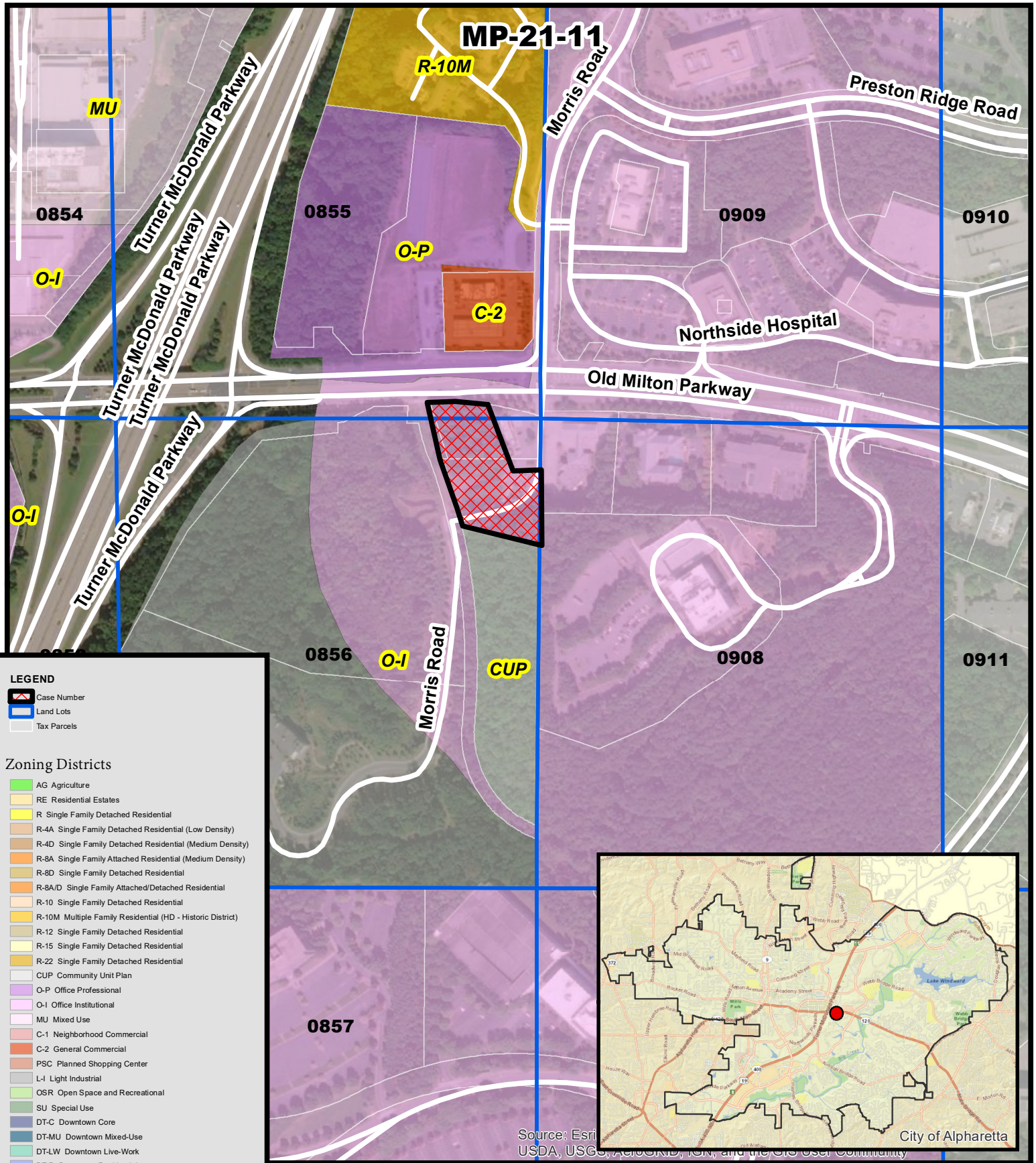


Aerial Map

Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

Location Map Provided by:
Community Development - GIS

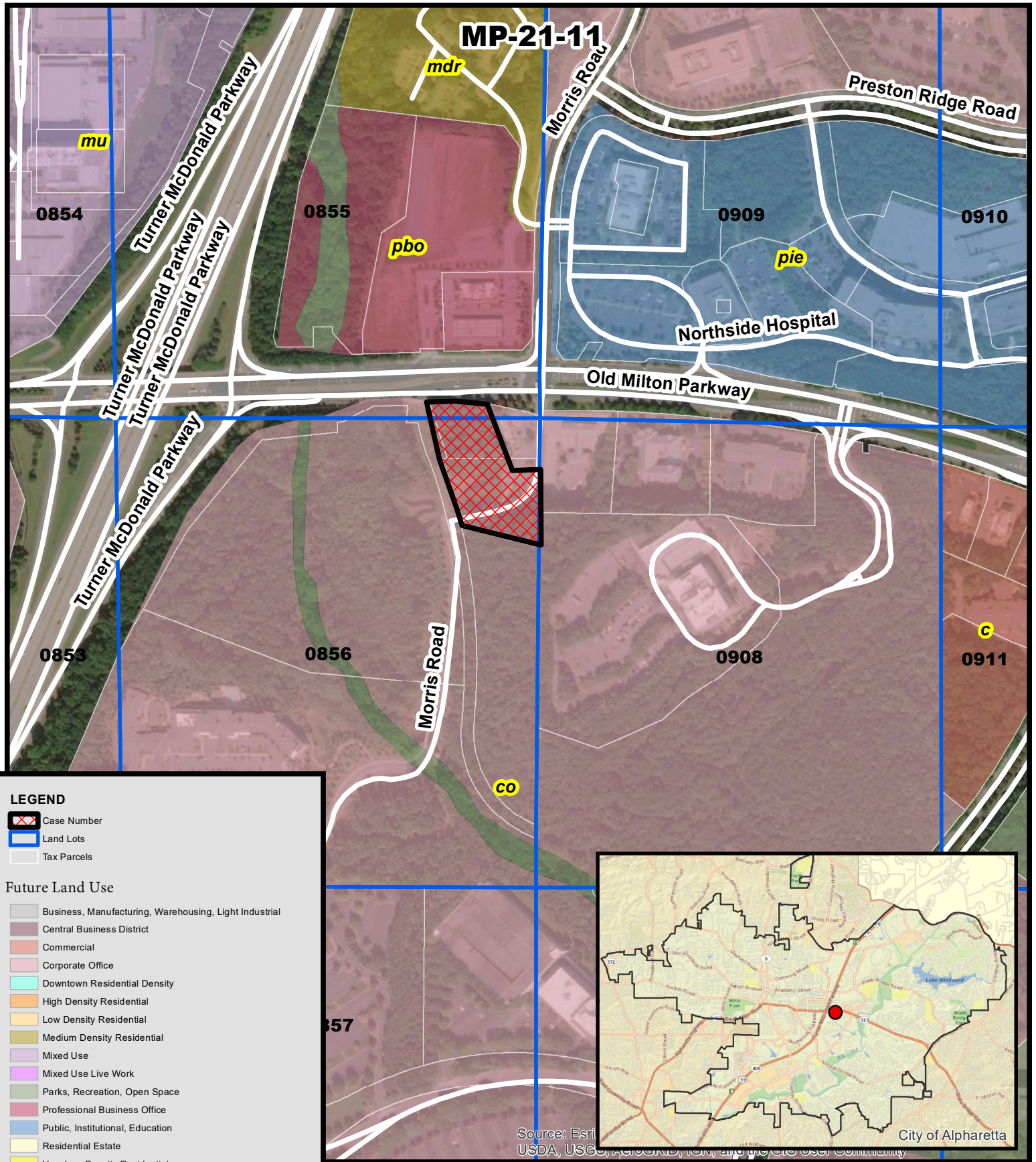


Zoning Map

Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

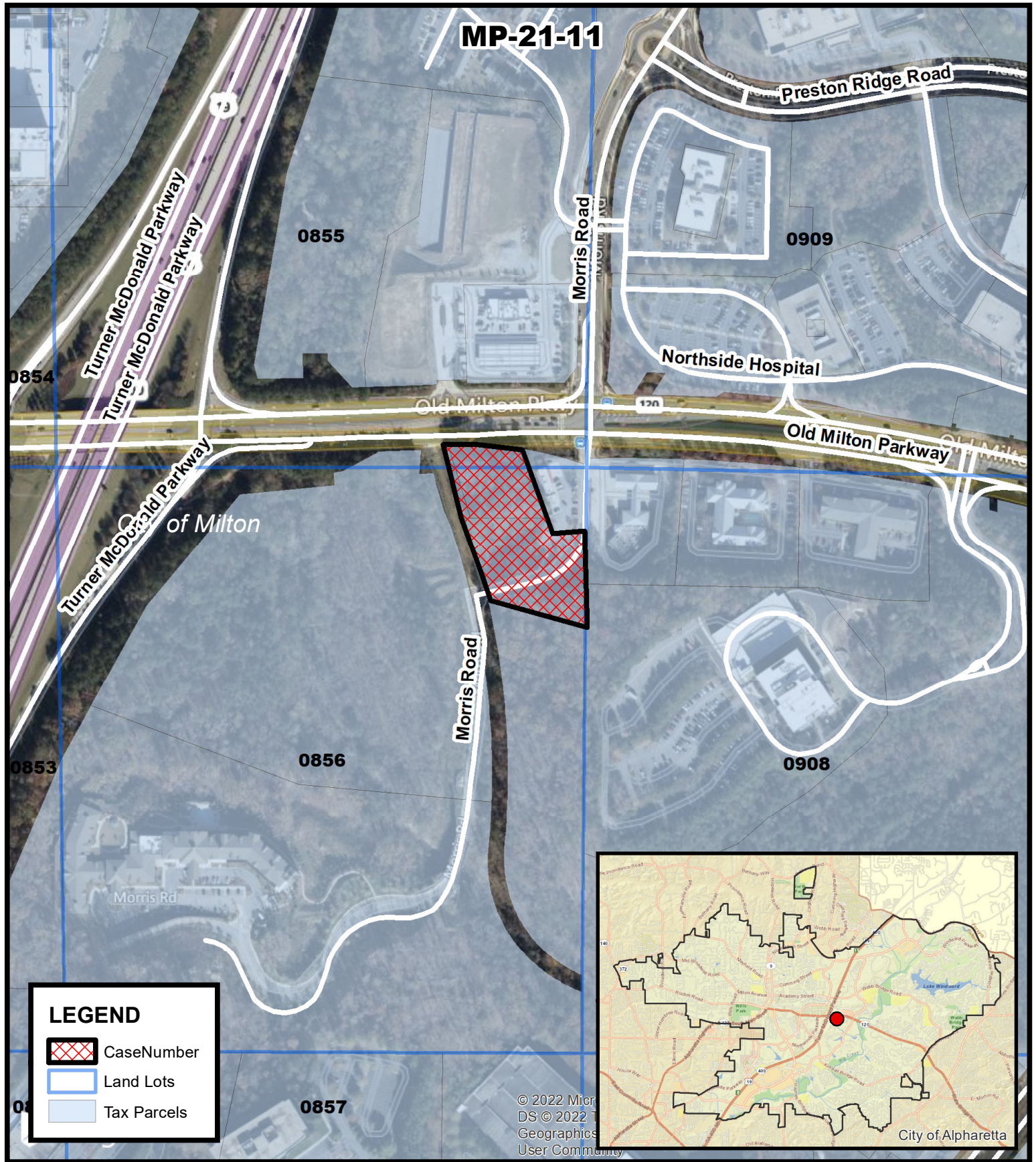
Location Map Provided by:
Community Development - GIS



Future Land Use Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

Location Map Provided by:
Community Development - GIS

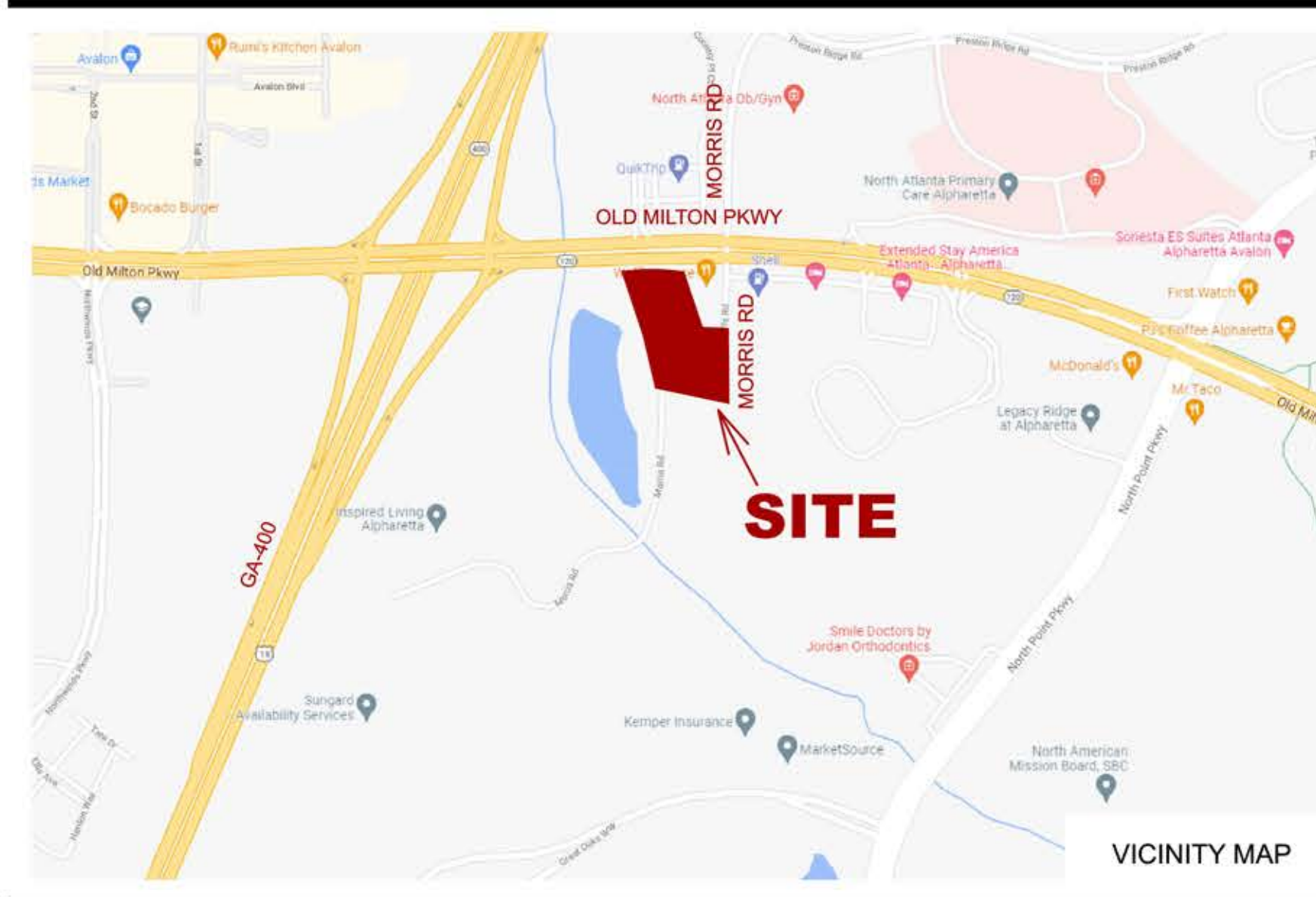


Location Map
Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/21/22



Location Map Provided by:
Community Development - GIS



SITE TOTAL:
2.454 ACRES
106,904 SQFT

TRACT 1
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560291
DB 59562, PG 618
ZONED: OI

TRACT 2
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560242
DB 59562, PG 618
ZONED: OI

TRACT 3
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560309
DB 59562, PG 618
ZONED: OI

THE SITE [X] / IS NOT] LOCATED WITHIN A FLOOD ZONE AE AS DEFINED BY FIRM PANEL #: 13121C0059F, DATED 09/18/2013 FOR THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

TREE TABLE

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
1	20	Loblolly pine	Pinus taeda	Good
2	13	Sweetgum	Liquidambar styraciflua	Good
3	19	Tulip tree	Liriodendron tulipifera	Good
4	26	Loblolly pine	Pinus taeda	Good
5	21	Loblolly pine	Pinus taeda	Good
6	11	Tulip tree	Liriodendron tulipifera	Good
7	9	Tulip tree	Liriodendron tulipifera	Good
8	9	Tulip tree	Liriodendron tulipifera	Good
9	12	Tulip tree	Liriodendron tulipifera	Good
10	11	Royal paulownia	Paulownia tomentosa	Good
11	15	American elm	Ulmus americana	Good
12	30	Red maple	Acer rubrum	Good
13	13	Sweetgum	Liquidambar styraciflua	Good
14	11	Red maple	Acer rubrum	Poor
15	6	American elm	Ulmus americana	Good
16	23	Sweetgum	Liquidambar styraciflua	Good
17	32	American elm	Ulmus americana	Good
18	10	American elm	Ulmus americana	Good
19	14	Sweetgum	Liquidambar styraciflua	Good
20	15	Red maple	Acer rubrum	Good
21	8	Red maple	Acer rubrum	Good
22	10	Red maple	Acer rubrum	Good
23	24.08	Sweetgum	Liquidambar styraciflua	Good
24	24	Sweetgum	Liquidambar styraciflua	Good
25	29	Loblolly pine	Pinus taeda	Good
26	15	Sweetgum	Liquidambar styraciflua	Good
27	31	Sweetgum	Liquidambar styraciflua	Good
28	15	Loblolly pine	Pinus taeda	Good
29	29	Loblolly pine	Pinus taeda	Good
30	14	Tulip tree	Liriodendron tulipifera	Good
31	30	Loblolly pine	Pinus taeda	Good
32	6	Black cherry	Prunus serotina	Good
33	8	Water oak	Quercus nigra	Good
34	26	Loblolly pine	Pinus taeda	Good
35	7	Tulip tree	Liriodendron tulipifera	Good
36	13	Tulip tree	Liriodendron tulipifera	Good
37	26	Loblolly pine	Pinus taeda	Good
38	10	Tulip tree	Liriodendron tulipifera	Good
39	12.37	Tulip tree	Liriodendron tulipifera	Good
40	30	Loblolly pine	Pinus taeda	Good
41	10	Tulip tree	Liriodendron tulipifera	Good
42	9	Sweetgum	Liquidambar styraciflua	Good
43	10	Tulip tree	Liriodendron tulipifera	Good
44	24	Loblolly pine	Pinus taeda	Good
45	23	Loblolly pine	Pinus taeda	Good
46	25	Loblolly pine	Pinus taeda	Good
47	6	Black cherry	Prunus serotina	Good
48	14	Tulip tree	Liriodendron tulipifera	Good
49	9	Tulip tree	Liriodendron tulipifera	Good
50	14	Loblolly pine	Pinus taeda	Good
51	18	Loblolly pine	Pinus taeda	Good
52	9	Black cherry	Prunus serotina	Good
53	13	Tulip tree	Liriodendron tulipifera	Good
54	16	Loblolly pine	Pinus taeda	Good
55	12	Loblolly pine	Pinus taeda	Good
56	7	Black cherry	Prunus serotina	Good
57	20	Loblolly pine	Pinus taeda	Good
58	15	Loblolly pine	Pinus taeda	Poor
59	15	Loblolly pine	Pinus taeda	Good
60	6	Black cherry	Prunus serotina	Good
61	11.22	Black cherry	Prunus serotina	Fair
62	11	Loblolly pine	Pinus taeda	Good
63	7	Tulip tree	Liriodendron tulipifera	Good

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
64	18	Loblolly pine	Pinus taeda	Good
65	16	Loblolly pine	Pinus taeda	Good
66	12	Loblolly pine	Pinus taeda	Poor
67	10	Sweetgum	Liquidambar styraciflua	Fair
68	13	Loblolly pine	Pinus taeda	Fair
69	7	Black cherry	Prunus serotina	Good
70	13	Loblolly pine	Pinus taeda	Good
71	10	Loblolly pine	Pinus taeda	Good
72	16	Loblolly pine	Pinus taeda	Poor
73	8	Black cherry	Prunus serotina	Fair
74	10	Loblolly pine	Pinus taeda	Fair
75	11	Loblolly pine	Pinus taeda	Fair
76	12	Loblolly pine	Pinus taeda	Fair
77	19	Sweetgum	Liquidambar styraciflua	Good
78	19	Sweetgum	Liquidambar styraciflua	Good
79	24.76	Sweetgum	Liquidambar styraciflua	Good
80	18	Sweetgum	Liquidambar styraciflua	Good
81	20.42	Sweetgum	Liquidambar styraciflua	Good
82	8	Hickory	Carya spp	Good
83	9	Sweetgum	Liquidambar styraciflua	Good
84	16	Southern red oak	Quercus falcata	Good
85	22	Black cherry	Prunus serotina	Fair
86	24	Loblolly pine	Pinus taeda	Good
87	10	Tulip tree	Liriodendron tulipifera	Good
88	10	Tulip tree	Liriodendron tulipifera	Good
89	19	Tulip tree	Liriodendron tulipifera	Good
90	20	Tulip tree	Liriodendron tulipifera	Good
91	15	Tulip tree	Liriodendron tulipifera	Good
92	14	Tulip tree	Liriodendron tulipifera	Poor
93	18	Tulip tree	Liriodendron tulipifera	Good
94	15	Loblolly pine	Pinus taeda	Good
95	8	Black cherry	Prunus serotina	Good
96	7	Black cherry	Prunus serotina	Good
97	12	Tulip tree	Liriodendron tulipifera	Good
98	14	Tulip tree	Liriodendron tulipifera	Good
99	15	Tulip tree	Liriodendron tulipifera	Good
100	20	Tulip tree	Liriodendron tulipifera	Good
101	20	White oak	Quercus alba	Good
102	17	White oak	Quercus alba	Good
103		White oak	Quercus alba	Good
104	16	Scarlet oak	Quercus coccinea	Good
105	10	White oak	Quercus alba	Good
106	7	Post oak	Quercus stellata	Good
107	8	Black cherry	Prunus serotina	Poor
108	22	Southern red oak	Quercus falcata	Good
109	10	Northern red oak	Quercus rubra	Good
110	9	Hickory	Carya spp	Poor
111	7	White oak	Quercus alba	Good
112	10.44	Sourwood	Oxydendrum arboreum	Excellent
113	17	Southern red oak	Quercus falcata	Good
114	19	White oak	Quercus alba	Good
115	12	Sourwood	Oxydendrum arboreum	Excellent
116	12	Northern red oak	Quercus rubra	Poor
117	10	Sourwood	Oxydendrum arboreum	Excellent
118	11	Northern red oak	Quercus rubra	Good
119	8	Sourwood	Oxydendrum arboreum	Excellent
120	18	Scarlet oak	Quercus coccinea	Good
121	10	Hickory	Carya spp	Good
122	17	Southern red oak	Quercus falcata	Good
123	10.44	Sourwood	Oxydendrum arboreum	Good
124	17	Northern red oak	Quercus rubra	Good
125	10	Black walnut	Juglans nigra	Good
126	28	Scarlet oak	Quercus coccinea	Fair

TREE KEY

- 8" TREE TREES BEING REMOVED
- 12" TREE TREES BEING SAVED
- TREES BEING PLANTED

Exhibit A

OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120



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: Bridge Road Holdings LLC

Contact Name: David Belle Isle Telephone: 770-664-6699

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.

We have received no responses.

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

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

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

3333 Old Milton Alpharetta LLC; Bre Esa P Portfolio LLC; Burson Claire Lee; Midgard Self Storage Alpharetta GA LLC; Northside Ventures Inc; Piper Fund Holding LLC; QT 782 GA LLC; Sam's Commercial Properties LLC; Triad Newcastle LLC; Waffle House Inc.

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: 2-22-2022

Print Form



Community Zoning Information Meeting
February 9, 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
- b. Ben Kern

II. Items:

- a. V-21-31 / PH-21-22 Kimball Plaza – 11380 State Bridge Road
 - i. The applicant was unable to present but was available to answer question via chat. Michael Woodman presented the item.
 - ii. Requesting a variance to reduce the waiting period from September 2021.
 - iii. The applicant is asking for a change to the condition to allow for a medical use in addition to the retail use.
Public Comments: there were no public comments for this item.
- b. MP-21-11 / Bridge Road Holdings, LLC
 - i. The applicant, David Belle Isle, was not present for this meeting. Michael Woodman presented the item.
 - ii. The applicant is requesting to bring this property into the Preston Glen Master Plan.
 - iii. 19,000 sq foot, 2 story building with medical and retail.
Public Comments: there were no public comments for this item.
- c. Z-22-01 / V-22-03 / Wexler / 182 Marietta Street
 - i. The applicant, Kourtney Wexler, presented this item.
 - ii. The request is to rezone from C2 to DTR to build a single-family home.
Public Comments: there were no public comments for this item.
- d. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road and Jon Scott Drive



Community Zoning Information Meeting
February 9, 2022
Department of Community Development
Via Zoom
6:00 PM

i. Ethan Underwood, the attorney for the applicant, presented this item.

ii. 20-unit development- mixture of detached, single-family units, townhomes, and semi-attached

iii. 3,000 sq feet minimum size

iv. \$1,000,000 + prices

v. There will be a barrier wall at the 5-foot landscape strip.

vi. Wants this to be a new wave of high-end housing.

Public Comments: chat comments (see next section)

-I don't think the development of the single-family residential units should be allowed. You can change the commercial side, but the price of the homes will bump up our property taxes. (resident of 469 Karen Drive) *We understand it's bringing some change. Is your concern traffic or that the houses are too expensive?* I'm concerned about the density of the project. You already have townhomes across the street.

-I am very opposed to this project. I don't believe it aligns with the city's 2040 Comprehensive Plan, nor does it align with the goals of the Council. The citizens want to preserve our tree canopy and improve walkability. We want to protect natural areas of land. This will impact traffic as well. (resident off Haynes Bridge Road)

III. Chat Comments:

COMMENT THREAD BEGAN WITH ALCOVY HAYNES BRIDGE DEVELOPMENT:

18:10:53 From Jim to Everyone:

I oppose this development

18:10:58 From Taylor to Everyone:

agree

18:12:02 From Jim to Everyone:

too much concentration of home in this area

18:12:34 From Adeniyi to Everyone:

How much is the square footage and cost of the houses and townhomes?

18:14:45 From Kimberly's iPhone to Everyone:

Does anyone know what this will do to our property values? Do the residents truly get a say so?

18:16:10 From Jim Siegel to Everyone:



Community Zoning Information Meeting
February 9, 2022
Department of Community Development
Via Zoom
6:00 PM

This will raise your property values. Why would you be opposed?

18:17:48 From Leslie Carpenter to Everyone:

I don't feel the density of this proposal is sufficient to cause the destruction of our single family subdivision

18:17:48 From Linda Bilderback to Everyone:

Linda Bilderback I am for this new developement. Maybe you could state what the current zoning lot size is now. I live on Haynes Bridge

18:18:05 From Kimberly's iPhone to Everyone:

I do live in Alpha Park and have lived here for 30 years. The development is to large.

18:18:53 From Jim to Everyone:

we are looking for single family home on each lot as is now

18:19:01 From Leslie Carpenter to Everyone:

deforestation, water reclamation, sewage and trash removal...

18:19:45 From Leslie Carpenter to Everyone:

6 to 12 separation of residences is way to close,

18:21:06 From Leslie Carpenter to Everyone:

why not buy everybody out at the valuable price increase that you are speaking of

18:23:57 From Kimberly's iPhone to Everyone:

Yes

18:24:00 From Leslie Carpenter to Everyone:

is police to be increased

18:24:24 From Kimberly's iPhone to Everyone:

What is the next step?

18:24:28 From Leslie Carpenter to Everyone:

is fire dept on board with this

18:24:57 From Adeniyi to Everyone:

What is the timeline for building these out..?

18:25:45 From Leslie Carpenter to Everyone:

why not make a subdivision all along the south of devore along Haynes bridge

18:26:06 From Kimberly's iPhone to Everyone:

We can attend the meeting?

18:26:20 From Adeniyi to Everyone:



Community Zoning Information Meeting
February 9, 2022
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Via Zoom
6:00 PM

Why not increase the green space between the single family detached houses by 50% and reduce the number of town homes?

18:27:31 From danielle west to Ben Kern (Direct Message):

Thank you for taking the time to share these details with us! I love how Alpharetta is evolving!

18:27:37 From Leslie Carpenter to Everyone:

just the commercial zoned Haynes bridge side

18:27:38 From Jim Siegel to Everyone:

Will the city of Alpharetta force a repaving of Devore Road?

18:28:21 From Kimberly's iPhone to Everyone:

Can I go to City Hall and pick up today's attachment's?

18:28:23 From Ben Kern to danielle west(Direct Message):

You're welcome Danielle - glad to be able to keep you in the loop!

18:28:30 From Leslie Carpenter to Everyone:

make a strip along Haynes bridge & keep out of alpha park

18:29:05 From Adeniyi to Everyone:

Why not also increase the width of the road and add bike paths as part of the development and pay for it?

18:31:04 From Adeniyi to Everyone:

Devore

18:31:34 From Leslie Carpenter to Everyone:

a long strip of commercial should be developed for a strip of row houses

18:31:44 From Adeniyi to Everyone:

Need to ICT ease the Devore road width due to impact

18:32:05 From Adeniyi to Everyone:

Need to increase width of Devore

18:33:07 From Adeniyi to Everyone:

Width of Devore road is more important not side walk due to impact

18:36:27 From Adeniyi to Everyone:

Totally agree on having lots of trees more than what is here

18:37:04 From Leslie Carpenter to Everyone:

so 11 residences where there is 3

18:37:26 From Adeniyi to Everyone:

All trees planned need to be reflected in site plan

18:37:46 From Randy Blasch (he, him, his) to Everyone:



Community Zoning Information Meeting
February 9, 2022
Department of Community Development
Via Zoom
6:00 PM

We were told when Alpha Park was rezoned that Alpharetta would not allow the development to be changed piecemeal. How is this consistent with that?

18:39:14 From Adeniyi to Everyone:

Single family homes are more desirable than town homes

18:39:30 From Leslie Carpenter to Everyone:

that's it for me , for now

18:40:39 From Leslie Carpenter to Everyone:

signs were posted for the Monday night meeting?

18:40:40 From Kimberly's iPhone to Everyone:

I was unaware of Monday's meeting

18:40:55 From danielle west to Everyone:

Thanks again!!

18:41:31 From Kimberly's iPhone to Everyone:

I would like to meet with someone and I believe many of us would like to meet

18:41:32 From Randy Blasch (he, him, his) to Everyone:

This affects ALL Of Alpha Park, so it would appreciated if we were ALL included

18:42:00 From Kimberly's iPhone to Everyone:

I never received a letter and I live in the middle

18:42:18 From Leslie Carpenter to Everyone:

770 781 4100

18:42:54 From Ethan Underwood to Everyone:

EUNDERWOOD@MHTLEGAL.COM

IV. Meeting Ended

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: **David Belle Isle**

Telephone: **770-664-6699**

Address: **178 S. Main Street**

Suite: **250**

City: **Alpharetta**

State: **GA**

Zip: **30009**

Fax: **770-664-9989**

Mobile Tel: **404-310-1336**

Email: **dbi@hbilawfirm.com**

Subject Property Information:

Address: **Old Milton Parkway**

Current Zoning: **O&I**

District: **1st**

Section: **2nd**

Land Lot: **856**

Parcel ID:

12-2970-0856-024-2

12-2970-0856-029-1

12-2970-0856-030-9

Proposed Zoning: **MP**

Current Use: **Vacant Lot**

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?

Medical Office and Retail.

Applicant's Request (Please itemize the proposal):

Amend Preston Ridge Master Plan to include adjacent subject property.

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

Owner desires to build one 1-story medical office building and one 2-story building with retail on the first floor and medical office on the second floor.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: **Salman Rasheed**

Telephone: **248-854-7088**

Address: **P.O Box 5484**

Suite: _____

City **Alpharetta**

State: **GA**

Zip: **30009**

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: **Bridge Road Holdings, LLC**

Telephone: **248-854-7088**

Address: **P.O Box 5484**

Suite: _____

City **Alpharetta**

State: **GA**

Zip: **30009**

So Sworn and Attested:

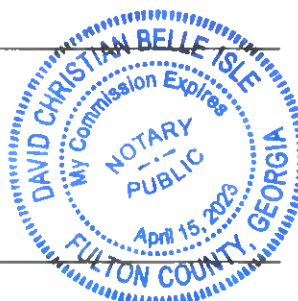
Owner Signature: _____

Date: **12/1/21**

Notary: _____

Notary Signature: _____

Date: **12-1-2021**



ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

11

How will this proposal be compatible with surrounding properties?

It will be consistent with adjacent properties that are within the Preston Ridge Master Plan

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

It will provide services and amenities for surrounding residents and businesses.

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

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

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

No impact to schools.

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

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

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

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: **Bridge Road Holdings LLC**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 12/1/21

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: Bridge Road Holdings LLC

Contact Name: David Belle Isle Telephone: 770-664-6699

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.

3333 OLD MILTON ALPHARETTA LLC

SAM'S COMMERCIAL PROPERTIES LLC

BRE ESA P PORTFOLIO LLC

TRIAD NEWCASTLE LLC

BURSON CLAIRE LEE

WAFFLE HOUSE INC

MIDGARD SELF STORAGE ALPHARETTA GA LLC

NORTHSIDE VENTURES INC

PIPER FUND HOLDING LLC

QT 782 GA LLC ET AL

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 <i>(Please Specify)</i> |

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



MEMORANDUM

To: David Belle Isle
Hipes & Belle Isle, LLC

From: Ana Eisenman, P.E.
Allison Laber, E.I.T.
Kimley-Horn and Associates, Inc.

Date: January 27, 2022

RE: ***Old Milton Parkway at Morris Road – Trip Generation Memorandum***

Kimley-Horn is pleased to provide this trip generation memorandum for the *Old Milton Parkway at Morris Road* site in Alpharetta, Georgia.

PROJECT OVERVIEW

The *Old Milton Parkway at Morris Road* site is a proposed development consisting of two buildings located primarily in the southwestern quadrant of the intersection of Old Milton Parkway (SR 120) and Morris Road. Building A is proposed to be located on the northwest side of Morris Road, and Building B is proposed to be located on the southeast side of Morris Road.

Site access is proposed via three (3) full movement driveways along Morris Road. One driveway, located approximately 550 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), is proposed to serve Building A. Additionally, Building A is anticipated to connect to parking associated with the existing restaurant located on the southwest corner of the intersection of Morris Road at Old Milton Parkway/State Bridge Road (SR 120). The existing restaurant has a driveway located along Morris Road approximately 70 feet south of Old Milton Parkway/State Bridge Road (SR 120). Two driveways, located approximately 400 feet and 475 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), are proposed to serve Building B.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *Old Milton Parkway at Morris Road* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis determines the projected trip generation volumes associated with the proposed retail (Shopping Center, ITE Code 820) and medical office uses (Medical-Dental Office Building, ITE Code 720).

Two options for the land use densities are being considered for the site:

Option 1: Building A (19,000 SF total) will consist of half retail land use (9,500 SF) and half medical office land use (9,500 SF). Building B (1,950 SF total) will consist entirely of medical office land use.



Due to the land uses proposed for the Option 1. Mixed-Use reductions occur with one another. For example, people instead of driving off-site or to the site adjacent roadways.

Daily Trips			AM Peak Hour			PM Peak Hour		
Total	In	Out	Total	In	Out	Total	In	Out
HIDE THIS ROW								
352	176	176	32	25	7	41	11	30
358	179	179	9	6	3	36	17	19
710	355	355	41	31	10	77	28	49
682	341	341	35	28	7	75	27	48

The density and the anticipated project trip generation for Option 1 are summarized in **Table 1**.

Table 1: Option 1 Trip Generation Old Milton Parkway at Morris Road Building											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	11,450 SF	352	176	176	32	25	7	41	11	30
Shopping Center	820	9,500 SF	358	179	179	9	6	3	36	17	19
Total Gross Trips			710	355	355	41	31	10	77	28	49
<i>Mixed-Use Reduction</i>			-28	-14	-14	-6	-3	-3	-2	-1	-1
Net New Trips			682	341	341	35	28	7	75	27	48

Option 2: Building A (19,000 SF total) and Building B (1,950 SF total) will consist entirely of medical office land use. Due to the single land use proposed for the site, mixed-use reductions were not applied to the trip generation for Option 2. The density and the anticipated project trip generation for Option 2 are summarized in **Table 2**.

Table 2: Option 2 Trip Generation Old Milton Parkway at Morris Road Building											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	20,950 SF	730	365	365	56	44	12	73	20	53
Total Gross Trips			730	365	365	56	44	12	73	20	53
Net New Trips			730	365	365	56	44	12	73	20	53

SUMMARY

Based on the findings above, Option 1 is projected to generate 682 daily trips (341 entering, 341 exiting), 35 AM peak hour project trips (28 entering, 7 exiting), and 75 PM peak hour project trips (27 entering, 48 exiting). Option 2 is projected to generate 730 daily trips (365 entering, 365 exiting), 56 AM peak hour project trips (44 entering, 12 exiting), and 73 PM peak hour project trips (20 entering, 53 exiting).

Based on a comparison of the land use alternatives, Option 1 (mixed medical office and retail) is projected to generate fewer Daily and AM peak hour trips than Option 2 (all medical office). However, the PM peak hour is projected to generate slightly more traffic, two more trips under Option 1 over Option 2. Overall, the number of trips anticipated from either alternative is relatively similar. The greatest number of peak hour trips is anticipated in the PM peak hour, though the projected 75 or fewer trips during the peak is not expected to have a significant impact on peak hour traffic in the vicinity of the site.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ana Eisenman, P.E.
Project Engineer

Attachments:

- Figure 1: Site Aerial
- Trip Generation Analysis
- Site Plan



Option 1

Trip Generation Analysis (10th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA												
Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	HIDE THIS ROW								
720	Medical-Dental Office Building	11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center	9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips				710	355	355	41	31	10	77	28	49
Mixed-Use Reductions - TOTAL				-28	-14	-14	-6	-3	-3	-2	-1	-1
Driveway Volumes				682	341	341	35	28	7	75	27	48

Option 2

Trip Generation Analysis (10th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA													
Land Use			Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
LUC	Land Use		Density	Units	HIDE THIS ROW								
720	Medical-Dental Office Building		20,950	Sq. Ft. GFA	730	365	365	56	44	12	73	20	53
Alternative Mode Reductions - TOTAL					0	0	0	0	0	0	0	0	0
Driveway Volumes					730	365	365	56	44	12	73	20	53

OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 126
R/W VARIES

PERMANENT SLOPE
MAINTENANCE EASEMENT
(DB 17843, PG 323)

OLD MORRIS ROAD
(ABANDONED)
30' R/W

L.L.L.

Building A

19,000 SF
(2x9,500)
PARKING
95 REQ'D
95 SHOWN

FFE 1022
BFE 1011

DMP

UND/GRD DET/WQ POND

UND/GRD DET/WQ POND

DET/WQ POND

DMP

Building B

1,950 SF
PARKING
10 REQ'D
14 SHOWN

FFE 1023

5 FT WALL

5 FT WALL

MORRIS ROAD
30' R/W

CERTIFY TO:
PIPER FUND HOLDING LLC
SHERMAN & PHALEN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BRIDGE ROAD HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(a)(1), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

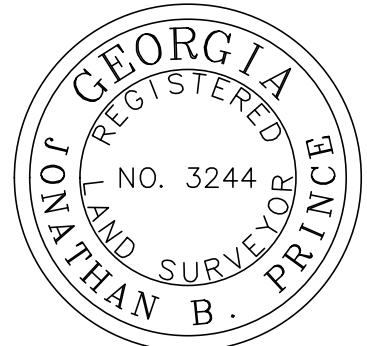
THE FIELDWORK WAS COMPLETED ON: 07/30/2021

DATE OF PLAT OR MAP: 08/02/2021

JONATHAN B. PRINCE, R.L.S. #3244

08/02/2021

DATE



LEGEND

- A = ARC LENGTH
- BL = BUILDING SETBACK LINE
- CL = CENTERLINE
- C&G = CURB & GUTTER
- CALC = CALCULATED POINT
- CB = CATCH BASIN
- CBX = CABLE BOX
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CMP = CORRUGATED METAL PIPE
- CTP = CRIMPED TOP PIPE
- D = DELTA ANGLE
- DB = DEED BOOK
- DI = DRAIN INLET
- DMH = DRAINAGE MANHOLE
- FI = FIRE HYDRANT
- HW = HEADWALL
- IE = INVERT ELEVATION
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- L.L.L. = APPARENT LAND LOT LINE
- LL = LAND LOT
- LP = LIGHT POLE
- MON = MONUMENT
- MTP = MASHED TOP PIPE
- NF = NOW OR FORMERLY
- NHW = OVERHEAD WIRE
- OTW = OPEN TOP PIPE
- PL = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R = RADIUS
- RW = RIGHT OF WAY
- RE = REBAR
- RE = RIM ELEVATION
- SMH = SANITARY SEWER MANHOLE
- SQFT = SQUARE FEET
- TSB = TRAFFIC SIGNAL BOX
- WV = WATER VALVE

SYMBOL LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BUILDING OUTLINE
- UNDERGROUND SEWER LINE
- UNDERGROUND DRAINAGE LINE

SCHEDULE B-II EXCEPTIONS

1-7 - STANDARD EXCEPTIONS, NOT ADDRESSED.

- EASEMENT RIGHTS TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 17843, PAGE 523, FULTON COUNTY, GEORGIA RECORDS, AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 18232, PAGE 58, FULTON COUNTY, GEORGIA RECORDS, AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS, AFFECTS PROPERTY AND IS SHOWN ON SURVEY.
- ACCESS PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS, APPEARS TO AFFECT PROPERTY (EXHIBIT "A" IS ILLEGIBLE) AND IS SHOWN ON THE SURVEY AS BEING WITHIN THE EASEMENT DESCRIBED IN EXCEPTION 13 OF THIS COMMITMENT.
- ACCESS EASEMENT AGREEMENT AS TO RIGHT OF WAY RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS, DOES NOT AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.
- ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 179, FULTON COUNTY, GEORGIA RECORDS, AFFECTS PROPERTY AND IS SHOWN ON SURVEY.
- UTILITY EASEMENT RECORDED IN DEED BOOK 58496, PAGE 213, FULTON COUNTY, GEORGIA RECORDS, AFFECTS PROPERTY AND IS SHOWN ON SURVEY.
- NOT ADDRESSED, PARCEL IDENTIFICATION INFORMATION ONLY, NOT A SURVEY MATTER.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 21-1493-GA WITH AN EFFECTIVE DATE OF 06/08/2021. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS 12 MARKED REGULAR PARKING SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE FULTON COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.1.V. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- TREES SHOWN ARE SURVEYED FOR THEIR HORIZONTAL LOCATION AND/OR SIZE. IDENTIFICATION AND/OR NAME VERIFICATION OF ALL TREES SHOULD BE CONFIRMED BY A PROFESSIONAL IN THAT FIELD.

RECORDED IN DEED BOOK 6889, PAGE 88, FULTON COUNTY RECORDS, AND THAT PORTION OF THE SUBJECT PROPERTY TAKEN BY DECLARATION OF TAKING IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 1784, PAGE 523, FULTON COUNTY RECORDS.

TRACTS 1, 2 AND 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.4529 ACRES (106,848 SQUARE FEET) LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, AT THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 54 MINUTES 47 SECONDS EAST 290.05 FEET TO A POINT, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 117.00 FEET TO A POINT, THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT, THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND, THENCE SOUTH 78 DEGREES 18 MINUTES 46 SECONDS EAST 290.05 FEET TO A POINT, THENCE NORTH 00 DEGREES 23 MINUTES 23 SECONDS WEST 259.84 FEET TO A CLOSED TOP PIPE FOUND, THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT, THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 117.00 FEET TO A POINT, THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT, THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND, THENCE SOUTH 78 DEGREES 18 MINUTES 46 SECONDS EAST 290.05 FEET TO A POINT, THENCE NORTH 00 DEGREES 23 MINUTES 23 SECONDS WEST 259.84 FEET TO A CLOSED TOP PIPE FOUND, THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT, THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 117.00 FEET TO A POINT, THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT, THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND, THENCE SOUTH 78 DEGREES 18 MINUTES 46 SECONDS EAST 290.05 FEET TO A POINT, THENCE NORTH 00 DEGREES 23 MINUTES 23 SECONDS WEST 259.84 FEET TO A CLOSED TOP PIPE FOUND, THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT, THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS.

LEGAL DESCRIPTION (AS SURVEYED)

SUBJECT PARCEL

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.454 ACRES (106,904 SQUARE FEET) LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT TO BE SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GEORGIA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF AN ABANDONED ROAD FORMERLY KNOWN AS MORRIS ROAD AND CURRENTLY KNOWN AS OLD MORRIS ROAD (HAVING A 30' RIGHT-OF-WAY); THENCE PROCEEDED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, S89°20'12"E A DISTANCE OF 15.87 FEET TO A POINT; THENCE N89°20'12"E A DISTANCE OF 41.93 FEET TO A FOUND CONCRETE MONUMENT; THENCE N89°48'26"E A DISTANCE OF 7.10 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.20 FEET HAVING A RADIUS OF 788.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S85°47'30"E A CHORD DISTANCE OF 117.08 FEET TO A FOUND 1/2" REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, S18°31'40"E A DISTANCE OF 200.00 FEET TO A CALCULATED POINT TO BE SET; THENCE S87°45'04"E A DISTANCE OF 89.06 FEET TO A CALCULATED POINT TO BE SET; THENCE S87°45'04"E A DISTANCE OF 89.06 FEET TO A CALCULATED POINT TO BE SET, LOCATED IN THE ASPHALT PAVING OF MORRIS ROAD AND ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE S80°25'15"E A DISTANCE OF 210.27 FEET TO A FOUND 5/8" REBAR & CAP; THENCE CONTINUING ALONG SAID LAND LOT LINE S80°25'15"E A DISTANCE OF 49.64 FEET TO A CALCULATED POINT TO BE SET; THENCE DEPARTING SAID LAND LOT LINE N78°10'35"W A DISTANCE OF 259.20 FEET TO A CALCULATED POINT TO BE SET ON THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD N15°16'10"W A DISTANCE OF 185.27 FEET TO A CALCULATED POINT TO BE SET; THENCE N17°11'19"W A DISTANCE OF 35.38 FEET TO A CALCULATED POINT TO BE SET; THENCE N18°03'30"W A DISTANCE OF 199.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS.

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT-3005LW TOTAL STATION.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 80% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.04".

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA. PANEL # 13121C0059F EFFECTIVE DATE: 09/18/2013

THE CURRENT PROPERTY OWNER IS PIPER FUND HOLDING LLC PER DEED BOOK 59582, PAGE 618 OF FULTON COUNTY, GEORGIA RECORDS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

This Drawing is the Property of IronStone Surveying and is an Instrument of Service. It is not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

DATE	TREE SPECIES	DESCRIPTION OF REVISION
10/22/21		
1	210257	No.
1	210257	Job No.

IronStone SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

ALTANSPS LAND TITLE SURVEY
BRIDGE ROAD HOLDINGS, LLC
IN LAND LOT 856, DISTRICT 1, SECTION 2, FULTON COUNTY, GEORGIA

Original Plot Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/W/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	1 of 1

LOCATION MAP

NOT TO SCALE

SITE ADDRESS: OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005



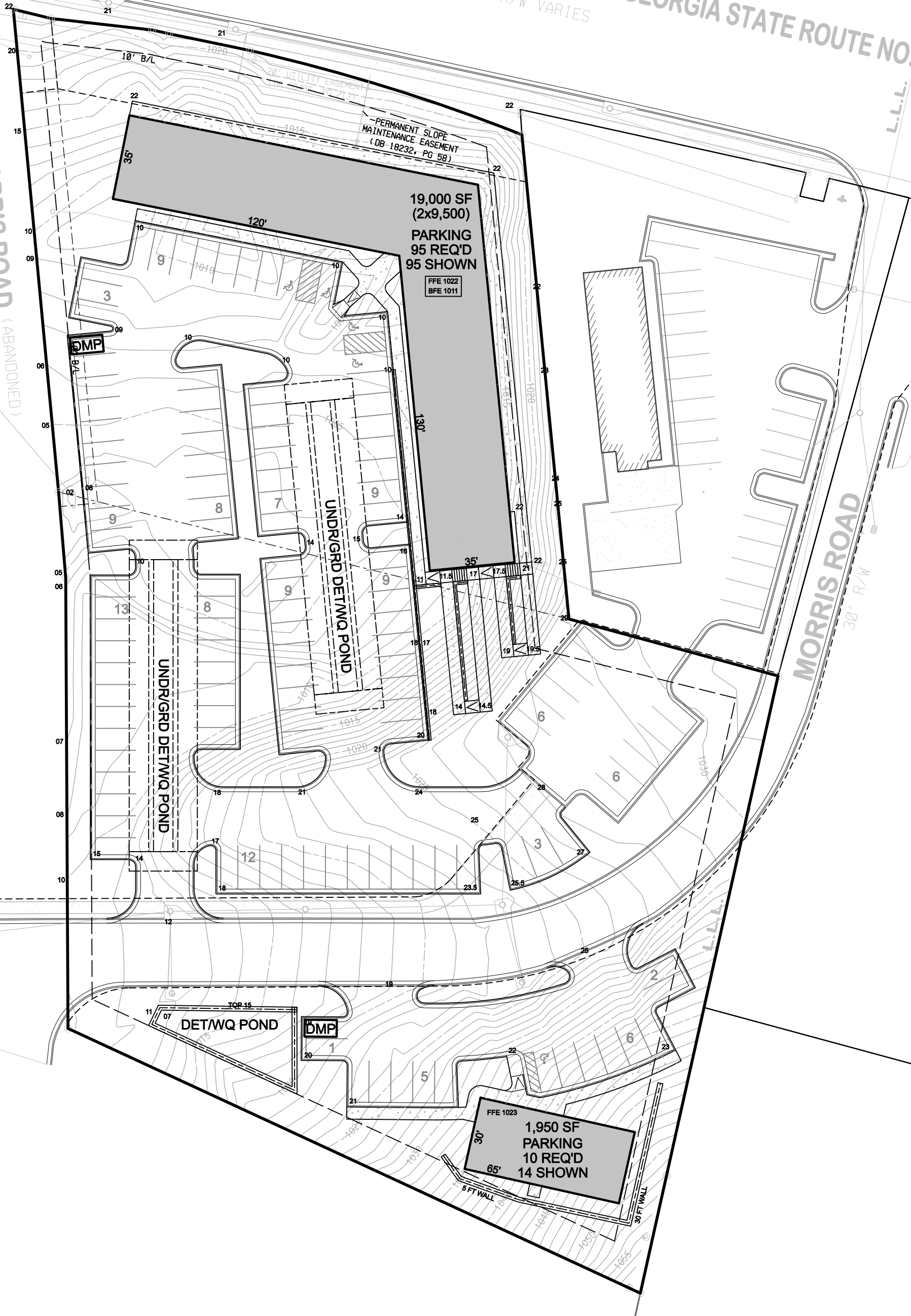
Contact 811 before you dig.

OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120
R/W VARIES

PERMANENT SLOPE
MAINTENANCE EASEMENT
(DB 17843, PG 323)

OLD MORRIS ROAD
(ABANDONED)

30' R/W



MORRIS ROAD
30' R/W

Tract 1

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

To find the Point of Beginning, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road with the easterly right-of-way of Morris Road (30-foot right-of-way); thence South 18 degrees 22 minutes 52 seconds East 199.47 feet to a point, at the Point of Beginning; thence North 88 degrees 54 minutes 47 seconds West 16.15 feet to a closed top pipe found at the easterly right-of-way of Morris Road; thence South 17 degrees 45 minutes 20 seconds East along the easterly right-of-way of Morris Road 185.27 feet to an iron pin found; thence South 13 degrees 14 minutes 21 seconds East along the easterly right-of-way of Morris Road 185.27 feet to an iron pin found; thence South 78 degrees 08 minutes 46 seconds East 259.85 feet to a point; thence North 00 degrees 23 minutes 44 seconds East 259.84 feet to a closed top pipe found; thence North 87 degrees 51 minutes 34 seconds West 88.90 feet to a point; thence North 88 degrees 54 minutes 47 seconds West 200.00 feet to a point, at The Point of Beginning.

Tract 2

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 855 and 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road (30-foot right-of-way) having State plane coordinate values NAD 27, of North equals 1479961.71 and East equals 468993.87 which point is the Point of Commencement; thence south 89 degrees 04 minutes 39 seconds east a distance of 15.88 feet to a point which is located at State plane coordinate values NAD 27, of north 1479961.45 and East equals 469011.69 which point is the POINT OF BEGINNING; thence North 83 degrees 29 minutes 51 seconds East along the southerly right-of-way of State Bridge Road 44.03 feet to a point; thence South 87 degrees 12 minutes 00 seconds East along the southerly right-of-way of State Bridge Road 4.87 feet to a point; thence northeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 33.60 feet (subtended by a chord North 88 degrees 17 minutes 26 seconds East 33.60); thence continuing southeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 117.50 feet (subtended by a chord South 85 degrees 29 minutes 23 seconds East 117.38 feet) to a point; thence South 18 degrees 33 minutes 22 seconds East 200.00 feet to a point; thence North 18 degrees 22 minutes 52 seconds West 199.47 feet to a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road, at the Point of Beginning.

Tract 3

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of State Bridge Road (State Route 120) having a 100-foot right-of-way and the easterly right-of-way of Morris Road, having a 60-foot right-of-way; thence South 18 degrees 00 minutes East, along the 60-foot right-of-way line of Morris Road for a distance of 200.00 feet to an iron pin; thence South 72 degrees 00 minutes West a distance of 15.0 feet to an iron pin; thence North 18 degrees 00 minutes West a distance of 205.2 feet to a point on the southerly right-of-way line of State Bridge Road; thence South 89 degrees 00 minutes East a distance of 15.9 feet to an iron pin on said right-of-way and the point of beginning.

Less and Except that portion of subject property conveyed to the Department of Transportation, recorded in Deed Book 6889, Page 88, Fulton County Records; and that portion of subject property taken by Declaration of taking in favor of Department of Transportation recorded in Deed Book 17843, Page 323, Fulton County Records.

Tracts 1, 2 and 3 being more particularly described as follows:

All that lot, tract or parcel of land containing 2.4529 Acres (106,848 square feet) lying and being in Land Lots 855 & 856 of the 1st District, 2nd Section of Fulton County Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southern right-of-way of State Bridge Road, also known as Old Milton Parkway and GA State Route No. 120 (having a variable width right-of-way) and the eastern right-of-way of Morris Road (having a 30 foot right-of-way); thence proceed along said southern right-of-way of State Bridge Road, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST a distance of 15.87 feet to a point; thence NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST a distance of 44.03 feet to a point; thence SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST a distance of 4.87 feet to a concrete monument found; thence along a curve turning to the right with an arc length of 33.60 feet having a radius of 6402.63 feet and being subtended by a chord bearing of NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST a distance of 33.60 feet to a point; thence along a curve turning to the right with an arc length of 117.50 feet having a radius of 768.51 feet and being subtended by a chord bearing of SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST a distance of 117.38 feet to an iron pin found (1/2 inch rebar); thence departing said right-of-way of State Bridge Road, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST a distance of 200.00 feet to an iron pin set; thence SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST a distance of 89.06 feet to an iron pin found (1/2 inch rebar), located on the eastern land lot line of land lot 856; thence along said land lot line SOUTH 00 DEGREES 23 MINUTES 44 SECONDS EAST a distance of 259.91 feet to an iron pin set; thence departing said land lot line NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST a distance of 259.20 feet to an iron pin found (1 inch crimp top pipe) located on the eastern right-of-way of Morris Road; thence along the eastern right-of-way of Morris Road NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST a distance of 185.27 feet to a point; thence NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST a distance of 35.38 feet to an iron pin found (1 inch crimp top pipe); thence NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST a distance of 199.27 feet to an iron pin set at the intersection of the southern right-of-way of State Bridge Road, said iron pin being the POINT OF BEGINNING.

Together with:

Easement parcels:

Non-Exclusive Access Easement as set forth in Access Easement Agreement recorded in Deed Book 56721, page 514, as amended in First Amendment to Access Easement Agreement recorded in Deed Book 58496, page 191, Fulton County, Georgia Records.

And:

Non-Exclusive Access Easement as set forth in Access, Parking and Storm Water Easement Agreement recorded in Deed Book 56925, page 627, as amended in First Amendment to Access, Parking and Storm Water Easement Agreement recorded in Deed Book 58496, page 202, Fulton County, Georgia Records.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-22-08/V-22-12 SOUTH OF WILLS PARK

PLANNING COMMISSION: JUNE 9, 2022

CITY COUNCIL: JUNE 27, 2022

II. RECOMMENDATION:

Approve Z-22-08/V-22-12 South of Wills Park and Deny variance request to eliminate the landscape strip along South Main Street, subject to the following conditions:

1. Approximately 5.5 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by Pond, dated 5/10/22, 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. Architecture and materials shall be developed substantially similar to the submitted renderings, dated 5/5/22, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Townhomes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 9.93 dwelling units per acre.
4. Building heights shall not exceed 4 stories and 50'.
5. Townhomes shall have direct vehicular access from a street or alley, as depicted on the site plan prepared by Pond, dated 5/10/22.
6. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
7. Developer shall improve the Wills Road streetscape as follows: minimum 6' planter planted with street trees, 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
8. Streets and alleys shall be developed as depicted on the site plan prepared by Pond, dated 5/10/22, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
9. Landscape strips shall be required in areas behind the sidewalk along both sides of internal streets, not including alleys. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
10. Landscape strips along South Main Street and Wills Road shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff. Subdivision decorative fencing and columns may be placed within the landscape strip along South Main Street, as approved by Staff.
11. Developer shall provide an enhanced pedestrian crossing at South Main Street and Wills Road, which shall include color pavement markings and signage, as approved by GDOT and Staff. Enhanced pedestrian crossing shall be eligible for impact fee credits, as approved by Staff.
12. Undisturbed buffers, replanted where sparse, shall be provided as depicted on the site plan prepared by Pond, dated 5/10/22. Evergreen trees and shrubs shall be planted along the south and east property lines and along the property line north of Units 6-13, as approved by Staff.

13. Property owner acknowledges that redevelopment of the properties to the north, east and south with non-residential uses shall not require a buffer adjacent to the subject property.
14. Project entrance shall be gated and shall include a decorative paver apron, landscaping, brick wall and fencing with columns substantially similar to the submitted renderings, dated 5/5/22.
15. Subdivision sign shall be substantially similar to the submitted renderings, dated 5/5/22, and shall have a 0' setback along Wills Road, as approved by Staff.
16. Open space shall be developed substantially similar to the site plan prepared by Pond, dated 5/10/22, except that the optional bicycle path in the civic space shall be removed and stairs shall accommodate a bicycle wheel path, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. Developer shall save trees as depicted on the site plan prepared by Pond, dated 5/10/22. Tree saves shall be limited to trees in fair to good condition and with CRZ impacts of no more than 30% which may be subject to tree care, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
19. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
20. HVAC and similar equipment shall not be visible from the public right-of-way.
21. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
22. Stormwater management facilities may be placed underground within the private street as depicted on the site plan prepared by Pond, dated 5/10/22, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.
23. Garbage pickup shall be from within the development.
24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, AAI South Main St, LLC, is requesting a rezoning and variances to allow for the construction of 55 'For-Sale' townhomes on 5.54 acres in the Downtown. A rezoning is requested from C-1 (Neighborhood Commercial) and LI (Light Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow 15 townhome units to be front loaded, reduce minimum driveway length on 17 townhome units, allow encroachments into the undisturbed buffers, allow a 0' setback for a subdivision sign, and eliminate and reduce landscape strips along South Main Street and new private streets. The subject property is located at 0 State Highway near the southeast corner of Highway 9 (South Main Street) and Wills Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of 55 'For-Sale' townhomes on 5.54 acres in the Downtown. The proposed density is 9.93 dwelling units per acre. The applicant proposes a rezoning from C-1 (Neighborhood Commercial) and LI (Light Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow 15 townhome units to be front loaded, reduce minimum driveway length on 17 townhome units, allow encroachments into the undisturbed buffers, allow a 0' setback for a subdivision sign, and eliminate and reduce landscape strips along South Main Street and new private streets. The subject property is located at 0 State Highway near the southeast corner of Highway 9 (South Main Street) and Wills Road.

The undeveloped property is wooded. Surrounding properties are zoned C-1 and DT-MU to the north, and C-2 (General Commercial) to the west and east. Xavier and Sons Auto Body & Paint is located to the north and west, City of Roswell to the west, Public Storage to the east, Georgia Power (City of Roswell) to the south and Atlanta Saddlery, Autobrite Car Wash and The Porch on South Main are located to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed townhomes and density.

As show in the table below, the applicant requests variances to modify Downtown Overlay site regulations (building orientation, minimum driveway length and buffers) and general Unified Development Code (UDC) regulations pertaining to subdivision sign setbacks and landscape strips. The property is situated between three (3) commercial properties, has multiple road frontages and has significant topography. In addition, the Wills Road right-of-way is setback approximately 60' from the existing curb line of the road. The variance to eliminate the landscape strip along South Main Street does not appear to be necessary as sufficient area is available to accommodate the requirement.

Applicant's Variance Requests

UDC Section	Applicant's Request
Downtown Overlay – UDC Section 2.4.6(B)	Allow 15 townhomes to be front loaded
Downtown Overlay – UDC Section 2.4.6(D)	Reduce driveways on 17 townhome units from 18' to 12'
Downtown Overlay – UDC Section 2.6.2(A)	Allow private street and on-street parking within a 50' undisturbed buffer
UDC Section 2.6.13(B)	Reduce the setback for a subdivision sign from 10' to 0'
UDC Section 3.2.8(D)(1)	Eliminate the 10' landscape strip along South Main St and reduce landscape strips along new streets

The table below identifies residential approvals in the Downtown since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density is similar to densities approved on South Main Street under the DT-MU district, such as The Maxwell and Mayfair on Main.

Downtown – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
236/244 North Main St	11 SFD	1.6 acres	6.8 du/ac
Mayfair on Main-217 South Main St	13 SFD, 11 TH	2.3 acres	10.4 du/ac
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	1.5 acres	16 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac

Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac
The Atley	86 TH/36 Condo (Mid)	15.3	7.97 du/ac

SITE PLAN

The submitted site plan depicts 55, three (3) and four (4) story 'For-Sale' townhomes with gated access from a new driveway off Wills Road. A network of private streets and alleys are depicted on the site plan. Most townhomes, 40 units, are rear loaded with the remaining to be front loaded. Five (5) townhome units will be 24' wide and the remaining units will be 26' wide. Townhomes are setback approximately twenty feet (20') on Wills Road and approximately 60' on South Main Street. A minimum five-foot (5') setback is provided along private streets. Minimum building setbacks meet or exceed the DT-MU development standards.

The site plan accommodates the South Main Street GDOT improvements, which includes twelve-foot (12') sidewalks. A six-foot (6') sidewalk is depicted on Wills Road and minimum five-foot (5') sidewalks are depicted in a loop system throughout the development. Undisturbed buffers are provided adjacent to the auto body shop and along South Main Street at the northeast corner of the property. Although they are not platted, buffer areas are provided on the adjacent properties to the east and north. The site plan depicts pervious areas of sufficient size to accommodate the landscape strip requirements along Wills Road and South Main Street.

Each townhome unit will have two (2) side-by-side parking spaces within a garage and 38 of the 55 units will have a Code-compliant driveway accommodating two (2) additional cars. 24 on-street, guest parking spaces are provided in close proximity to the seventeen (17) units without the minimum eighteen-foot (18') driveways. The Downtown Code requires 138 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 210 parking spaces are provided on the site plan.

The site plan depicts 1.19 acres, or 21.5% of open space within the proposed development. Amenity space is proposed to include a clubhouse and pool near the entrance to the development and a central green with sidewalks. Civic space is depicted along South Main Street and includes an optional bicycle path, bicycle rack and stairs. The DT-MU district requires a minimum 10% amenity space and 10% civic space.

Twelve (12) trees are depicted to be saved on the site plan, of which all are hardwoods. Tree saves are proposed along South Main Street, along the south property line and adjacent to the auto body shop. It is recommended that reasonable efforts be made by the developer of the property to save additional tree groupings and trees of quality.

A site plan depicts an underground stormwater management facility under an amenity space and private street, as well as a bioswale in the southeast corner of the site. The underground stormwater system located in the street would not obstruct access to townhomes as there are no driveways on that street section and there are alternative routes of access within the development.

RENDERINGS

The applicant submitted renderings depicting the townhomes along Wills Road and South Main Street. The submitted renderings depict three (3) and four (4) story townhome buildings with rooftop decks designed in the Federal and Greek Revival styles. Units will range in size from 2,600

to 4,000 square feet and will all be three (3) bedrooms. Façade materials will combine brick, stone, and stucco. The applicant's letter of intent indicates that price points will be between \$850,000 to \$1,000,000. According to the City's Downtown Consultant, the proposed renderings generally comply with the design regulations in the Downtown Overlay. The following comments were provided by the Downtown Consultant:

- Create offsets in building mass to visually differentiate main building massing from secondary building massing.
- Building facades that face public streets should be articulated as if they are front/primary elevations, with similar architectural treatment as the 'front' elevations are treated, including a regularized/organized rhythm of fenestration, with symmetrical composition.

TRAFFIC

The applicant provided a trip generation report, which estimates that the proposed 55 townhome units would generate 24 AM Peak Hour trips and 29 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 – 55 Townhomes

School	Single Family Average #
Manning Oaks Elementary School	0 to 12 students
Northwestern Middle School	0 to 4 students
Milton High School	1 to 11 students
TOTAL	1 to 27 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 27 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School is approaching maximum capacity and Milton High School is over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The requested zoning district, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The proposal should not have significant impacts on the natural environment. Tree saves are depicted on the applicant's site plan.

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

Response: The property is currently zoned C-1 and LI, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. The requested zoning district, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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 zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning to allow a residential development would increase demand on schools and parks.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested zoning district, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'.

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

Response: The request should not negatively impact public health, safety or welfare. The proposed zoning is consistent with the future land use designation of the property.

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

Response: The property is currently zoned C-1 and LI, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. The requested zoning district, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed DT-MU zoning district, use and density.

VARIANCE REVIEW CRITERIA

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

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

Response: The property is situated between three (3) commercial properties, as well as having multiple road frontages and the topography of the property are hardships that contribute to the requested variances. 24 on-street parking spaces are proposed to offset the reduced driveways. Additionally, the Wills Road right-of-way is setback approximately 60' from the existing curb line of the road. The sign ordinance would require that the subdivision sign on the entrance wall be setback an additional ten feet (10'), or a total of 70' from Wills Road.

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

Response: Application of the ordinance would create an unnecessary hardship given the topography of the property, multiple road frontages and location between three (3) commercial properties. The undisturbed buffer requirement would discourage residential development in the South Main Street corridor. However, the request to eliminate to the landscape strip along South Main Street does not appear to be necessary as sufficient area is available to accommodate the requirement.

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

Response: The property is situated between three (3) commercial properties, as well as having multiple road frontages and the topography of the property are hardships that contribute to the requested variances. 24 on-street parking spaces are proposed to offset the reduced driveways. Additionally, the Wills Road right-of-way is setback approximately 60' from the existing curb line of the road. The sign ordinance would require that the subdivision sign on the entrance wall be setback an additional ten feet (10'), or a total of 70' from Wills Road.

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

Response: Relief, if granted, would not cause a substantial detriment to the public good. The property has several hardships that support the applicant's proposed variances. However, the request to eliminate to the landscape strip along South Main Street does not appear to be necessary as sufficient area is available to accommodate the requirement.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and comprehensive land use plan designation of the property. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use (residential and commercial) developments. The proposed density is consistent with densities approved on South Main Street in the DT-MU district.

There are exceptional conditions pertaining to the property due to its topography, multiple road frontages and location between three (3) commercial properties. Application of the undisturbed buffer requirement would discourage residential development in the South Main Street corridor. The applicant proposes on-street, guest parking to offset reduced driveways and the subdivision sign would be setback approximately 60' from the Wills Road curb line. However, the request to eliminate to the landscape strip along South Main Street does not appear to be necessary as sufficient area is available to accommodate the requirement.

CITIZEN PARTICIPATION PLAN

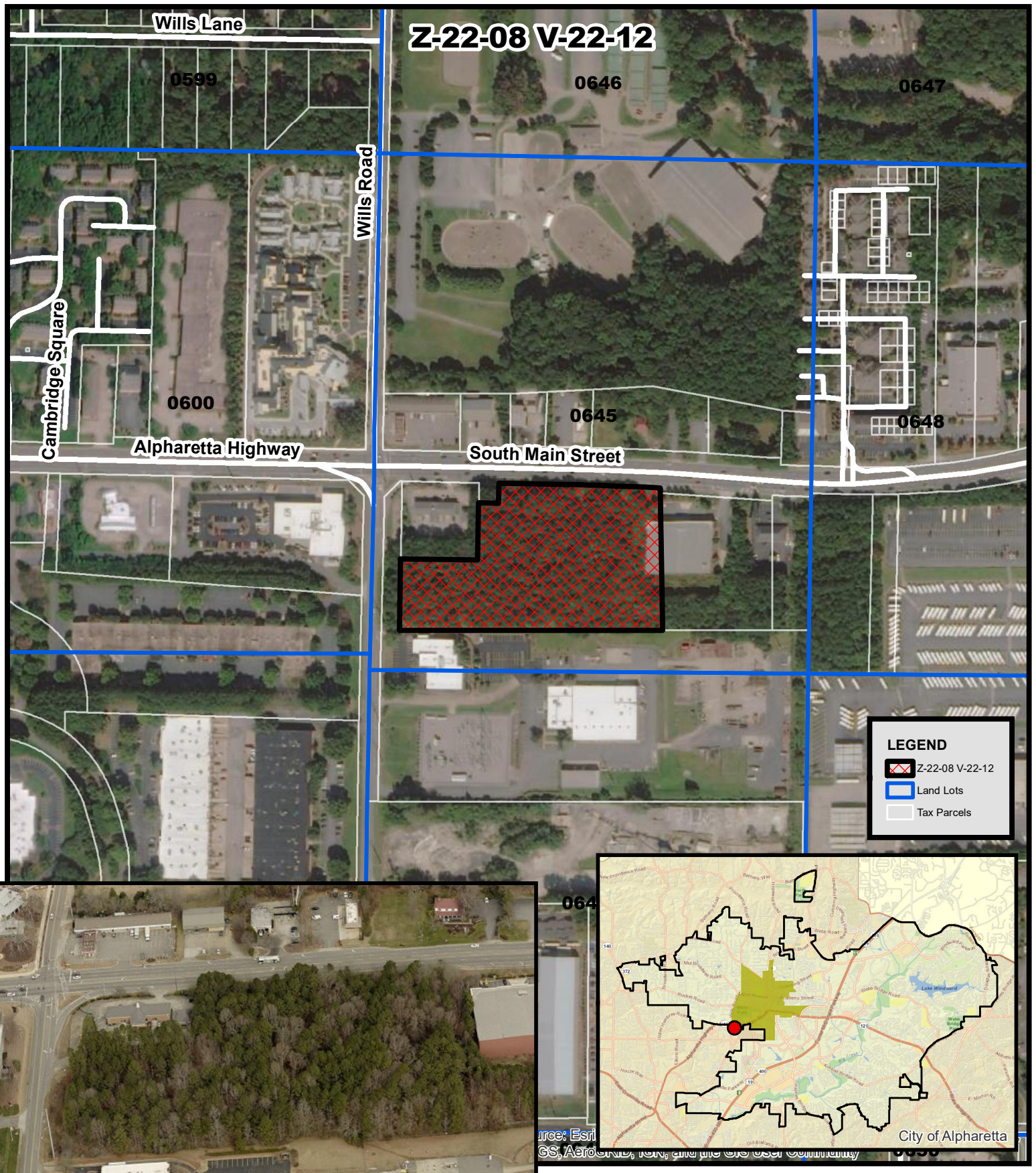
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on May 11, 2022. There were public comments with concerns over traffic, guest parking, GDOT project impacts, and safety issues with pedestrians crossing at South Main Street over to Wills Park.

IV. ATTACHMENTS:

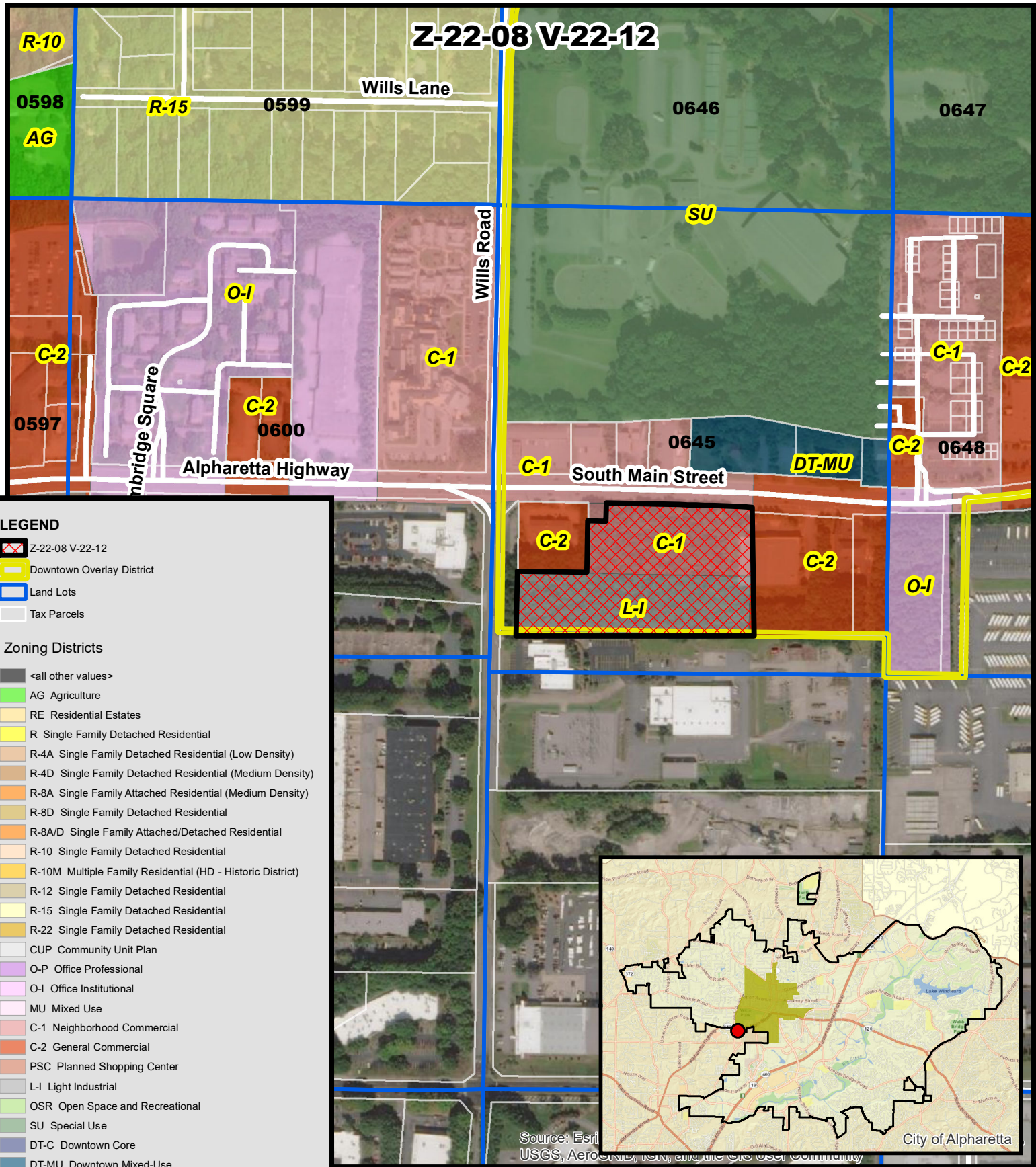
- Site Plan
- Renderings



Aerial Map **South of Wills Park** **0 State Highway 9**

Z-22-08 V-22-12
D/LL: 1/2/0645
PC: 6/02/22
CC: 6/27/22

Location Map Provided by:
Community Development - GIS



Zoning Map South of Wills Park 0 State Highway 9

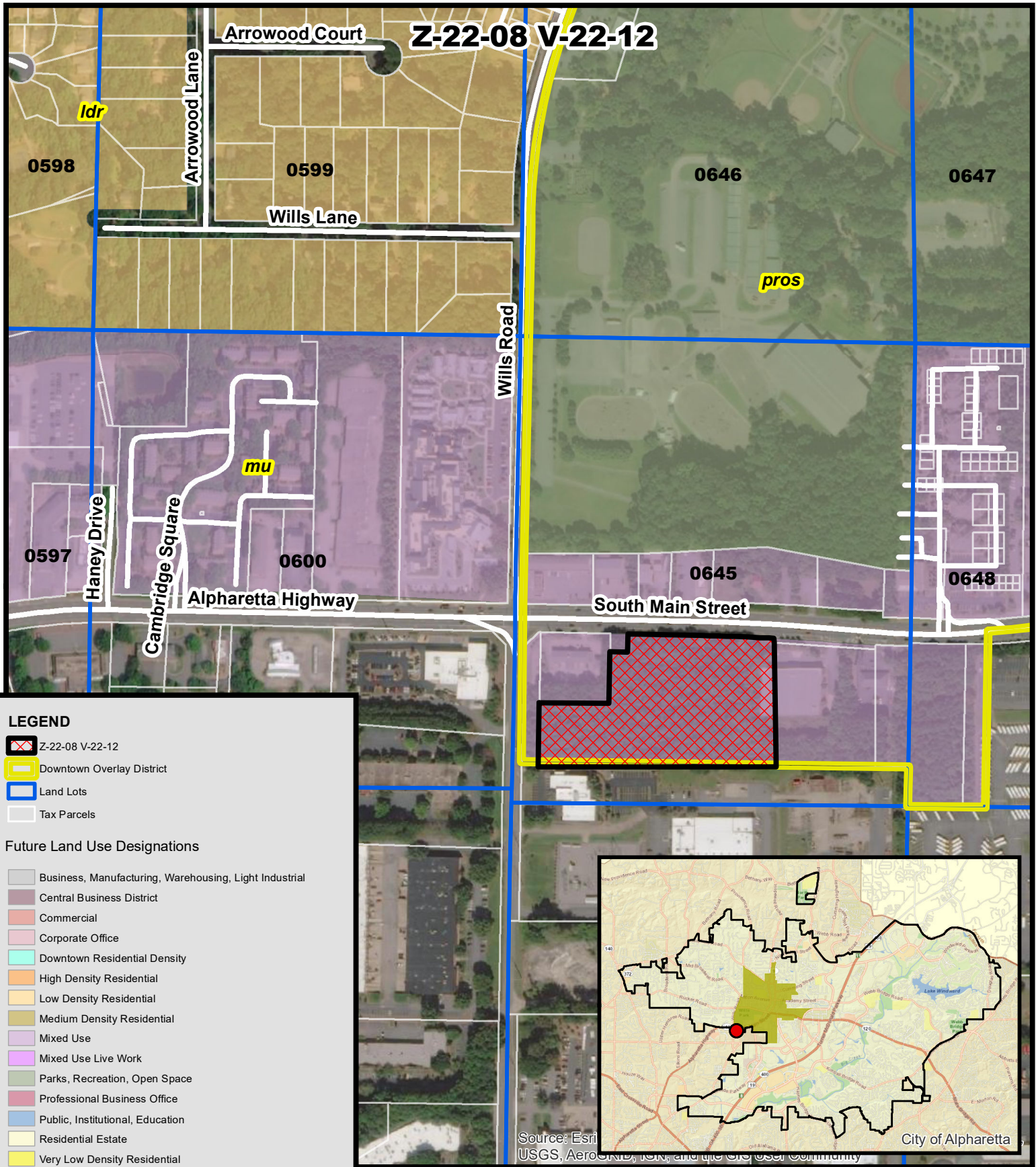
Z-22-08 V-22-12

D/LL: 1/2/0645

PC: 6/02/22

CC: 6/27/22

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



Future Land Use Map South of Wills Park 0 State Highway 9

Z-22-08 V-22-12

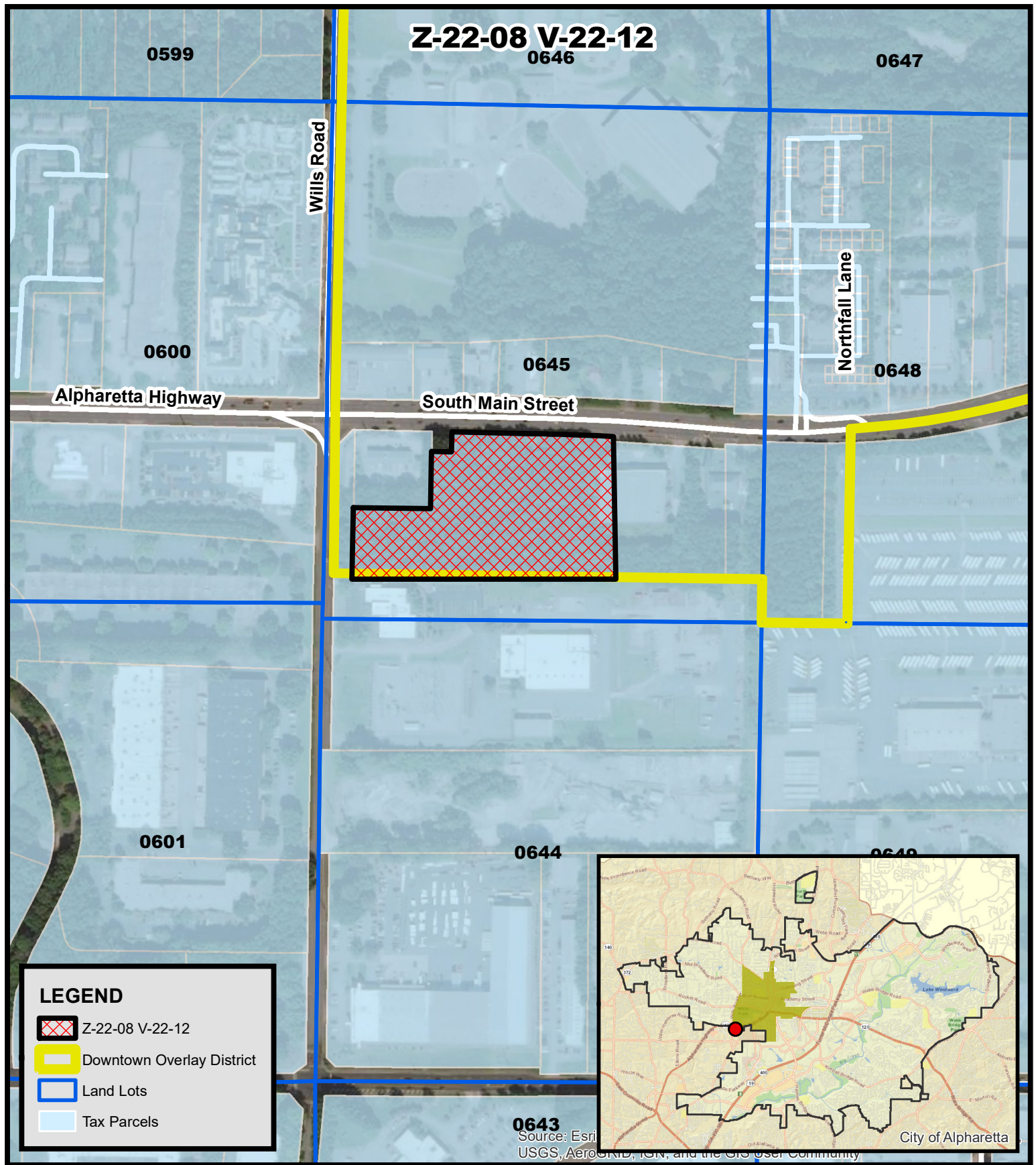
D/LL: 1/2/0645

PC: 6/02/22

CC: 6/27/22

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



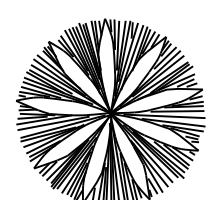


Location Map
South of Wills Park
0 State Highway 9

Z-22-08 V-22-12
D/LL: 1/2/0645
PC: 6/02/22
CC: 6/27/22

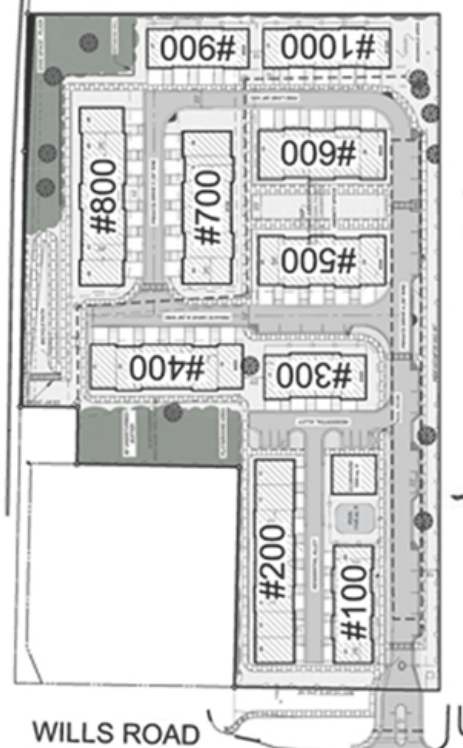
Location Map Provided by:
Community Development - GIS

SPECIMAN TREE TO BE SAVED

[illegible]

B

MAIN STREET



WILLS ROAD

A



A-PERSPECTIVE VIEW@MAIN ENTRANCE ON WILLS ROAD



B-PERSPECTIVE VIEW@SECONDARY GATE ON MAIN STREET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
MAY 05, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA





FRONT ELEVATION BUILDING 100



FRONT ELEVATION BUILDING 200

06.01.2022

ARTIST'S CONCEPTUAL SKETCH SUBJECT TO CHANGE
MARCH 8, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA



HARRISON DESIGN

ARCHITECTURE - INTERIORS - LANDSCAPE ARCHITECTURE

AAI DEVELOPMENT – ALPHARETTA TOWNHOMES

MEMO No. 001

HD Proj. No. : 225369.00

March 28, 2022

PROJECT: AAI Development Townhomes
Next to 1675 Alpharetta Hwy
Alpharetta, GA 30009
City of Alpharetta

OWNER: AAI Development
375 Milledge Ave SE,
Atlanta, GA 30312
Dimitri Gach, Dimitri.gach@aaidevelopment.com
Aviel Biton, aviel.biton@aaidevelopment.com

MEMO

TO: City of Alpharetta Zoning Review Board

SENT VIA EMAIL

RE: Description of Architectural Styles and Materials

AAI Development – Alpharetta Townhomes

1. Architectural Style:
 - a. Federal Style
 - i. The project's exterior design derives from Federal and Greek Revival townhome styles updated with features currently desired by investors and purchasers.
2. Materials:
 - a. Exterior walls – stone (natural and/or synthetic), brick (light colored), stucco
 - b. Trim – wood or pvc
 - c. Windows – aluminum or vinyl clad
 - d. Roof – architectural shingles

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: South of Wills Park Z-22-08/V-22-12

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

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

No comments or concerns were received from the mailed notifications. The applicant will be attending the Community Zoning Information Meeting on May 11, 2022 and may receive community input at that time.

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

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

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

Copies of the mailing receipt, showing the names and addresses of the individuals contacted, along with a copy of the Notification letter are attached.

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: _____

Print Form

1105 W. Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309-3592
Tel: 404 815-3500 www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
kzickert@sgrlaw.com

APRIL 1, 2022

RE: 0 State Highway 9, Alpharetta, Georgia
Tax Parcel No.: 12-296006450344

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail AAI South Main St, LLC's request involving property at 0 State Highway 9, Alpharetta, Georgia. AAI South Main St, LLC seeks permission to develop 55 attached townhomes on the tract, with access limited to Wills Road. Their Application to the City of Alpharetta requests the following:

1. Rezone from General Commercial (G-2) and Light Industrial (L-I) to Downtown Mixed-Use (DT-MU);
2. Concurrent variances from 2.4.6, 2.6.13.B, and 3.2.8 of the City of Alpharetta UDC.
3. Approval to allow private drives, a gates community and to place underground detention within the 50' buffer.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, May 11, 2022 at 6:00 p.m. at City Hall, 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback. If additional meetings seem advisable, then of course we will also have them.

This item will be considered by the Planning Commission on Thursday, June 2, 2022 at 6:30 PM and City Council on Monday, June 27, 2022 at 6:30 PM. All meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3500 or kzickert@sgrlaw.com.

Sincerely,



Kathryn M. Zickert

cc: Ms. Kathi Cook
Mr. Dimitri Gach





Name and Address of Sender	Check type of mail or service	Postage and Fees														
Cathy Ellington Smith, Gambrell & Russell, LLP Suite 1000 1105 West Peachtree NE Atlanta, GA 30309	☐ Adult Signature Required ☐ Priority Mail Express	Af (for Po.	Hasler 04/21/2022 US POSTAGE \$11.88 ⁰  ZIP 30301 011D11636292													
	☐ Adult Signature Restricted Delivery ☐ Registered Mail															
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	SHAH D N 1670 HWY 9 SOUTH ALPHARETTA GA 30009	.54	.47													
2.	AUTO-BRITE INC 1710 ALPHARETTA HWY ALPHARETTA GA 30009	.54	.47													
3.	WILLS ROAD LLC 5481 MORTON RD ALPHARETTA GA 30022	.54	.47													
4.	NORTHMEADOW BUSINESS PARK PROPERTY OWNER LLC 1114 AVENUE OF THE AMERICAS FLOOR 37 NEW YORK NY 10036	.54	.47													
5.	MORLEY HOLDINGS COFFEE PLANTATION LLC 7560 INDUSTRIAL CT ALPHARETTA GA 30004	.54	.47													
6.	DAL YORK ASSOCIATES 80 CUTTERMILL RD 5TH FL GREAT NECK NY 11023	.54	.47													
7.	CITY OF ALPHARETTA 2 SOUTH MAIN ST ALPHARETTA GA 30004-0117	.54	.47													
8.	GEORGIA POWER COMPANY TAX DEPT BIN 10120 241 RALPH MCGILL BLVD NE ATLANTA GA 30308-3374	.54	.47													

A. Scott

9.	MORLEY HOLDINGS COFFEE PLANTATION LLC 14765 GLENN CREEK WAY ALPHARETTA GA 30004	.54	.47															
10.	EHW INVESTMENTS LLC P O BOX 3507 JACKSON MS 39207	.54	.47															
11.	MARCUS ERIN & O CALLAGHAN JAMES P III 10594 NORONA ISLAND ST LAS VEGAS NV 89179	.54	.47															
12.	GEORGIA POWER COMPANY TAX DEPT BIN 10120 241 RALPH MCGILL BLVD NE ATLANTA GA 30308-3374	.54	.47															
13.	VILLAGE PARK AT WILLS LLC 3424 PEACHTREE RD STE 1780 NORCROSS GA 30092	.54	.47															
14.	NORTHMEADOW BUSINESS PARK PROPERTY OWNER LLC 1114 AVENUE OF THE AMERICAS FLOOR 37 NEW YORK NY 10036	.54	.47															
15.	MORLEY HOLDINGS COFFEE PLANTATION LLC 7560 INDUSTRIAL CT ALPHARETTA GA 30004	.54	.47															
16.	ARGOS READY MIX LLC 757 N ELDRIDGE PKWY HOUSTON TX 77079	.54	.47															
17.	WALLER THOMAS B 128 SAVANNA ESTATES DR CANTON GA 30115	.54	.47															
18.	PS SOUTHEAST TWO LLC 701 WESTERN AVE GLENDALE CA 91201	.54	.47															
19.	WAFFLE HOUSE INC P O BOX 6450 NORCROSS GA 30091	.54	.47															

A. Scott

20.	NORTH FULTON PHARMACY PROFESSIONAL CENTER LLC 1006 CHERBURY LN ALPHARETTA GA 30022	.54	.47														
21.	500 S MAIN ST LLC P O BOX 922028 NORCROSS GA 30010	.54	.47														
22.	FULTON COUNTY BOARD OF EDUCATION 786 CLEVELAND AVE ATLANTA GA 30315	.54	.47														
23.																	
24.																	
25.																	
26.																	
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30.																	

A. Scott



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.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-22-08 / V-22-12

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

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

Telephone: (404) 815-3500

Address: 1105 W. Peachtree Street

Suite: 1000

City: Atlanta

State: GA

Zip: 30309

Fax: _____

Mobile Tel: (404) 815-3704

Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 0 State Highway 9

Current Zoning: C-1, L-I

District: 12

Section: 2

Land Lot: 645

Parcel ID: 12 246006450344

Proposed Zoning: DT-MU

Current Use: Vacant, Undeveloped

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?

Residential Townhomes. See attached Letter of Intent for more detail.

Applicant's Request (Please itemize the proposal):

1. Rezone from C-1 and L-I to DT-MU
2. Secure variances from Sections 2.6.2, 3.2.8, 3.5.6, 2.4.6.B

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

To allow a proposed development of 55 attached, owner occupied single family townhomes at a density of ± 9.93 units per acre.

See attached Letter of Intent for further details.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: AAI South Main St, LLC

Telephone: _____

Address: 375 Milledge Avenue, SE

Suite: _____

City Atlanta

State: GA

Zip: 30312

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):

Kathryn M. Zickert

Name of Authorized Applicant: Smith, Gambrell & Russell, LLP

Telephone: 404.815.3500

Address: 1105 W. Peachtree Street, NE

Suite: 1000

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: _____

Date: 03.25.2022

Notary: Cathy M. Ellington

Notary Signature: _____

Date: March 25, 2022

My Commission Expires: March 13, 2025



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **AAI South Main St, LLC**

Subject Public Hearing Case: **South of Wills Park (0 State Hwy 9)**

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: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: **3/25/2022**

DISCLOSURE FORM

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Name of Applicant or Opponent: Kathryn M. Zickert, Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: **South of Wills Park (0 State Hwy 9)**

Campaign Contribution Information:

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Campaign Contribution Information:

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

Signature: _____

Kathryn M Zickert

Date: 03.31.2022

DISCLOSURE FORM

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Name of Applicant or Opponent: Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: South of Wills Park (0 State Hwy 9)

Campaign Contribution Information:

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

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Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

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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: 03.31.2022

DISCLOSURE FORM

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Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

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

Subject Public Hearing Case: South of Wills Park (0 State Hwy 9)

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

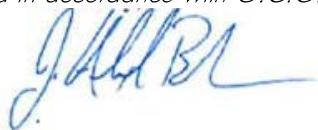
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: 03.31.2022

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 645 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at a right of way monument found at the southwestern end of the miter intersection of the southern right of way line of Maine Street (right of way width varies), also known as U.S. Highway 19, State Route 9 & 120 and Alpharetta Highway, and the eastern right of way line of Wills Road (right of way width varies); thence proceeding along said right of way line of Wills Road South 01 degrees 15 minutes 29 seconds West a distance of 197.00 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

From the Point of Beginning, as thus established, leaving Wills Road and proceeding South 88 degrees 33 minutes 04 seconds East a distance of 225.00 feet to a 1/2 inch rebar set; thence North 01 degrees 21 minutes 15 seconds East a distance of 166.16 feet to a 1/2 inch rebar set on the southern right of way line of Maine Street; thence proceeding along said right of way line of Maine Street the following courses and distances: South 89 degrees 00 minutes 26 seconds East a distance of 58.11 feet to a 1/2 inch rebar set, North 00 degrees 59 minutes 34 seconds East a distance of 58.67 feet to a 1/2 inch rebar set, South 88 degrees 50 minutes 32 seconds East a distance of 261.44 feet to a 1/2 inch rebar set and along a curve to the right with a radius of 5686.58 feet and an arc length of 140.93 feet (said curve having a chord bearing of South 88 degrees 18 minutes 52 seconds East and a chord distance of 140.93 feet) to a 1/2 inch rebar set; thence leaving Main Street and proceeding South 00 degrees 18 minutes 32 seconds West a distance of 421.79 feet to a 1/2 inch rebar found; thence North 89 degrees 45 minutes 04 seconds West a distance of 692.57 feet to a Georgia Power Company monument found on the eastern right of way line of Wills Road; thence proceeding along said right of way line of Wills Road North 01 degrees 15 minutes 29 seconds East a distance of 210.18 feet to the Point of Beginning.

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



Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

March 31, 2022

City of Alpharetta

Re: Application of AAI South Main St, LLC for ± 5.538 acres of land located along the southern right-of-way of State Highway 9 and the eastern right-of-way of Wills Road (0 State Highway 9) to rezone from C-1/L-I to DT-MU; to secure five (5) variances from Sections 2.4.6.B, 2.4.6.D, 2.6.2, 2.6.13, and 3.2.8 of the City of Alpharetta Unified Development Code and the Downtown Overlay District; and to allow a gated community with private drives and underground detention within the buffers; which tract is located in Land Lot 645, 12th District, Fulton County, Georgia (Parcel ID number 12 246006450344)

Dear City of Alpharetta:

Please accept this letter as the Letter of Intent of my client, AAI South Main St, LLC ("AAI"), in support of the above referenced Applications.

As you know I represent AAI in its effort to develop the property located 0 State Highway 9, Parcel ID 12 246006450344 (the "Subject Property"), for 55 attached, owner-occupied single family townhomes, at a density of ± 9.93 units per acre. A Site Plan by Pond & Company dated March 31, 2022 more particularly details the nature of the intended project. The square footage of the units will range from 2,600 to 4,000, and all will be 3-bedrooms units with either 3 or 4 bathrooms each. Each unit will have an attached garage for two cars, as well as driveways for that will be 18 feet in length.¹ Additionally, there will be at 28 guest parking spaces on site. The internal road will have 50 feet of private right-of-way to allow two 12' travel lanes, sidewalks, and landscape strips. The site will also have improved amenity and civic spaces, including plaza space, a pocket park; rooftop decks; swimming pool; and a clubhouse.

The Subject Property is currently zoned C-1 (Neighborhood Commercial) and L-I (Light Industrial) and within the Downtown Overlay District. The undeveloped and wooded property is

¹ The Applicant is requesting a variance to allow 12-foot driveways for Units #1-13. All other driveways will be a minimum of 18-feet in length.

SGR/36654918.1

bounded by two separate rights-of-way. To the north the Subject Property abuts the right-of-way of State Highway 9/Alpharetta Highway/South Main Street² and to the west the Subject Property abuts Wills Road. To the northeast, at the intersection of South Main Street and Wills Road is a property zoned General Commercial (C-2) containing the Xavier & Sons Auto Body and Paint business. To the east, the Subject Property borders property zoned C-2 containing a Public Storage self-storage facility. To the south, the Subject Property borders a parcel owned by Georgia Power Company, zoned Light Industrial (LI) within the City of Roswell and contains an existing office building.

The Subject Property is situated at the southern end of Alpharetta's South Main Street in the Downtown Overlay and lies at the border with the City of Roswell. The area is largely characterized by non-residential uses along South Main Street including retail, service, restaurant and office uses. The proposed townhome development will introduce residential use in the primarily non-residential corridor creating a mix of uses. The proposed development is in line with the City of Alpharetta's Horizon 2040 Comprehensive Plan ("Comp Plan"), which encourages a mix of uses and opportunities for medium to high density residential along the South Main Street corridor.³ Specifically, the Comp Plan envisions the South Main Street corridor "to evolve as a compact, walkable mixed-use corridor with a mix of office, commercial and residential uses."⁴ In addition, the City of Alpharetta Downtown Master Plan specifically notes that "townhome projects often allow for reasonable transition areas between higher and lower intensity areas."⁵

Moreover, the proposed DT-MU zoning aligns well with the Comp Plan's goals for the Subject Property. The Comp Plan's Future Land Use Map designates the Subject Property as being within the Mixed-Use (MU) character area. The Comp Plan notes the desired development within the MU character area as: "[i]n the Downtown Overlay, office, commercial and residential uses mixed vertically within a building and/or horizontally within a development or area."⁶ As noted above, the area is largely commercial uses with few residential uses located in the South Main Street corridor. The proposed development will provide the mix of uses that the Comp Plan desires for the MU character area. Furthermore, the proposed rezoning will bring the zoning into alignment with the MU character area. The Comp Plan notes that DT-MU is an appropriate zoning district for the MU character area, while the existing C-1 and L-I districts are not compatible with the MU character area. As a result, the current zoning is out of step with the requirements of the Comp Plan, which the Applicant's proposal seeks to correct.

As a consequence of being within the Downtown Overlay, there are a number of additional design elements which are to be incorporated into the proposed development. The proposed design will include additional landscaped civic space, pool and enhanced bicycle

² The Subject Property is addressed as State Highway 9. State Highway 9 is referred herein as South Main Street

³ See City of Alpharetta's Horizon 2040 Comprehensive Plan, pg. 59.

⁴ *Id.*

⁵ See City of Alpharetta Downtown Master Plan, pg. 67.

⁶ See City of Alpharetta's Horizon 2040 Comprehensive Plan, pg. 58.

amenities. The proposed development will meet the Downtown Overlay requirements for open space by providing at least 0.59 acres (10.8% of site) of amenity space and 0.60 acres (10.8% of site) of civic area. Thus, the ultimate goal is to create an attractive and fitting residential development in compliance with the vision adopted by the City in its Comp Plan and the Downtown Master Plan. This development represents an opportunity for high scale, for-sale housing in an area that is devoid of such options. Anticipated price points will be \$850,000 to \$1,000,000.

These improvements require the following approvals:

1. Rezone the Subject Property from C-1/L-I to Downtown Mixed-Use (DT-MU).
2. Concurrent variances and approvals from certain sections of the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property. The development will need the following variances/approvals from:
 - a. Alpharetta UDC Section 2.4.6.B – Amend the requirements to allow townhomes to be accessed from the internal private roads and not from alleyways;
 - b. Alpharetta UDC Section 2.4.6.D – Amend the requirements to allow 12-foot long driveways.
 - c. Alpharetta UDC Section 2.6.2.A – Amend the Downtown Overlay requirements to allow a proposed private drive and parallel parking within the 50' landscaped buffer along the southern property line.
 - d. Alpharetta UDC Section 2.6.13.B – Amend the Alpharetta Sign Ordinance to reduce the required subdivision sign setback from 10' to 0'.
 - e. Alpharetta UDC Section 3.2.8.D(1) – To eliminate the requirement for a 10' landscape strip along Highway 9/South Main Street
3. Approval of the following items in accordance with the City of Alpharetta Unified Development Code requirements:
 - a. Alpharetta UDC Section 2.6.2.C – To allow underground detention within the 50' landscaped buffer. UDC Section 2.6.2.C notes that underground detention facilities may be allowed within the buffer upon approval by the Community Development Director.
 - b. Alpharetta UDC Section 3.5.6 – To allow a gated subdivision with private streets. UDC Section 3.5.6 notes that gated subdivisions and private streets may be approved by City Council.

A. Relevant Background Information

The Subject Property has remained a vacant, wooded lot since at least 1985⁷ while much of the surrounding area has been developed for a variety of commercial uses. The South Main Street corridor receives a large amount of vehicular traffic which makes the area attractive to commercial development. However, the Subject Property is inhibited by large, steep slopes along the right-of-way of South Main Street. The slopes place the Subject Property approximately 20 feet lower than the adjacent right-of-way, which prevents any direct access onto and limits visibility from South Main Street. The limited access and visibility, render the Subject Property impractical for commercial development. These same limitations, however, do not affect its use as residential development.

The Subject Property is ideally located for the type of community sought after by contemporary consumers and residents within close proximity to employment, retail and entertainment. The site is located in close proximity to major employment centers including the Northmeadow Office Park, North Fulton Hospital, and many of the employers along and south of Hembree Road. In addition, the property is approximately $\frac{3}{4}$ mile from the Ameris Bank Amphitheater at Encore Park, as well as being approximately 1-mile south of the Alpharetta City Hall and its surrounding development.

The centralized location with multiple employers lends itself to higher-density housing options that attract the professionals employed in the area. The housing preference of many modern professionals is one that is in close proximity to employers, as well as retail, restaurant, and recreational uses. The Subject Property offers a golden opportunity to further the intent of the Comp Plan and the Downtown Master Plan by adding higher density residential into the South Main Street corridor. The proposed development will further the trend toward transforming the area into a walkable, mixed-use environment by adding a needed variety of for-sale housing product to the area.

B. Trip Generation

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. 55 townhomes are expected to generate 24 trips during the AM weekday peak hour and 29 trips during the PM weekday peak hour. The site will have a curb cut on Wills Road and the vehicles leaving the development will have quick access to South Main Street, which is classified as an arterial. All of the adjacent and nearby roadways are anticipated to easily handle the minor amount of traffic generated by the proposed project.

⁷ Aerial photographs of the property in 1985 show it as undeveloped. The Applicant does not have a history of the property prior to that date.

In comparison, the current C-2 zoning would allow much more intense uses, including restaurants with drive thru and gas station, which generate much higher traffic volumes than townhome residential. As a result, the proposed development is not anticipated to have a negative impact on the nearby roadways and is less intense than what is currently allowed by zoning on the Subject Property.

C. Schools

The school-age children living in the residences will attend Manning Oaks Elementary School; Northwestern Middle School; and Milton High School. Manning Oaks Elementary is listed as under capacity. All three schools are currently over capacity. The proposed townhomes, however, are not expected to overly-burden local schools since the target market for townhome residential is younger professionals or empty nesters, which are demographics that tend not to have school-age children.

D. Standards for Zoning Changes

- 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: Yes. Residential growth at higher densities is a key component of plans for the South Main Street corridor in the Comp Plan and in the Downtown Master Plan. The property also is located within the North Point Activity Center LCI, which envisions a mixed-use environment with an emphasis on locating residential close to retail, employment, and other non-residential uses. If approved, conditions are recommended that further the concepts of the Downtown Master Plan.

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

Response: No. By restricting access to Wills Road, and by appropriately screening the site with extensive buffering there should be no adverse impact upon adjacent or nearby property.

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

Response: No. The proposal is sensitive to the environmental constraints of the site and will implement many environmentally sensitive measures. The proposed development will provide for 50-foot undisturbed buffers on and off-site. In addition, the Applicant's site plan identifies tree save areas to protect the existing tree canopy.

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

Response: The property has never been developed under the current C-2 zoning despite its

prime location on a heavily traveled corridor. The existing topography prohibits vehicular access from South Main Street and limits the viability desired for commercial development. As a result, absent a rezoning to allow a more practical use, such as townhome residential, the Subject Property is likely to remain undeveloped.

- 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: No. The proposed change in use from commercial to residential would generate a greater demand upon public facilities and services, such as parks, recreational programs, and schools. However, the proposed residential use would produce fewer vehicular trips than a commercial use, reducing traffic impacts.

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

Response: Yes. The Comp Plan recognizes the desirability of mixed uses to include residential options.

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

Response: Yes. The request to change the use of the property from commercial and light industrial to residential reflects a reasonable balance, particularly the included design features and buffers that help the development blend with the surrounding uses.

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

Response: See response to (d) above.

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

Response: The Comp Plan does not list the current C-2 and L-I zoning as appropriate for the Mixed Use character area. The proposed DT-MU zoning, however, will bring the zoning into alignment with the Comp Plan's goals for the area.

E. Variance Review Criteria

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

in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”:

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

Response: The Subject Property is impacted by steep slopes from the right-of-way of South Main Street into the property, which limits improvements along the right-of-way and the developable area of the property. In addition, the property is surrounded by nonresidential development which requires a significant amount of buffers along its perimeter, thereby restricting buildable area further. The combination of the slopes and the buffers pushes the development to the south and into the required 50' buffer to the rear. The Applicant is limiting its impacts to the rear 50-foot buffer to a proposed drive and parallel parking. Finally, the property has a unique L-shape that prevents the efficient layout of any development.

Also, the Subject Property's frontage on the Wills Road right-of-way is set back ± 60 feet from the existing curbline. The City of Alpharetta's Sign ordinance requirement would place the development signage approximately 70-feet from the roadway, inhibiting its visibility. The Applicant is instead requesting that the sign be allowed on the walls at the property line as generally shown on the attached architectural renderings.

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

Response: The particular features associated with the property, its unique shape and steep slopes, along with the requirements of the Downtown Overlay creates a hardship which requires a design with these variances.

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

Response: The existence of the severe topography along South Main Street; as well as the limited buildable area due to the odd shape of the property coupled with the required undisturbed buffers all affect the Subject Property's ability to be reasonably developed.

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

Response: Establishing measures and standards to transform the South Main Street Corridor and the Downtown Overlay into a livable and highly sustainable mixed-use area will be effective in helping achieve the goals for high-quality housing, walkability, and placemaking as outlined in the Overlay.

F. Other Approvals

The City of Alpharetta Unified Development Code Section 2.6.2.C allows the Director of Community Development to approve underground facilities within the 50-foot undisturbed buffer. The topography of the site slopes sharply toward the south and consequently all stormwater runoff is directed toward the southern property line. The Applicant seeks to locate the underground detention within a portion of the 50-foot undisturbed buffer along the southern property line. It should be noted that the Applicant is also requesting a variance to allow a drive and parallel parking within this same buffer. The Applicant intends to place the underground detention under the proposed drive, thereby mitigating any further impacts to the buffer areas.

Also, the City of Alpharetta Unified Development Code Section 3.5.6 allows gated communities and private drives within residential subdivisions upon approval by the City Council. A gated community with private drives are attractive features that are expected in the type of upscale housing being proposed. These features will substantially add to the appeal of the townhome community while having no impact on the public or adjacent roadways. For example, the gate is located approximately 89 feet from the curblin of Wills Road and the call box is ± 44 feet from the curb. This setback will allow significant queuing for the gate without impacting traffic in the right-of-way.

G. Requested Conditions

- 1) The property shall be developed substantially in accordance with the plans by Pond and Company dated March 31, 2022.
- 2) Each unit shall contain a minimum of 2,600sf.
- 3) The development shall be gated with private drives. The private drives shall have a minimum right-of-way of 50 feet and alleys shall have a minimum right of way of 20 feet.
- 4) Residential alleys shall be allowed.
- 5) The residential townhomes shall access directly onto the private drives and/or alleys.
- 6) Elevations and architectural treatment shall be substantially in accordance with the elevations by Harrison Design, dated March 8, 2022. The elevations show the variation in the façade and the massing of the units.
- 7) The project provides approximately 1.2 acres of open space which includes ± 0.59 acres of amenity space ($\pm 10.8\%$ of total site) and ± 0.6 acres of civic space ($\pm 10.8\%$ of the total site). Civic space is contained in the pocket park along South Main Street. Amenity space is spread throughout the site and includes passive green spaces, rooftop decks and pools.
- 8) Site will have vehicular access from Wills Road only.

- 9) No more than 10% of the residential units will be permitted to be rented, as recorded in the HOA's declarations and covenants.
- 10) New utilities interior to the site will be placed underground.
- 11) The underground stormwater detention facilities may be located within the 50-foot undisturbed buffer.

H. Preservation of Rights

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

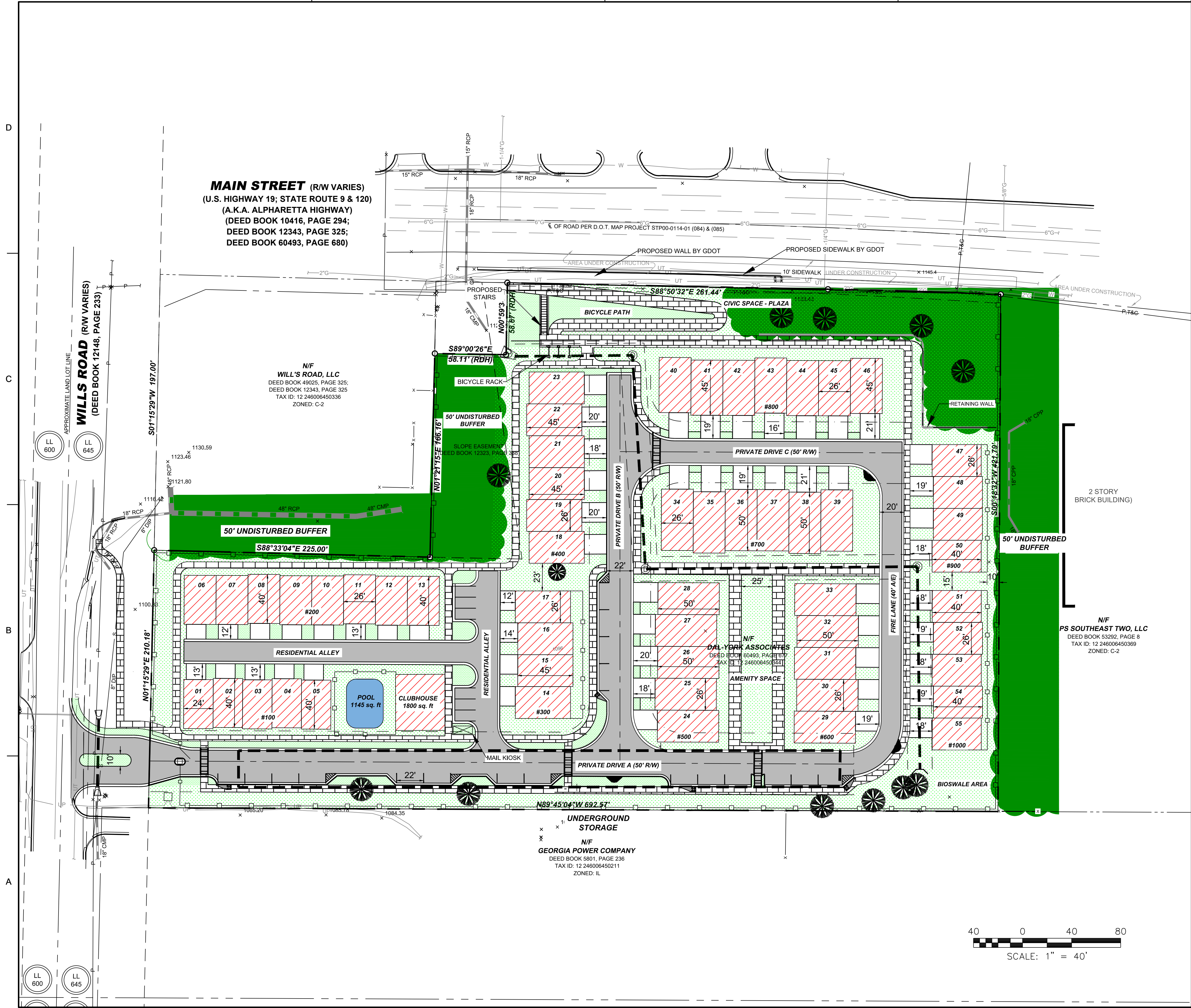
CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning and the variances as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project

Respectfully Submitted,



J. Alexander Brock
Attorney



SITE INFORMATION:

RESIDENTIAL SITE PLAN	
TOTAL AREA:	5.538 ACRES
BUILDING AREA:	65,009 SQ FT
IMPERVIOUS COVERAGE:	~45% ((80% MAX))
PARKING REGULATIONS:	(1 SPACE PER BED UP TO 2 BEDS) (0.5 SPACE PER UNIT)
PROVIDED:	24 SPACES
RESIDENTIAL UNIT BREAKDOWN:	
26 x 50'	16 UNITS
26 x 45'	17 UNITS
26 x 40'	17 UNITS
24 x 40'	5 UNITS
TOTAL UNITS:	55 UNITS
SUBDIVISION SUMMARY:	REQ'D PROVIDED
LOT DENSITY:	10 UNITS/ACRE 55.4 UNITS 55 UNITS
CIVIC SPACE:	10% OF SITE 0.554 ACRE 0.6 ACRE
AMENITY SPACE:	10% OF SITE 0.554 ACRE 0.59 ACRE
MINIMUM LOT AREA:	900 SQ FT 960 SQ FT

GENERAL ASSUMPTIONS:

1. UNDERGROUND STORM DETENTION
2. 2-CAR GARAGE PER UNIT
3. RE-ZONED FROM C-1/L-1 TO DT-MU
4. INDIVIDUAL TRASH PICKUP
5. ALL ROOT ZONES INSIDE 50' BUFFER DISTURBED BY CONSTRUCTION TO BE SUPPLEMENTED WITH REPLACEMENT TREES
6. GATED SUBDIVISION
7. PRIVATE ROADS

REQUIRED VARIANCES:

1. 50' UNDISTURBED BUFFER
2. 10' LANDSCAPE STRIP
3. FRONT LOADED TOWNHOME
4. REDUCED DRIVEWAYS

LEGEND:

PROPOSED TOWNHOMES	
PROPOSED ROADWAY	
PROPOSED LANDSCAPE AREA	
PROPOSED TREE PLANTER	
APPROX. TREE LINE OF UNDISTURBED BUFFER	
PROPOSED SIDEWALK	
PROPOSED UNDERGROUND STORM	
SPECIMAN TREE TO BE SAVED	

SHEET IDENTIFICATION	
SHEET 1 OF 1	
SITE PLAN	
WILLS RD @ MAIN ST	
DESIGNED BY: W. JORDAN	DATE: 03/31/2022
CHECKED BY: W. JORDAN	SUBMITTED BY: W. JORDAN
FILE NAME: X:\FY21\12108606\04.CAD_BIM\04.02.CAD\DC-SP001.dwg	FILE NUMBER: 12 246006450369
CONTRACT NO.: 12 246006450369	JOB NO: 12 246006450369

1105 W. Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309-3592
Tel: 404 815-3500 www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
kzickert@sgrlaw.com

APRIL 1, 2022

RE: 0 State Highway 9, Alpharetta, Georgia
Tax Parcel No.: 12-296006450344

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail AAI South Main St, LLC's request involving property at 0 State Highway 9, Alpharetta, Georgia. AAI South Main St, LLC seeks permission to develop 55 attached townhomes on the tract, with access limited to Wills Road. Their Application to the City of Alpharetta requests the following:

1. Rezone from General Commercial (G-2) and Light Industrial (L-I) to Downtown Mixed-Use (DT-MU);
2. Concurrent variances from 2.4.6, 2.6.13.B, and 3.2.8 of the City of Alpharetta UDC.
3. Approval to allow private drives, a gates community and to place underground detention within the 50' buffer.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, May 11, 2022 at 6:00 p.m. at City Hall, 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback. If additional meetings seem advisable, then of course we will also have them.

This item will be considered by the Planning Commission on Thursday, June 2, 2022 at 6:30 PM and City Council on Monday, June 27, 2022 at 6:30 PM. All meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3500 or kzickert@sgrlaw.com.

Sincerely,

Kathryn M. Zickert

cc: Ms. Kathi Cook
Mr. Dimitri Gach



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: South of Wills Park (0 State Hwy 9)

Contact Name: Kathryn M. Zickert, Smith, Gambrell & Russell, LLP Telephone: (404) 815-3500

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.

See attached list

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.

SHAH D N
1670 HWY 9 SOUTH
ALPHARETTA GA 30009

MARCUS ERIN & O CALLAGHAN JAMES P
III
10594 NORONA ISLAND ST
LAS VEGAS NV 89179

500 S MAIN ST LLC
P O BOX 922028
NORCROSS GA 30010

AUTO-BRITE INC
1710 ALPHARETTA HWY
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

WILLS ROAD LLC
5481 MORTON RD
ALPHARETTA GA 30022

VILLAGE PARK AT WILLS LLC
3424 PEACHTREE RD STE 1780
NORCROSS GA 30092

NORTHMEADOW BUSINESS PARK PROPERTY
OWNER LLC
1114 AVENUE OF THE AMERICAS FLOOR
37
NEW YORK NY 10036

NORTHMEADOW BUSINESS PARK PROPERTY
OWNER LLC
1114 AVENUE OF THE AMERICAS FLOOR
37
NEW YORK NY 10036

MORLEY HOLDINGS COFFEE PLANTATION
LLC
7560 INDUSTRIAL CT
ALPHARETTA GA 30004

MORLEY HOLDINGS COFFEE PLANTATION
LLC
7560 INDUSTRIAL CT
ALPHARETTA GA 30004

DAL YORK ASSOCIATES
80 CUTTERMILL RD 5TH FL
GREAT NECK NY 11023

ARGOS READY MIX LLC
757 N ELDRIDGE PKWY
HOUSTON TX 77079

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-0117

WALLER THOMAS B
128 SAVANNA ESTATES DR
CANTON GA 30115

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PS SOUTHEAST TWO LLC
701 WESTERN AVE
GLENDALE CA 91201

MORLEY HOLDINGS COFFEE PLANTATION
LLC
14765 GLENN CREEK WAY
ALPHARETTA GA 30004

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS GA 30091

EHW INVESTMENTS LLC
P O BOX 3507
JACKSON MS 39207

NORTH FULTON PHARMACY PROFESSIONAL
CENTER LLC
1006 CHERBURY LN
ALPHARETTA GA 30022



PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 201066
BILL #: 2105359
TAX DISTRICT: 10

TAX YEAR: 2021

ALT ID #: 2600489

REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY IDENTIFICATION
DAL YORK ASSOCIATES	STATE HIGHWAY 9	12 -2460-0645-034-4

FAIR MARKET VALUE	ASSESSED VALUE	EXEMPTION TYPE	ELIGIBLE	APPLIED
\$3,048,200	\$1,219,280			\$

LEVIES	ASSESSED VALUE	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
BONDED DEBT	1,219,280	-		=	1,219,280	X	.000815	=	993.71
L.O.S.T.	1,219,280	-		=	1,219,280	X	-.002705	=	-3298.16
GENERAL GOVERNMENT	1,219,280	-		=	1,219,280	X	.00764	=	9315.31

IMPORTANT PROPERTY TAX MESSAGE

The due date indicated on your tax remittance stub is for CURRENT year taxes ONLY. If you have an amount shown in prior year, interest will continue to accrue monthly and collection efforts will persist. Thus, if your tax bill shows an amount due for the prior year, you will need to contact the City of Alpharetta Financial Service Division at 678-297-6060 (option 0) to confirm the total amount due.

CURRENT YEAR TAXES DUE: \$7,010.86
PRIOR YEARS TAXES DUE: 0.00
PENALTIES & INTEREST 0.00
TOTAL DUE \$7,010.86

City of Alpharetta
Finance Department - Tax
2 Park Plaza
Alpharetta, GA 30009-3680

Account Number: 201066
Amount Due: \$7,010.86
Due Date: 12/01/2021

PROPERTY TAX BILL

We accept Visa, MasterCard, or American Express.
Payments accepted via phone at 678-297-6060 (Option 0)
or online at www.alpharetta.ga.us

000020&2021402105359000007010&61

DAL YORK ASSOCIATES
80 CUTTERMILL RD 5TH FL
GREAT NECK, NY 11023

City of Alpharetta
Finance Department - Tax
2 Park Plaza
Alpharetta, GA 30009-3680



Real Estate

View Bill

[View bill image](#)

As of	3/31/2022
Bill Year	2021
Bill	2105359
Owner	DAL YORK ASSOCIATES
Parcel ID	12 -2460-0645-034-4

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$7,010.86	\$7,010.86	\$0.00	\$0.00	\$0.00
TOTAL		\$7,010.86	\$7,010.86	\$0.00	\$0.00	\$0.00

ALPHARETTA

Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ

Location ⓘ

0 State Highway 9

No Results

Select attribute filters (8)

☐ Type Description

3 values

⌵⌴

☒ Number

92 values

⌵⌴

☐ Tag

61 values

⌵⌴

☐ Status Code

1 values

⌵⌴

☐ Assigned To

2 values

⌵⌴

Showing 126 of 126 rows

Type Description	Number	Tag
Code Enforcement-Signs	CE220189	Be
Code Enforcement-Complaints	CE200225	St
Code Enforcement-Complaints	CE200322	ST
Code Enforcement-Trees	CE220028	TF
Code Enforcement-Complaints	CE200343	FE
Code Enforcement-Complaints	CE190053	Tr
Code Enforcement-Complaints	CE220041	W
Code Enforcement-Complaints	CE210686	DI
Code Enforcement-Complaints	CE210025	St
Code Enforcement-Trees	CE200158	Un
Code Enforcement-Complaints	CE200130	St
Code Enforcement-Complaints	CE210232	DI
Code Enforcement-Complaints	CE200011	St
Code Enforcement-Complaints	CE220191	RV
Code Enforcement-Complaints	CE220179	Fr
Code Enforcement-Complaints	CE220138	TA
Code Enforcement-Complaints	CE200074	R/
Code Enforcement-Complaints	CE220143	St

Tree Study Report

1675 Alpharetta Hwy Parcels, Alpharetta GA

Date of Inspection 10/26/2021

Inspector

Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Developer

Dimitri Gach
dimitri.gach@aaidevelopment.com

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.

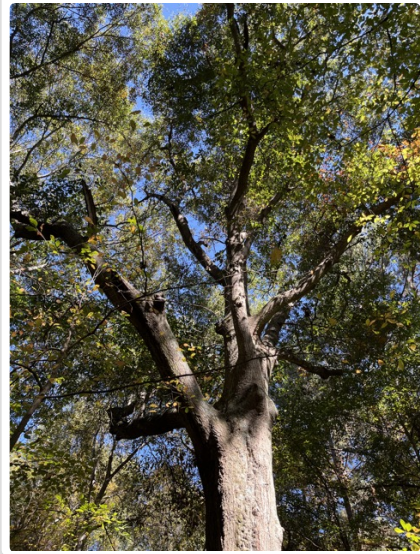
Tree 345

Status: **SPECIMEN** Cataloged : 10/26/2021

Species 36" Oak, water, *Quercus nigra*

Health/Vigor: Good, Canopy foliage is generally located in extremities of canopy due to dense forest shading; normal dead branch senescence

Structure: Single, No significant problems identified; normal amounts of deadwood



Tree 346

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 26" Tuliptree, *Liriodendron tulipifera*

Health/Vigor: Good, No significant problems identified

Structure: Single, No significant problems identified

Other notes: Does not meet size criteria for species



Tree 347

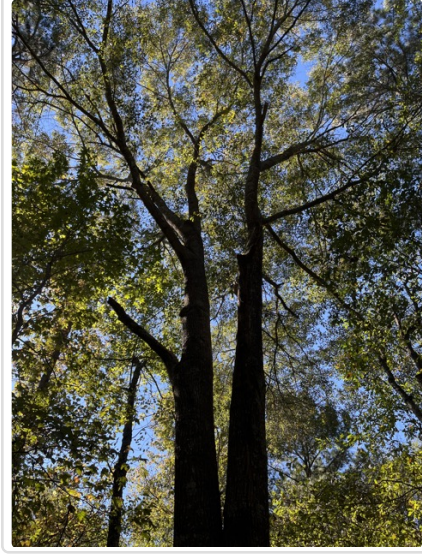
Status: **SPECIMEN** Cataloged : 10/26/2021

Species 25" Oak, water, *Quercus nigra*

Health/Vigor: Fair, No significant problems identified

Structure: Bifurcated, Acute stem connection, moderate bark inclusion below diversion

Other notes:



Tree 348

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 23/15" Pine, loblolly, *Pinus taeda*

Health/Vigor: Fair,

Structure: Multiple trunks, Independent tree units; do not share common pith, not fused at base

Other notes: Does not meet size criteria for species



Tree 349

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 41" Oak, water, *Quercus nigra*

Health/Vigor: Poor,

Structure: Multiple trunks, Likely a mass of lignotuberous shoots from a small stump; stems do not appear to share a common pith



Tree 350

Status: **SPECIMEN** Cataloged : 10/26/2021

Species 35" Oak, water, *Quercus nigra*

Health/Vigor: Good,

Structure: Bifurcated, Moderate bark inclusion, possible self wounding, but angle is acute and generally upright

Other notes:



Tree 351

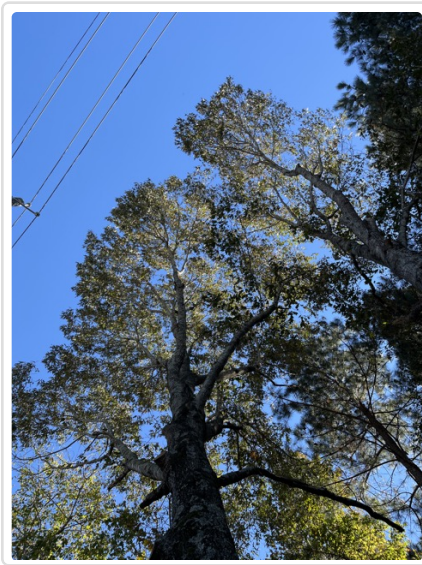
Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 21/16" Oak, red, *Quercus spp.*

Health/Vigor: Fair,

Structure: Multiple trunks, Individual stem units of differing size

Other notes: Neither stem meets size criteria



Tree 352

Status: **TREE OF** Cataloged : 10/26/2021

Species 19" Oak, water, *Quercus nigra*

Health/Vigor: Good, Eleagnus vine growing up trunk

Structure: Single, 50% live crown ratio

Other notes: Possible Tree of quality



Tree 353

Status: **SPECIMEN** Cataloged : 10/26/2021

Species 25" Oak, water, *Quercus nigra*

Health/Vigor: Fair, No significant problems identified

Structure: Asymmetric, No significant problems identified

Other notes:



Tree 354

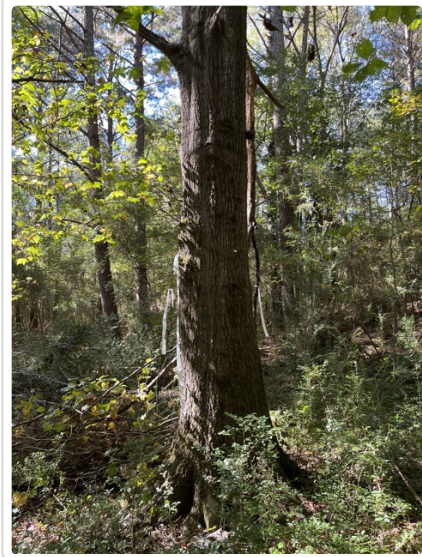
Status: **SPECIMEN** Cataloged : 10/26/2021

Species 25" Oak, water, *Quercus nigra*

Health/Vigor: Fair, No significant problems identified

Structure: Asymmetric, West side of canopy (lower limbs) has been damaged, not significant

Other notes:



Tree 355

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 28" Sweetgum, *Liquidambar styraciflua*

Health/Vigor: Good,

Structure: Multiple trunks,

Other notes: Does not meet size or condition criteria for species



Summary

Total Specimen trees identified: 5

Additional Recommendations

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.

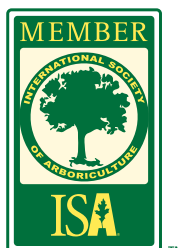
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under 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: 10/26/2021

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



THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

- LL 645 LAND LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- R/W MONUMENT FOUND
- PROPERTY CORNER
- TEMPORARY BENCHMARK
- ABANDONED POWER POLE
- LAMP POST
- POWER POLE W/LIGHT
- LIGHT STAND
- POWER POLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM SEWER MANHOLE
- CURB INLET
- HEADWALL
- CABLE TV BOX
- TELEPHONE BOX
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DECIDUOUS TREE
- EVERGREEN TREE
- P.O.B.
- P.O.C.
- T.B.M.
- N/F
- R/W
- IPS
- A.K.A.
- C&G
- EOP
- CONC.
- TC
- INV
- CMP
- DIP
- RCP
- HW
- OA
- PN
- PO
- SW
- CL
- PL
- x1102.92
- 1102
- X
- S
- STORM SEWER LINE
- P
- T
- C
- G
- UP
- UT
- W

TITLE EXCEPTIONS:

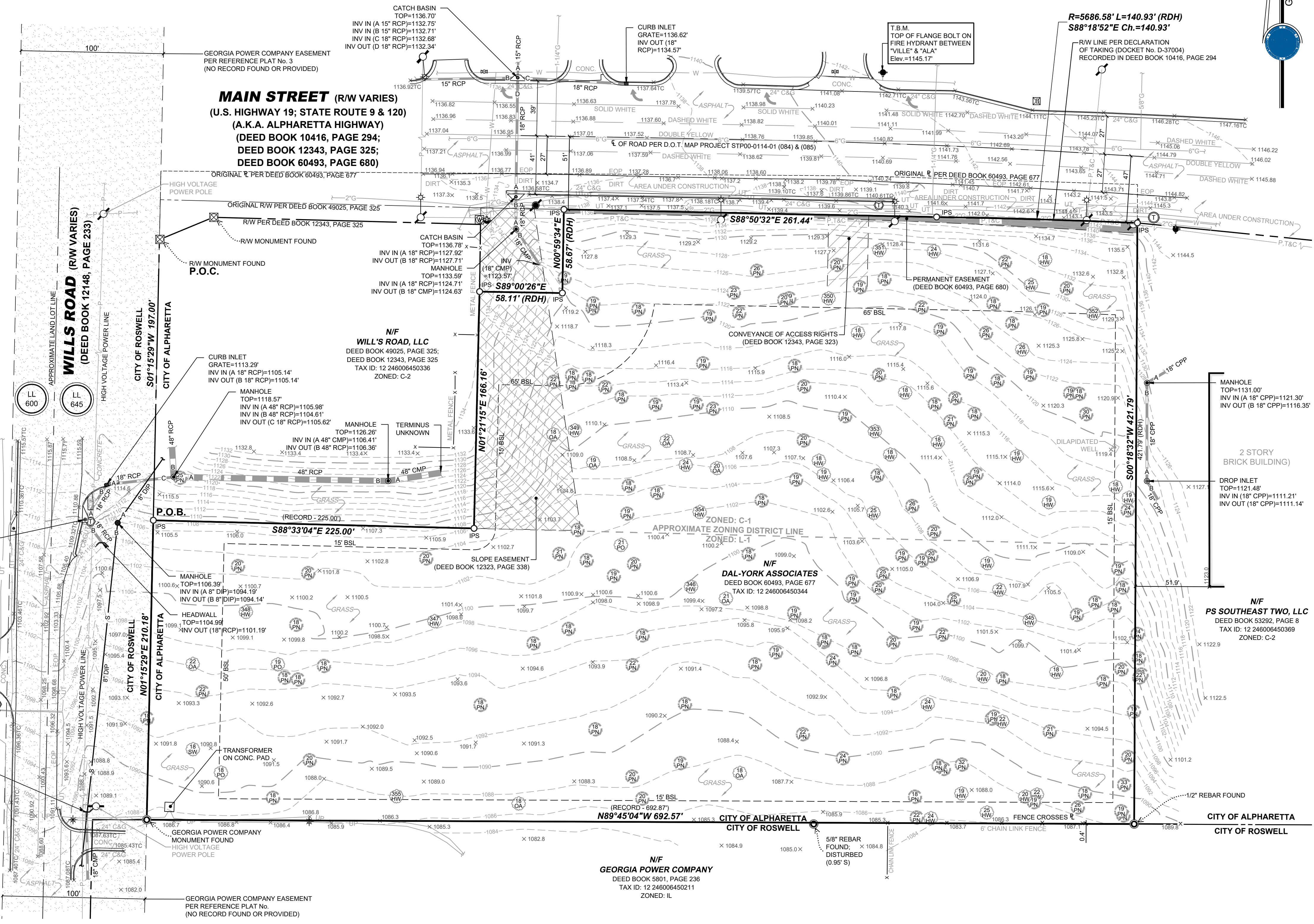
Title review pending upon receipt of the title.

SURVEY NOTE:

The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.

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LOCATION MAP

NOT TO SCALE

SITE LOCATION:

Alpharetta Highway, Alpharetta, GA 30009

SITE AREA:

5.539 acres or 241,272 square feet

ZONING: C-1 & L-1

Front Yard Setback:	50' (local street)	50' (local street)
Side Yard Setback:	65' (others)	65' (others)
Rear Yard Setback:	15'	15'

This information is reported from public information obtained from City of Alpharetta records on October 6, 2021. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

REFERENCE PLATS:

- Plat of R/W Dedication & Drive Location for Amoco Oil Company prepared by Harkleroad and Assoc., Inc., dated February 2, 1989, referenced in Georgia Department of Transportation Right of Way Deed recorded in Deed Book 12343, Page 325.
- State of Georgia Department of Transportation Right of Way Map Project STP00-0114-01 (084) & (085), dated October 1, 2014, approved April 19, 2016.
- Map of Property prepared by Georgia Power Co., Atlanta, Ga. Land Department, dated January 1973, last revised September 4, 1981, referenced in Warranty Deed recorded in Deed Book 5801, Page 236.
- Composite Plat of North Fulton District Operating Headquarters prepared by Georgia Power Co., Atlanta, Ga. Land Department, dated October 1987, revised April 7, 2005.
- Plat of ALTA/NSPS Land Title Survey for Kambiz Damaghi, Trustee, and Augusta Title Inc., prepared by Urban Engineers, Inc., dated February 22, 2019.

NOTES:

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0058F effective date 9/18/2013.
- Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- Underground utility research, field markings, size and character of material has been provided by UtiliSurvey LLC on 10/25/21.

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

Travis Pruitt & Associates, Inc.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

SOUTH MAIN STREET

LAND LOT 645 - 1ST DISTRICT - 2ND SECTION - CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA

For The Firm

Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with the 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 O.C.G.A. 15-6-67.

PLAT DATE: 11/9/2021
FIELD DATE: 10/25/2021
SCALE: 1" = 40'
JN: 1-21-0418.600
FN: 168-D-087
SHEET NO: 1 of 1

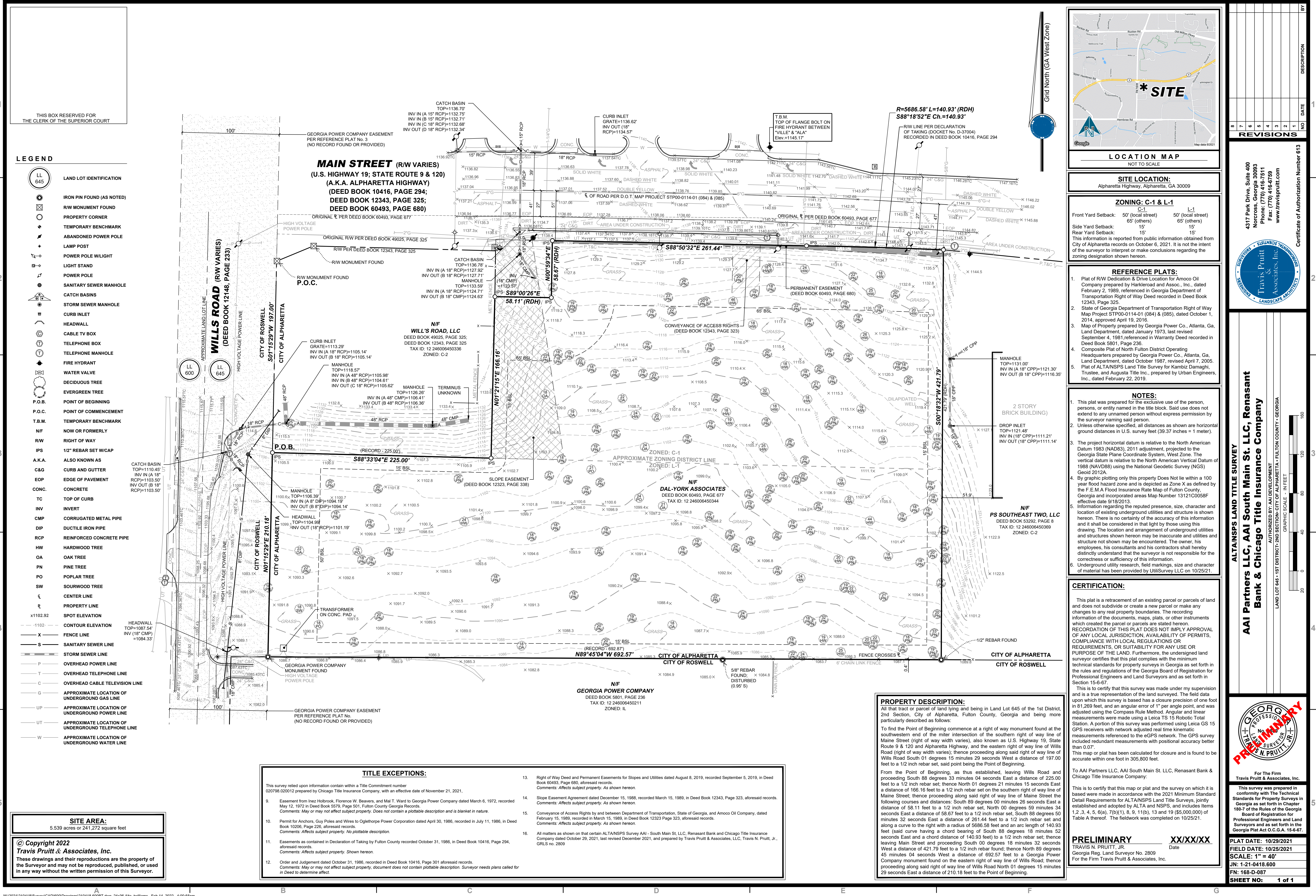


MEMORANDUM

TO: City of Alpharetta
FROM: J. Alexander Brock
DATE: March 31, 2022
RE: Trip Generation Report - 0 State Hwy 9 (Parcel ID 12 246006450344)

The ± 5.538 acre Subject Property is located on the southern right-of-way of South Main Street (State Hwy 9) and the eastern right-of-way of Wills Road (Parcel ID 12 246006450344). AAI South Main Street, LLC is proposing the development of 55 attached, owner-occupied single family townhomes, at a density of ± 9.93 units per acre.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. 55 townhomes are expected to generate 24 trips during the AM weekday peak hour and 29 trips during the PM weekday peak hour. The site will have a curb cut on Wills Road and the vehicles leaving the development will have quick access to South Main Street, which is classified as an arterial. All of the adjacent and nearby roadways are anticipated to easily handle the minor amount of traffic generated by the proposed project.



THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- LL 645 LAND LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- R/W MONUMENT FOUND
- PROPERTY CORNER
- TEMPORARY BENCHMARK
- ABANDONED POWER POLE
- LAMP POST
- POWER POLE W/ LIGHT
- LIGHT STAND
- POWER POLE
- SANITARY SEWER MANHOLE
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- CURB INLET
- HEADWALL
- CABLE TV BOX
- TELEPHONE BOX
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DECIDUOUS TREE
- EVERGREEN TREE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.B.M. TEMPORARY BENCHMARK
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- IPS 1/2" REBAR SET W/ CAP
- A.K.A. ALSO KNOWN AS
- C&G CURB AND GUTTER
- EOP EDGE OF PAVEMENT
- CONC. CONCRETE
- TC TOP OF CURB
- INV INVERT
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- RCP REINFORCED CONCRETE PIPE
- HW HARDWOOD TREE
- OA OAK TREE
- PN PINE TREE
- PO POPLAR TREE
- SW SOURWOOD TREE
- CL CENTER LINE
- PROPERTY LINE
- x1102.92 SPOT ELEVATION
- 1102.2 CONTOUR ELEVATION
- X FENCE LINE
- S SANITARY SEWER LINE
- S STORM SEWER LINE
- P OVERHEAD POWER LINE
- T OVERHEAD TELEPHONE LINE
- C OVERHEAD CABLE TELEVISION LINE
- G APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- UP APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
- UT APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- W APPROXIMATE LOCATION OF UNDERGROUND WATER LINE

SITE AREA:
5.539 acres or 241,272 square feet

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

TITLE EXCEPTIONS:	
This survey relied upon information contained within a Title Commitment number 020798.020012 prepared by Chicago Title Insurance Company, with an effective date of November 21, 2021.	
9. Easement from Inez Holbrook, Florence W. Beavers, and Mal J. Ward to Georgia Power Company dated March 6, 1972, recorded May 12, 1972 in Deed Book 5579, Page 501, Fulton County Georgia Records. Comments: May or may not affect subject property. Does not contain a platable description and is blanket in nature.	13. Right of Way Deed and Permanent Easements for Slopes and Utilities dated August 8, 2019, recorded September 5, 2019, in Deed Book 60493, Page 680, aforesaid records. Comments: Affects subject property. As shown hereon.
10. Permit for Anchors, Guy Poles and Wires to Oglethorpe Power Corporation dated April 30, 1986, recorded in July 11, 1986, in Deed Book 10206, Page 226, aforesaid records. Comments: Affects subject property. No platable description.	14. Slope Easement Agreement dated December 15, 1988, recorded March 15, 1989, in Deed Book 12343, Page 323, aforesaid records. Comments: Affects subject property. As shown hereon.
11. Easements as contained in Declaration of Taking by Fulton County recorded October 31, 1986, in Deed Book 10416, Page 294, aforesaid records. Comments: Affects subject property. Shown hereon.	15. Conveyance of Access Rights by and between Department of Transportation, State of Georgia, and Amoco Oil Company, dated February 15, 1989, recorded in March 15, 1989, in Deed Book 12323 Page 323, aforesaid records. Comments: Affects subject property. As shown hereon.
12. Order and Judgement dated October 31, 1986, recorded in Deed Book 10416, Page 301 aforesaid records. Comments: May or may not affect subject property, document does not contain platable description. Surveyor needs plans called for in Deed to determine affect.	16. All matters as shown on that certain ALTANSPS Survey AAI - South Main St. LLC, Renasant Bank and Chicago Title Insurance Company dated October 29, 2021, last revised December 2021, and prepared by Travis Pruitt & Associates, LLC, Travis N. Pruitt, Jr., GRLS no. 2809

PROPERTY DESCRIPTION:
All that tract or parcel of land lying and being in Land Lot 645 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:
To find the Point of Beginning commence at a right of way monument found at the southwestern end of the mile intersection of the southern right of way line of Main Street (right of way width varies), also known as U.S. Highway 19, State Route 9 & 120 and Alpharetta Highway, and the eastern right of way line of Will's Road (right of way width varies); then proceed along said right of way line of Will's Road South 01 degrees 15 minutes 29 seconds West a distance of 197.00 feet to a 1/2 inch rebar set, said point being the Point of Beginning.
From the Point of Beginning, as thus established, leaving Will's Road and proceeding South 88 degrees 33 minutes 04 seconds East a distance of 225.00 feet to a 1/2 inch rebar set; then North 01 degrees 21 minutes 15 seconds East a distance of 166.16 feet to a 1/2 inch rebar set on the southern right of way line of Main Street; then proceed along said right of way line of Main Street the following courses and distances: South 89 degrees 00 minutes 26 seconds East a distance of 58.11 feet to a 1/2 inch rebar set, North 00 degrees 59 minutes 34 seconds East a distance of 58.67 feet to a 1/2 inch rebar set, South 88 degrees 50 minutes 32 seconds East a distance of 261.44 feet to a 1/2 inch rebar set and along a curve to the right with a radius of 5866.58 feet and an arc length of 140.93 feet (said curve having a chord bearing of South 88 degrees 18 minutes 32 seconds East and a chord distance of 140.93 feet) to a 1/2 inch rebar set; then leaving Main Street and proceeding South 00 degrees 18 minutes 32 seconds West a distance of 421.79 feet to a 1/2 inch rebar found; then North 89 degrees 45 minutes 04 seconds West a distance of 692.57 feet to a Georgia Power Company monument found on the eastern right of way line of Will's Road; then proceed along said right of way line of Will's Road North 01 degrees 15 minutes 29 seconds East a distance of 210.18 feet to the Point of Beginning.



LOCATION MAP
NOT TO SCALE

SITE LOCATION:
Alpharetta Highway, Alpharetta, GA 30009

ZONING: C-1 & L-1

Front Yard Setback:	50' (local street)	50' (local street)
Side Yard Setback:	15'	15'
Rear Yard Setback:	15'	15'

This information is reported from public information obtained from City of Alpharetta records on October 6, 2021. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

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- Composite Plat of North Fulton District Operating Headquarters prepared by Georgia Power Co., Atlanta, Ga, Land Department, dated October 1987, revised April 7, 2005.
- Plat of ALTANSPS Land Title Survey for Kambo Damaghi, Trustee, and Augusta Title Inc., prepared by Urban Engineers, Inc., dated February 22, 2019.

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- Underground utility research, field markings, size and character of material has been provided by UtiliSurvey LLC on 10/25/21.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 81,269 feet, and an angular error of 1" per angle point, and was adjusted using the Compass Rule Method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07". This map or plat has been calculated for closure and is found to be accurate within one foot in 305,800 feet.

To AAI Partners LLC, AAI South Main St. LLC, Renasant Bank & Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.0, 2.0, 3.0, 4.0, 5.0, 6.0(a), 7.0(b)(1), 8.0, 9.0, 11.0(b), 13.0 and 19.0 (\$5,000,000) of Table A thereof. The fieldwork was completed on 10/25/21.

PRELIMINARY
TRAVIS N. PRUITT, JR.
Georgia Reg. Land Surveyor No. 2809
For the Firm Travis Pruitt & Associates, Inc.

XX/XX/XX
Date

This survey was prepared in conformity with The 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 O.C.G.A. 15-6-67.

PLAT DATE: 10/29/2021
FIELD DATE: 10/25/2021
SCALE: 1" = 40'
JN: 1-21-0418.600
FN: 168-D-087
SHEET NO: 1 of 1

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-7559
www.travispruitt.com

Travis Pruitt & Associates, Inc.
SURVEYING • LANDSCAPE ARCHITECTURE

Certificate of Authorization Number 613

NO.	DATE	DESCRIPTION
1		
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ALTANSPS LAND TITLE SURVEY
AAI Partners LLC, AAI South Main St. LLC, Renasant Bank & Chicago Title Insurance Company
AUTHORIZED BY: AAI DEVELOPMENT
LAND LOT 645 - 1ST DISTRICT-2ND SECTION-CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA

PRELIMINARY
TRAVIS N. PRUITT, JR.
For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The 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 O.C.G.A. 15-6-67.



FRONT ELEVATION BUILDING 100



FRONT ELEVATION BUILDING 200

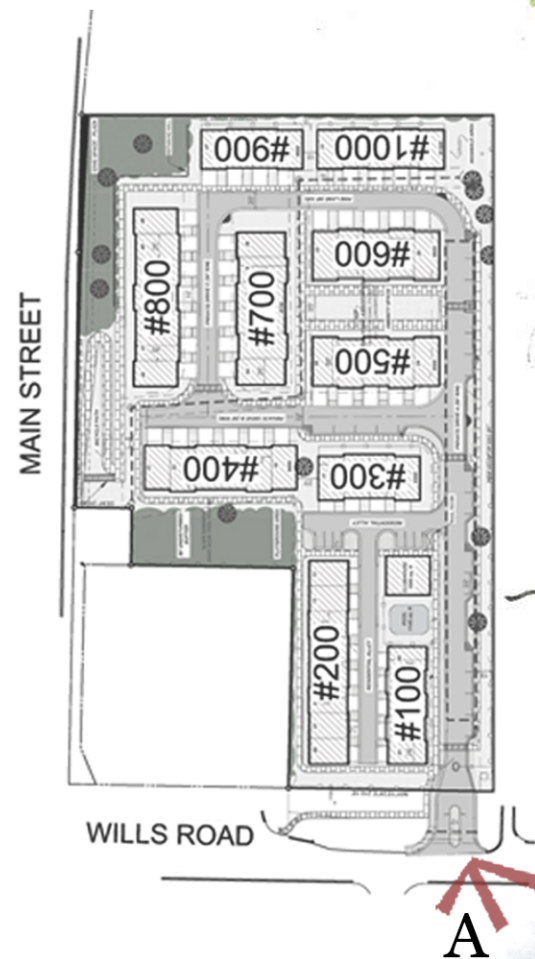
ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
MARCH 8, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA



B



B

A



A-PERSPECTIVE VIEW@MAIN ENTRANCE ON WILLS ROAD



B-PERSPECTIVE VIEW@SECONDARY GATE ON MAIN STREET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
MARCH 31, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-22-06/CLUP-22-01/Z-22-07/V-22-11 BEAZER HOMES/DELTA CREDIT UNION MASTER PLAN

PLANNING COMMISSION: JUNE 9, 2022

CITY COUNCIL: JUNE 27, 2022

II. STAFF RECOMMENDATION:

Approve MP-22-06/CLUP-22-01/Z-22-07/V-22-11 Beazer Homes/Delta Credit Union Master Plan, subject to the following conditions:

1. The 6.2-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the plan prepared by BGE, dated 5/25/22, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Comprehensive Land Use Plan designation of the property shall be 'High Density Residential'.
3. 'Dwelling, 'For-Sale' Attached' shall be listed as a permitted use in the Delta Community Credit Union Master Plan, with a maximum density of 6.94 dwelling units per acre.
4. Development shall be gated.
5. Building setbacks and building separation shall be as depicted on the site plan prepared by BGE, dated 5/25/22.
6. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, subject to final approval by Staff.
7. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by BGE, dated 5/25/22, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
8. At a minimum, community garden shall include raised planters, tool shed and irrigation. HOA shall be responsible for the maintenance of the community garden.
9. Minimum 0.7 acres of civic space shall be developed at the corner of Haynes Bridge Road and Rock Mill Road, which shall include decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
10. Minimum 1.5 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by BGE, dated 5/25/22. HOA shall be responsible for the maintenance of all open space areas.
11. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
12. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.
13. Townhomes shall have connectivity to the public sidewalk system.
14. New internal street (not including alleys) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk on one side of the street, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
15. Developer shall improve the Haynes Bridge Road streetscape as follows: minimum 6' planter planted with street trees, 8' concrete sidewalk and decorative pedestrian lighting, with final

approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.

16. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' planter planted with street trees, 6' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
17. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
18. Minimum 25' undisturbed buffer shall be provided along the east property line.
19. Georgia 400 buffer shall be planted where sparse.
20. Minimum 10' landscape strip shall be required along Private Road B. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
21. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development.
22. Trees shall be preserved as depicted on the site plan prepared by BGE, dated 5/25/22. Tree save areas shall be thinned out, cleaned up and replanted, as approved by Staff.
23. Site plan shall comply with IFC Appendix D, as determined by the Fire Marshal.
24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Beazer Homes, is requesting a comprehensive land use plan amendment, master plan amendment, rezoning and variances to allow for the construction of 43 'For-Sale' single-family townhomes on 6.2 acres in the North Point Overlay. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the list of permitted uses in the Delta Credit Union Master Plan. A rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential), as well as a change to the comprehensive land use plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to modify North Point Overlay site regulations (setback, sidewalk, planter, building height and other site regulations inconsistent with the plan) and block and access regulations (dead-end streets, vehicular cross access, gating, and other block and access regulations inconsistent with the plan). The subject property is located at 0 North Fulton Expressway at the northeast corner of Haynes Bridge Road and Rock Mill Road.

DISCUSSION

The submitted request, if approved, would allow for the development of 43 'For-Sale' townhomes on 6.2 acres in the North Point Overlay. The proposed density is 6.94 dwelling units per acre. A master plan amendment is requested to amend the Delta Credit Union Master Plan to add 'Dwelling, 'For-Sale', Attached' to the list of permitted uses. A rezoning is requested from O-I to R-8A/D, as well as a change to the comprehensive land use plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to modify North Point Overlay site regulations (setback, sidewalk, planter, building height and other site regulations inconsistent with the plan) and block and access regulations (dead-end streets, vehicular cross access, gating, and other block and access regulations inconsistent with the plan). The subject property is located at 0 North Fulton Expressway at the northeast corner of Haynes Bridge Road and Rock Mill Road.

The undeveloped, wooded property is zoned O-I and is subject to the Delta Credit Union Master Plan. Surrounding properties are zoned O-I to the east, PSC (Planned Shopping Center) to the south and CUP (Community Unit Plan) to the west. Georgia 400 is located to the north, Fulton County Schools North Maintenance Shop is located to the east, North Point Commons shopping center is located to the south and Atlanta Center for Dental Health is located to the west. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' to allow the proposed residential zoning and use.

The Delta Credit Union Master Plan was originally approved in 2006 with amendments to a reversion clause in 2009 and 2011. The master plan allows 20,480 square feet per acre of office and bank uses with a maximum building height of ten (10) stories or 150' on the subject property.

The applicant requests variances to modify North Point Overlay site regulations (setback, sidewalk, planter, building height and other site regulations inconsistent with the plan) and block and access regulations (dead-end streets, vehicular cross access, gating, and other block and access regulations inconsistent with the plan).

UDC Section	Applicant's Request	Staff Comments
North Point Overlay - Site Layout & Streetscape Standards	Reduce sidewalk and planter along Haynes Bridge Rd, Rock Mill Rd and new street. Eliminate sidewalk on one side of new street and allow parking b/w the street and townhome. Increase max. bldg. setback on Haynes Bridge Rd and Rock Mill Rd and increase bldg. height from 35' to 42'.	Generally supported, subject to the following changes: min. 6' sidewalk and 6' planter on Rock Mill Rd, min. 8' sidewalk and 6' planter on Haynes Bridge Rd, min. 6' sidewalk and 6' planter on new street.
North Point Overlay - Blocks & Access	Allow for dead-end streets and allow the development to be gated. Eliminate block, stub-out and vehicle cross-access requirements.	Supported, due to the property having 3 road frontages and unusual shape. Adjacent property to the east is already developed and vehicle cross access is not appropriate.

SITE PLAN

The submitted site plan depicts 43 'For-Sale' townhome units with gated access from a new driveway off Rock Mill Road. Fourteen (14) townhomes are oriented to Rock Mill Road and the remaining are internally oriented to open space within the development. Townhomes are proposed to be three (3) stories and 42', with a typical footprint of 24' x 51'. Units are rear loaded with access from a new internal street and alleys, which will be private. A twenty-foot (20') building setback and ten-foot (10') landscape strip is depicted on Rock Mill Road. A twenty-foot (20') landscape strip is depicted on Haynes Bridge Road and a 25' undisturbed buffer is provided adjacent to the Fulton County Schools maintenance shop located to the east.

The site plan depicts a six-foot (6') sidewalk and six-foot (6') planter on Rock Mill Road and an eight-foot (8') sidewalk and six-foot (6') planter on Haynes Bridge Road. Six-foot (6') sidewalks are depicted throughout the development.

Assuming all townhomes are three (3) bedrooms, the Unified Development Code (UDC) Parking regulations and North Point Overlay requirements would require 103 parking spaces for the 43-unit townhome development. Parking in the North Point Overlay includes a required 20% reduction in parking, due to the abundance of parking and having the largest number of bus

routes in the City. Each home is proposed accommodate two (2) side-by-side parking spaces in a garage, as well as two (2) spaces in a code-compliant driveway, for a total of 172 parking spaces. Three (3) guest parking spaces are depicted near the amenity area.

The North Point Overlay requires a minimum five percent (5%) amenity space and ten percent (10%) civic space, or a total of 0.93 acres of open space. The site plan depicts 1.5 acres, or 24%, of the property as open space. Civic space, consisting of 0.7 acres, is depicted at the corner of Haynes Bridge Road and Rock Mill Road, which will include a tree save area, walking trail, bicycle racks and repair center, North Point monument/focal point feature, and benches. A 0.8-acre amenity area is depicted on the north side of the development, which will include a community garden, fire pit, walking trail, tree save area and mail kiosk.

The property is wooded, consisting of a mix of hardwoods and pines. Tree saves are depicted along Haynes Bridge Road in an area called out to be civic space, as well as in the amenity area depicted on the north side of the development. A stormwater management facility is depicted in the northeast corner of the property closest to Georgia 400.

Renderings provided by the applicant depict the townhomes to be three (3) stories with a combination of brick and board and batten exterior materials.

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments, of which a minimum seven (7) EcoDistrict points are required. According to the applicant's letter of intent, the development proposes eleven (11) EcoDistrict points. EcoDistrict points are requested for Building Energy Efficiency, Building Water Efficiency, Enhanced Bicycle Amenities, Additional Landscaped Civic Space and Alternative Measure (community garden and nature trail).

EcoDistrict Measures	Available Points	Requested Points
Building Energy Efficiency	3	3
Building Water Efficiency	2	2
Enhanced Bicycle Amenities	1-2	1
Additional Landscaped Civic Space	1-5	1
Alternative Measure – Community Garden	1-3	3
Alternative Measure – Nature Trail	1-3	1
TOTAL	9-18	11

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed 43 townhomes would generate approximately 24 AM Peak Hour trips and 29 PM Peak Hour trips.

Table 1: Trip Generation											
Haynes Bridge Rd Townhomes (Tax Parcels: 12 286007981871 & 12 286007981889)											
Land Use	ITE	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
	Code		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing	220	42 Units	308	154	154	24	7	17	29	17	12

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 – 43 Single-Family Townhomes

School	Single Family Average #
New Prospect Elementary School	2 to 8 students
Webb Bridge Middle School	0 to 3 students
Alpharetta High School	2 to 7 students
TOTAL	4 to 18 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 18 school age children. Numbers provided by Fulton County Schools show that Webb Bridge Middle School and Alpharetta High School are approaching 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: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

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

Response: The applicant's proposal is consistent with goals and policies in the City's Comprehensive Plan that promote a walkable, mixed-use environment in the North Point area.

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

Response: The proposed change in use from office to residential would generate significantly fewer vehicular trips.

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

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

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

Response: The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity.

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

Response: Not applicable.

STANDARDS FOR MASTER PLAN AMENDMENT AND ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment or 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 Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The proposed development should not adversely impact the natural environment. The applicant's site plan identifies several tree saves.

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

Response: The Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on

sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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 proposed change in use from office to residential would produce fewer vehicular trips, reducing traffic impacts in the vicinity of the property. However, the change to allow residential use would have a greater impact on public facilities and services, such as parks and schools.

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 Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The request to change the use of the property from office to residential reflects a reasonable balance, if conditions are included that further the concepts of an EcoDistrict.

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

Response: The Delta Credit Union Master Plan is designated for office use, which is consistent with the development pattern along Haynes Bridge Road just north of the subject property and the property remains a viable office parcel. However, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The zoning proposal does not meet the comprehensive land use plan designation of the property, which is 'Corporate Office'. The applicant requests an amendment to the future land use designation of the property to 'High Density Residential'.

VARIANCE REVIEW CRITERIA

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

in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: There are extraordinary and exceptional conditions pertaining to the property due to its unusual shape. In addition, the property has road frontage on three (3) sides, which includes a 60' tree buffer adjacent to Georgia 400.

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

Response: The application of the UDC would create an unnecessary hardship. The property has an unusual shape and has road frontage on three (3) sides.

(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 peculiar conditions on the property which adversely affect its reasonable use due to its unusual shape, road frontage on three (3) sides, tree buffers and tree save areas.

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

Response: Relief, if granted, would not cause a substantial detriment to the public good. The property has several hardships that support the applicant's proposed variances.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment, comprehensive land use plan amendment, rezoning and variances. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The proposal to allow residential use would add to the mix of uses in the North Point area, bringing people closer to where they shop, work and live. Additionally, residential use would produce significantly fewer vehicular trips on the surrounding roadway network.

The variance requests can be supported, given the unusual shape of the property, multiple road frontages, tree buffer and tree saves. If approved, conditions are recommended requiring a North Point EcoDistrict focal point feature, monument or district threshold at the corner of Haynes Bridge Road and Rock Mill Road, as well as appropriate streetscape improvements along Haynes Bridge Road and Rock Mill Road.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 11, 2021. There were public comments and questions with concerns over potential impacts to the property from the Georgia 400 improvements, whether additional townhomes are needed in Alpharetta, traffic, impacts to schools, parking, public safety access, and price points.

IV. ATTACHMENTS:

- Site Plan
- Renderings

MP-22-06 CLUP-22-01 Z-22-07 V-22-11



MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

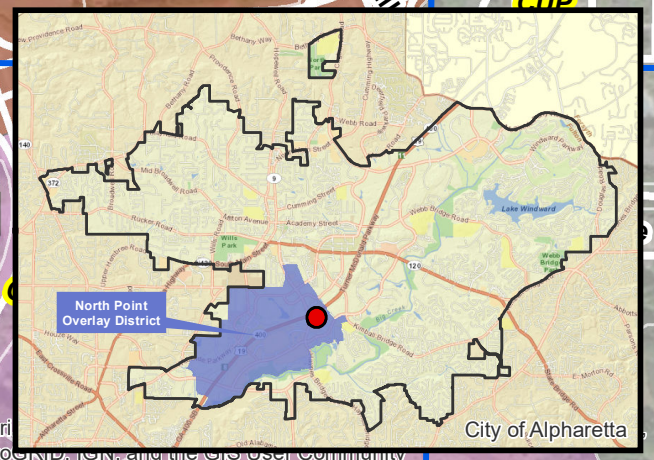
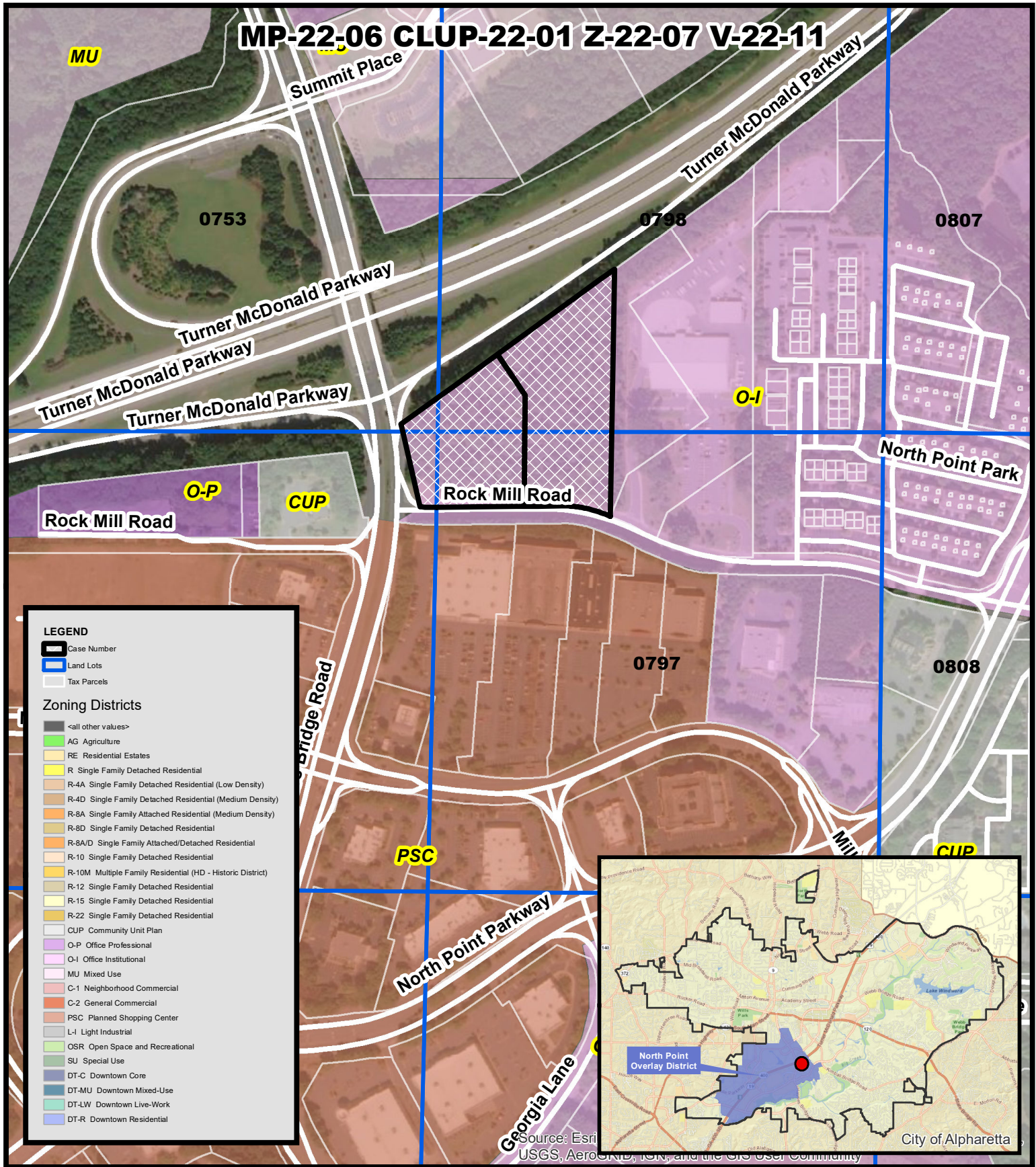
CC: 6/27/22

Aerial Map Beazer Homes



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

MP-22-06 CLUP-22-01 Z-22-07 V-22-11



MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

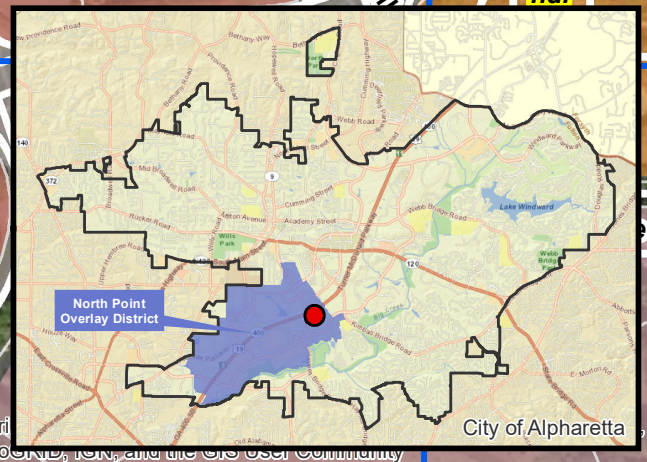
CC: 6/27/22

Zoning Map Beazer Homes



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

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MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

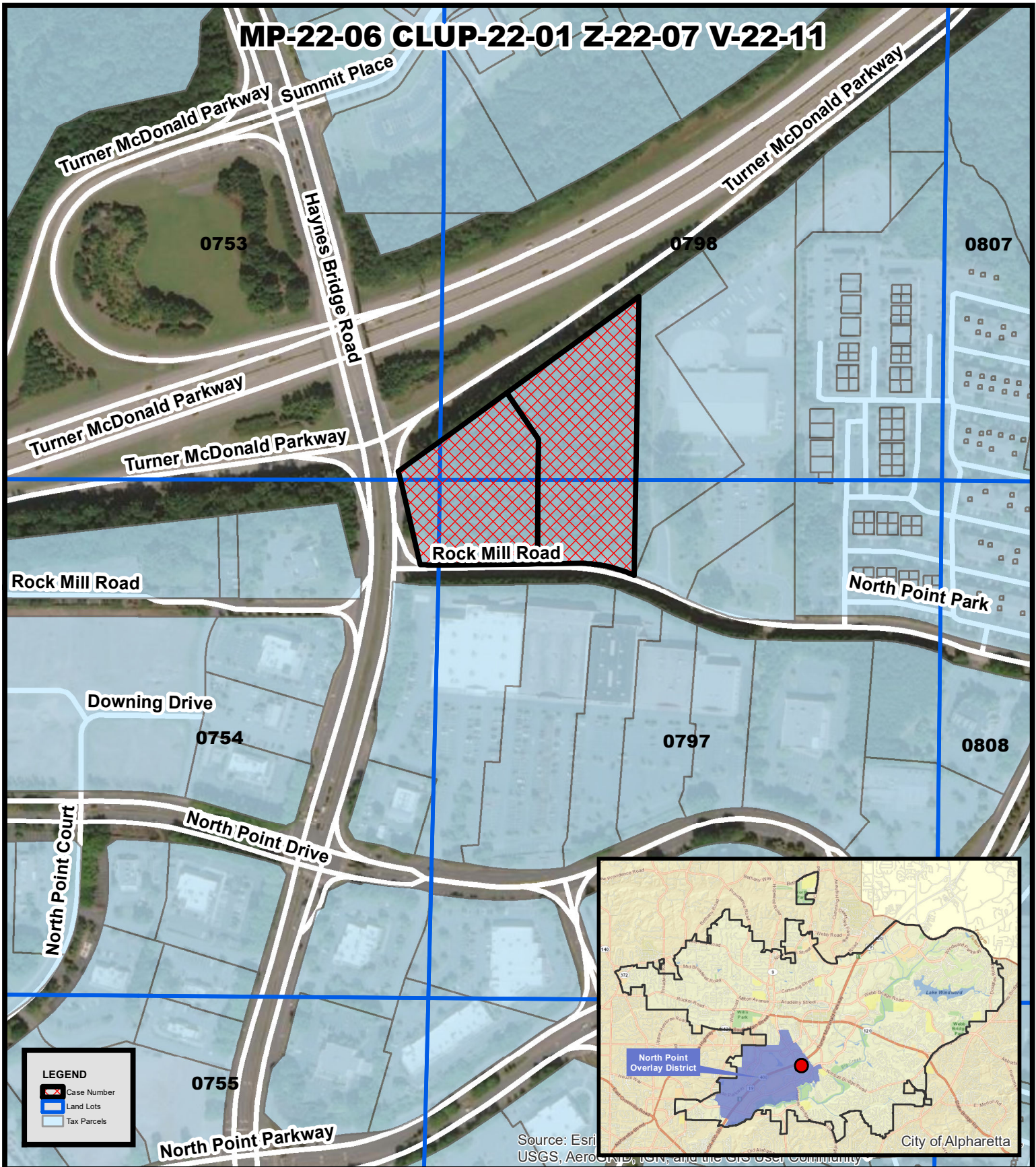
CC: 6/27/22

Future Land Use Map Beazer Homes



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

MP-22-06 CLUP-22-01 Z-22-07 V-22-11



MP-22-06 CLUP-22-01 Z-22-07 V-22-11

D/LL: 1/2/0797, 0798

PC: 6/02/22

CC: 6/27/22

Location Map Beazer Homes



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

G:\GA\Projects\Land - Site\Beazer Homes\9582-00 - Haynes Bridge Road\02 - Engineering\01 - Zoning\Haynes Bridge Road - Zoning Plan (2022.03.20).dwg



05/31/2022
DATE

WATER OAK TOWNSHIP



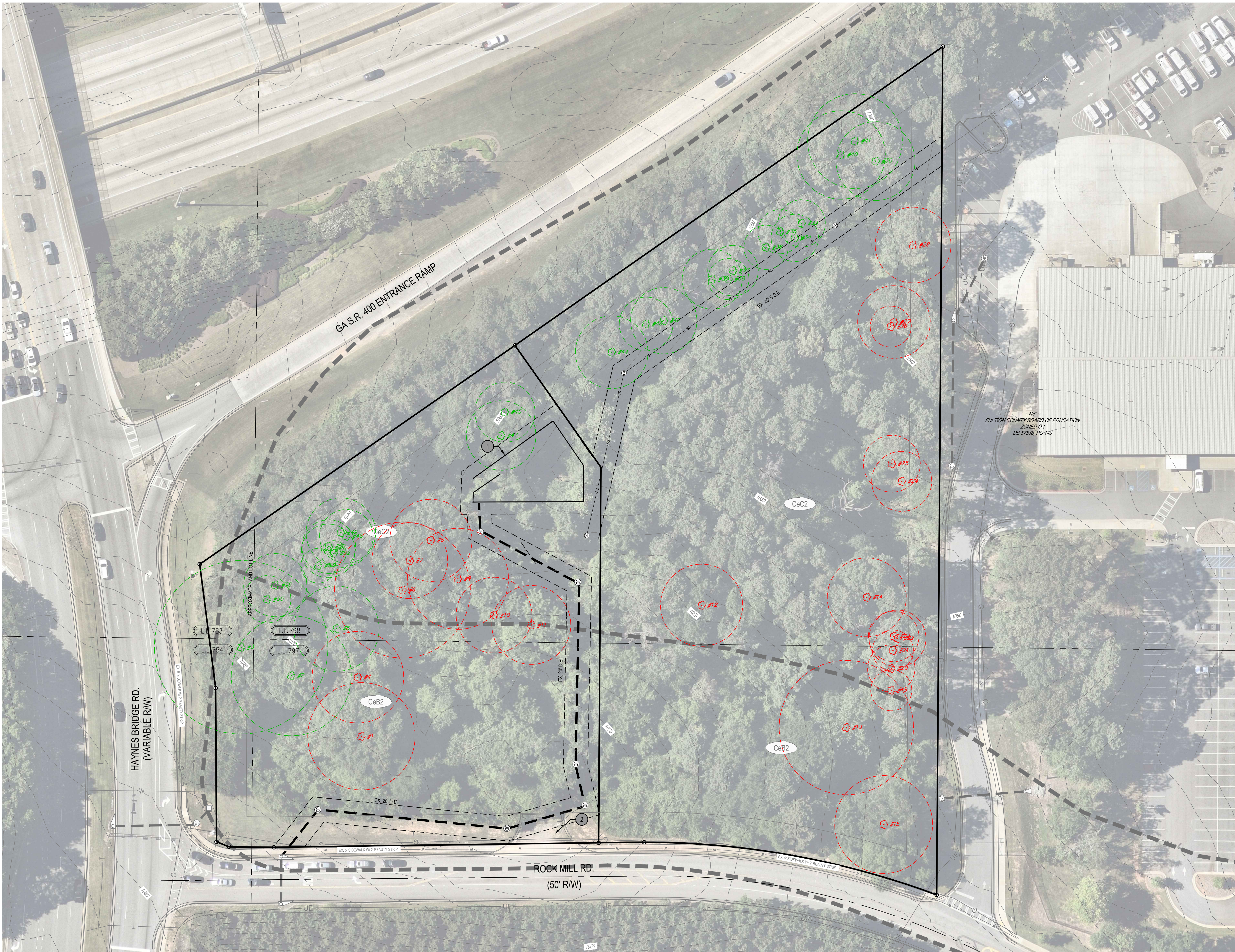
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
www.bgeinc.com
DIRECT: 470-705-0885



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



FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13121C, MAP NUMBER 13121C0066F WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013



SITE LOCATION MAP
SCALE: 1"=500'

- EXISTING SITE NOTES:**
1. NO 100-YEAR FLOOD PLAIN IS APPARENT ON THIS SITE.
 2. THERE ARE NO STREAMS ON, OR WITHIN 200 FEET OF THIS SITE.
 3. THERE ARE NO RIPARIAN ZONES APPARENT ON SITE.
 4. THERE ARE NO WETLANDS ON THIS SITE.
 5. THIS SITE IS CURRENTLY WOODED.
 6. THERE ARE NO HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES ON THIS SITE. AS DEFINED BY THE HISTORIC RESOURCE SURVEY, GEORGIA DEPARTMENT OF NATURAL RESOURCES, HISTORIC PRESERVATION DIVISION.
 7. THE SURROUNDING PROPERTIES ARE COMMERCIAL DISTRICTED.
- GENERAL SOIL TYPES:**
1. CeC2 - CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED.
 2. CeB2 - CECIL SANDY LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED.

- EXISTING SITE CALLOUT DESCRIPTIONS:**
1. EXISTING CONCRETE WALLS
 2. EXISTING CONCRETE APRON



GSW/C CERT. #85089
EXP. 08/23/24
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER:
9582-00
DATE: 05/25/2022

24 HOUR CONTACT INFORMATION:
BRETT ACHEY
404-630-6117



BEAZER HOMES
1000 ABERNETHY RD NE
ALPHARETTA, GA 30005

**HAYNES BRIDGE ROAD
REZONING**
CITY OF ALPHARETTA, GA
LOCATED IN DISTRICT 1
LAND LOTS 153, 154, 157 & 158

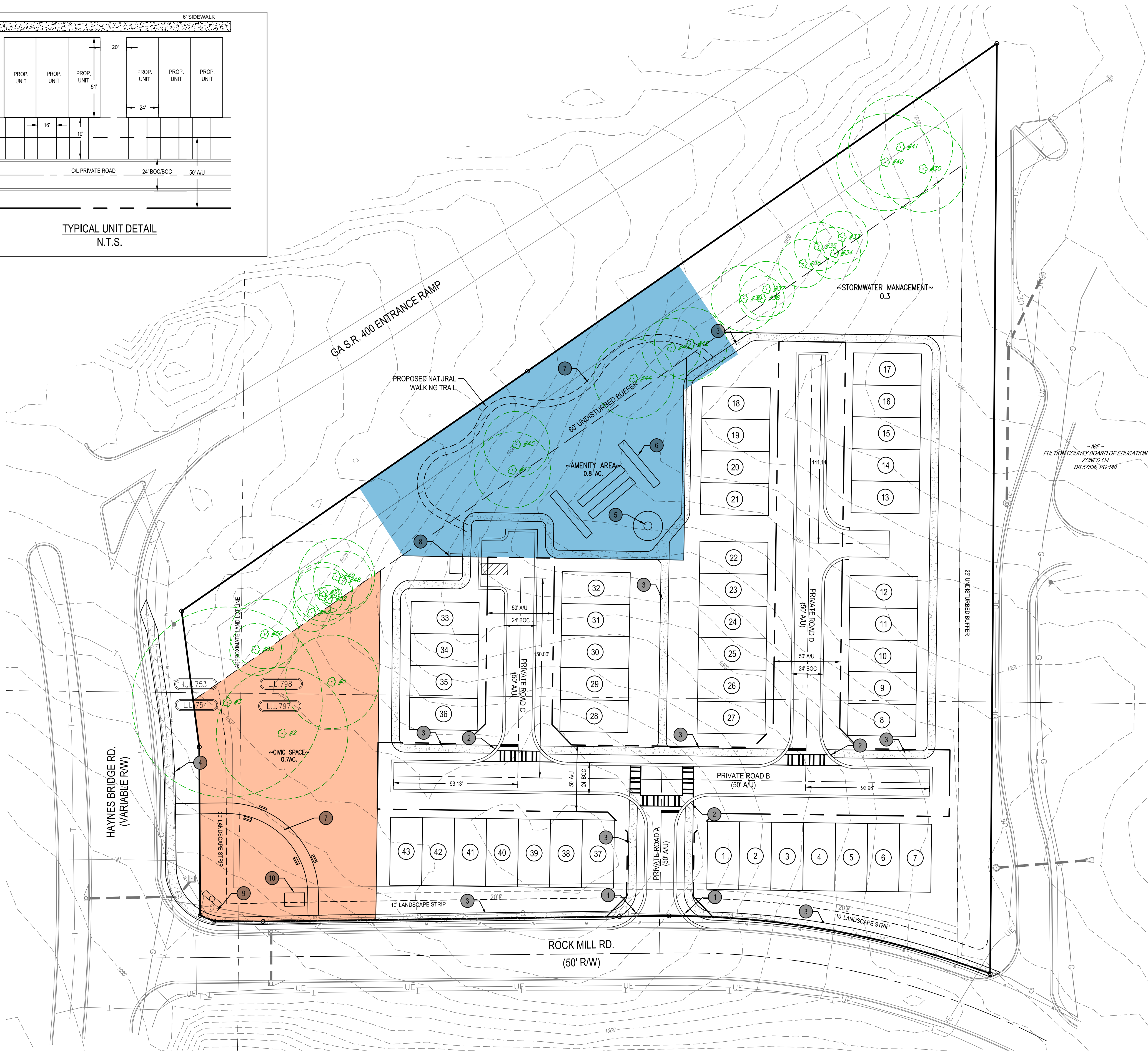
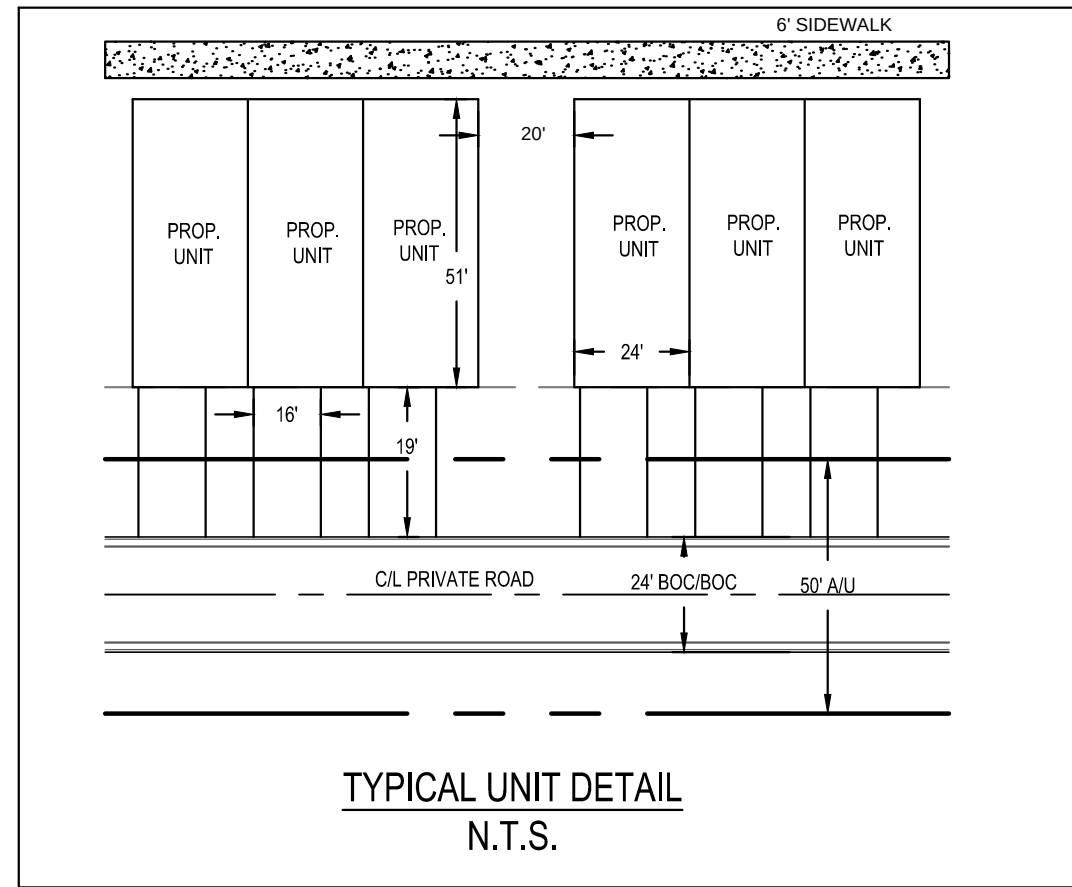
**EXISTING SITE
RESOURCE MAP**

DESIGNED BY:	BAC	
DRAWN BY:	BAC	
REVIEWED BY:	DFS	
DATE	REV	DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	
	7	

BCE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BCEINC.COM
DIRECT: 470-705-0885
© 2022



FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13121C, MAP NUMBER 13121C0066F WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013



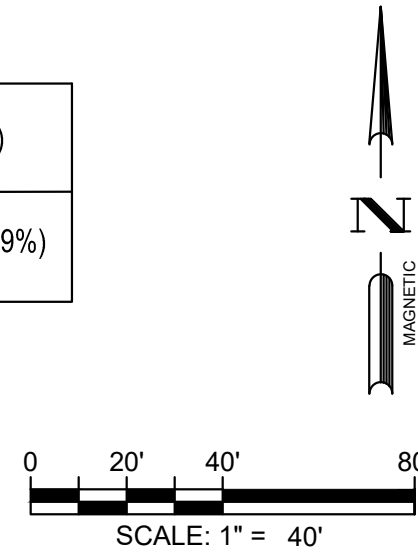
ECODISTRICT GOALS:
THIS NEW DEVELOPMENT REQUIRES A MINIMUM OF 7 POINTS WITH ACCORDANCE TO ALPHARETTA UDC 2.10.11:

- BUILDING EFFICIENCY MEASURE - 3 POINTS
- BUILDING WATER EFFICIENCY MEASURES: 2 POINTS
- ENHANCED BICYCLE AMENITIES - 1 POINT
- ADDITIONAL LANDSCAPED CIVIC SPACE - 1 POINT
- ALTERNATIVE MEASURES (COMMUNITY GARDEN) - 3 POINTS
- ALTERNATIVE MEASURES (NATURE TRAIL) - 1 POINT

TOTAL POINTS PROVIDED = 11 POINTS

CIVIC SPACE = 0.70 AC. (11.3%)
AMENITY SPACE = 0.80 AC. (12.9%)

24 HOUR CONTACT INFORMATION:
BRETT ACHEY
404-630-6117



GENERAL SITE NOTES:

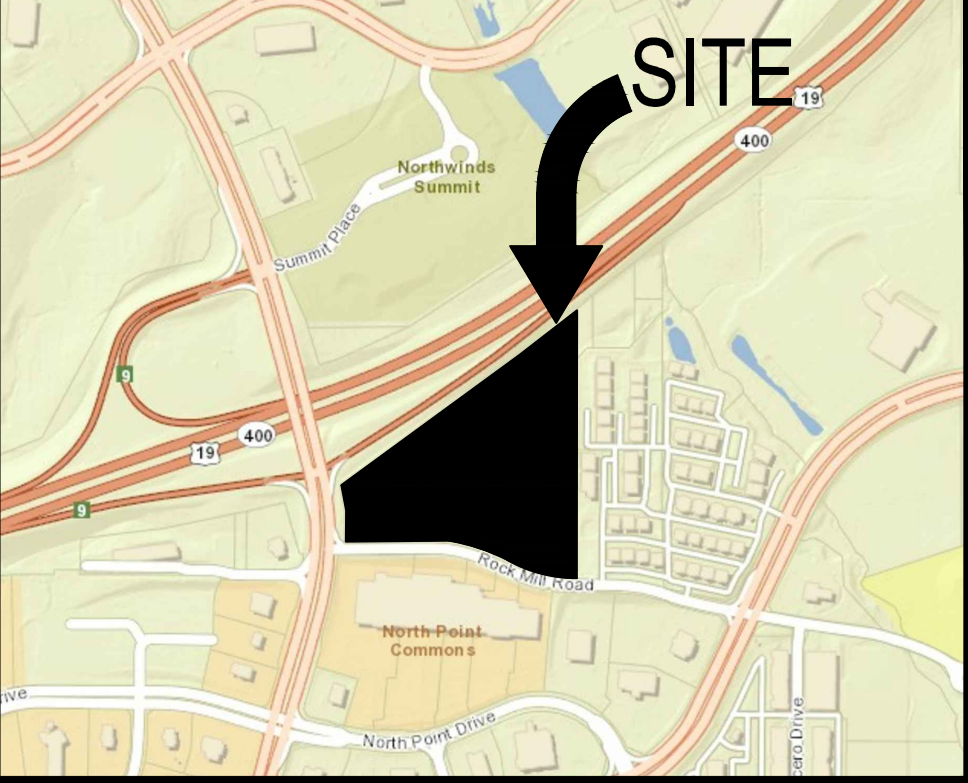
- TOTAL AREA = 6.2 ACRES
- OPEN SPACE AREA:
 - OPEN SPACE REQUIRED PER NORTH POINT OVERLAY:
 - CIVIC SPACE = 10% MIN.
 - AMENITY SPACE = 5% MIN.
 - OPEN SPACE PROVIDED:
 - CIVIC SPACE = 0.70 AC (11.3%)
 - AMENITY SPACE = 0.80 AC (12.9%)
- TOTAL NUMBER OF PROPOSED DWELLINGS = 43 LOTS
- DENSITY = 6.94 UNITS/AC.
- OWNER: BEAZER HOMES
1000 ABERNATHY RD NE
ALPHARETTA, GA 30005
- 24-HOUR CONTACT: BRETT ACHEY
404-630-6117
- ZONING:
 - ZONING JURISDICTION = CITY OF ALPHARETTA
 - EX. ZONING = O-4
 - PROPOSED ZONING = R-8 AD
- BUILDING SETBACKS:
FRONT = 19' (FROM BACK OF CURB);
REAR = N/A;
SIDE = N/A (MINIMUM 10' BUILDING SEPARATION)
- EXTERNAL BUILDING SETBACKS:
 - HAYNES BRIDGE ROAD = 35'
 - ROCK MILL ROAD = 20'
- PROPOSED EXTERNAL BUFFERS:
 - 60' UNDISTURBED BUFFER FROM GA S.R. 400 RIGHT OF WAY
 - 25' UNDISTURBED BUFFER FROM ADJACENT PROPERTY
 - 20' LANDSCAPE STRIP ALONG HAYNES BRIDGE ROAD
 - 10 LANDSCAPE STRIP ALONG ROCK MILL ROAD
- TYPICAL UNIT DIMENSIONS = 24'W X 51'D
- MAX BUILDING HEIGHT = 42'
- NO STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
- PARKING REQUIREMENTS:
 - REQUIRED RESIDENTIAL PARKING = 2 SPACES PER UNIT
 - MIN. PARKING REQUIRED = 66 SPACES (20% LESS PER NORTH POINT OVERLAY)
 - ADDITIONAL PARKING PROVIDED = 3 SPACES
 - DWELLING PARKING PROVIDED = 4 SPACES PER UNIT = 172 SPACES
 - TOTAL PARKING PROVIDED = 175 SPACES
- ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED
- NO FLOODPLAIN IS APPARENT ON THIS SITE.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED IN RIGHT-OF-WAY AND WILL BE STORED WITHIN THE JOB SITE.
- NOTIFY COUNTY INSPECTOR 24 HOURS PRIOR TO ANY WORK ON SITE.
- THE SITE IS CURRENTLY WOODED AND UNDEVELOPED.

PROPOSED SITE CALLOUT DESCRIPTIONS:

- PROPOSED 28' MAIN ENTRANCE INTERSECTION RADIUS (MEASURED AT BOC)
- PROPOSED 25' INTERNAL INTERSECTION RADIUS (MEASURED AT BOC)
- PROPOSED 6.0' SIDEWALK WITH 6.0' BEAUTY STRIP
- PROPOSED 8.0' SIDEWALK WITH 6.0' BEAUTY STRIP
- PROPOSED FIRE PIT
- PROPOSED COMMUNITY GARDEN PLANTERS
- PROPOSED WALKING TRAIL
- PROPOSED MAIL KIOSK
- PROPOSED CITY MONUMENT SIGN
- PROPOSED BICYCLE RACKS/REPAIR CENTER

REQUESTED VARIANCES:

- CITY OF ALPHARETTA UDC SECTION 2.10.3, OVERLAY SITE REGULATIONS INCLUDING SETBACK, SIDEWALK, PLANTER, MAX. BUILDING HEIGHT OR OTHER SITE REGULATIONS INCONSISTENT WITH SITE PLAN.
- CITY OF ALPHARETTA UDC SECTION 2.10.4, OVERLAY BLOCK AND ACCESS REGULATIONS DEAD-END STREET, VEHICULAR CROSS ACCESS, GATING OR OTHER BLOCK REGULATIONS INCONSISTENT WITH SITE PLAN.



DESIGNED BY:	BAC
DRAWN BY:	BAC
REVIEWED BY:	DFS
245 TOWNPARK DRIVE, SUITE 470 KENNESAW, GEORGIA 30144 WWW.BCEINC.COM DIRECT: 470-705-0885 © 2022	
BEAZER HOMES 1000 ABERNATHY RD NE ALPHARETTA, GA 30005	
HAYNES BRIDGE ROAD REZONING CITY OF ALPHARETTA, GA LOCATED IN DISTRICT 1 LAND LOTS 754, 755, 757 & 758	
ZONING PLAN	
GSWOC CERT. #85089 EXP. 08.23.24 NOT ISSUED FOR CONSTRUCTION FILE NUMBER: 9582-00 DATE: 05/25/2022	
02	

Exhibit A



HAYNES BRIDGE
6-Unit Townhome
Front Elevation

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: Water Oak Township (Beazer Homes)

Contact Name: Julie Sellers

Telephone: 404-665-1242

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.

All property owners with record title within 500 ft. of the subject property were notified by letter mailing. As of 5/5/2022, Applicant has received no comments in response to this notice.

On 5/2/2022, city staff notified Applicant that its Planning Commission hearing was rescheduled one week later, moving the hearing from 6/2/2022 to 6/9/2022. Applicant is resending notice letters and will update the Citizen Participation Form - Plan B if any comments are received.

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

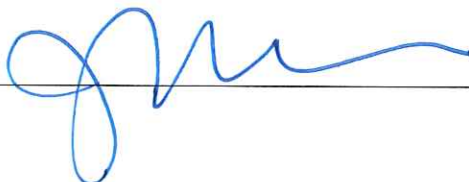
☐

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: 5/5/2022

Print Form

May 5, 2022

Julie Sellers
1776 Peachtree Street, NW
Suite 415-South
Atlanta, Georgia 30309

RE: Notice of Public Hearing Application
Beazer Homes /MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11

Dear Property Owner:

Please allow this letter to serve as an **UPDATED** public notice for the above -referenced applications. You should have received a previous letter with certain hearing dates that have now been changed. The following is the **UPDATED** schedule:

This item will be considered by the Planning Commission on **Thursday, June 9, 2022¹**, at 6:30 PM and City Council on Monday, June 27, 2022, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

Additionally, a Community Zoning Information Meeting (CZIM) will be held via Zoom on Wednesday, May 11, 2022 at 6:00 p.m. The link to the meeting is <https://zoom.us/j/6766623657> . The CZIM is an informal, virtual meeting with the community where the public has an opportunity to listen to a brief presentation from the Applicant, to learn more about these requests, and to also ask questions or provide comments.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at jsellers@dillardsellers.com or 404-665-1242.

Sincerely,

Julie Sellers

¹ Previous schedule was June 2nd for the Planning Commission hearing.

April 26, 2022

Julie Sellers
1776 Peachtree Street, NW
Suite 415-South
Atlanta, Georgia 30309

RE: Notice of Public Hearing Application
Beazer Homes /MP-22-06 / CLUP-22-01 / Z-22-07 / V-22-11

Dear Property Owner:

Please allow this letter to serve as public notice for a Master Plan Amendment, Comprehensive Land Use Plan Amendment, Rezoning, and Variance request at 0 Haynes Bridge Road, Alpharetta, GA 30022 (Parcel Nos. 12 286007981871 & 12 286007981889). Specifically, the Applicant is requesting an amendment to the Delta Credit Union Master Plan, a Comprehensive Land Use Plan Amendment (Corporate Office to High Density Residential), a Rezoning from O-I to R-8A (Dwelling, 'For-Sale', Attached), and variances to develop a high-quality, for-sale attached residential community.

This item will be considered by the Planning Commission on Thursday, June 2, 2022, at 6:30 PM and City Council on Monday, June 27, 2022, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

Additionally, a Community Zoning Information Meeting (CZIM) will be held via Zoom on Wednesday, May 11, 2022 at 6:00 p.m. The link to the meeting is <https://zoom.us/j/6766623657>. The CZIM is an informal, virtual meeting with the community where the public has an opportunity to listen to a brief presentation from the Applicant, to learn more about these requests, and to also ask questions or provide comments.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at jsellers@dillardsellers.com or 404-665-1242.

Sincerely,

Julie Sellers

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY STE 262
ALPHARETTA GA 30022-1174

DDL NORTHPOINT LLC
5810 LAUREL OAK DR
SUWANEE GA 30024-3369

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY STE 262
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

P&L SUMMIT BCI L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

USR REAL ESTATE HOLDINGS LLC
500 STAPLES DR
FRAMINGHAM MA 01702

METRO M3 INC
P O BOX 420253
ATLANTA GA 30342

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

BFC PROPERTIES INC ET AL
515 LYELL DR STE 101
MODESTO CA 95356

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

HAYNES ROCK LLC
11190 HAYNES BRIDGE RD
ALPHARETTA GA 30022

GREENE HOGG NP II LLC C/O BROGDON
CONSULTING
3425 DULUTH PARK
DULUTH GA 30096

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

PALLADIAN NORTH POINT COMMONS LLC
860 JOHNSON FERRY RD STE 140-336
ATLANTA GA 30342

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

NORTHPOINT PARK BUILDERS LLC
5755 N POINT PKY STE 85
ALPHARETTA GA 30022

NATIONAL RETAIL PROPERTIES LP
450 SOUTH ORANGE AVE STE 900
ORLANDO FL 32801

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY 261
ALPHARETTA GA 30022-1174

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD
ATLANTA GA 30339

AVENUE 26 HOLDINGS LLC ET AL
11911 SAN VICENTE BLVD STE 310
LOS ANGELES CA 90049

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339



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.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: MP-22-06 / CLUP-22-01 /

PH #: Z-22-07 / V-22-11

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Beazer Homes c /o Julie Sellers Telephone: 404-665-1242

Address: 1776 Peachtree Street NW Suite: 415-South

City: Atlanta State: GA Zip: 30309 Fax: _____

Mobile Tel: _____ Email: jsellers@dillardsellers.com

Subject Property Information:

Address: +/-6.25 Acres on Haynes Bridge Road (2 Parcels) Current Zoning: O-I

District: 01 Section: 2 Land Lot: 798 Parcel ID: 12 286007981871;12 286007981889

Proposed Zoning: R-8A Current Use: Vacant land

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?

Please see attached.

Applicant's Request (Please itemize the proposal):

Comprehensive Plan Amendment

Rezoning

Master Plan Amendment

Variances

Please see attached for additional information and descriptions.

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

Please see attached.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Haynes Bridge Partners, LLC c/o Ashish Patel

Telephone: 404-213-8388

Address: 976 West Pointe Ct.

Suite: _____

City Lithia Springs

State: GA

Zip: 30122

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

Comprehensive Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Beazer Homes c/o Julie Sellers

Telephone: 404-665-1242

Address: 1776 Peachtree Street

Suite: 415-South

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: _____

Date: 3-16-22

Notary:

Notary Signature: _____

Date: 3-16-22



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: **Beazer Homes**

Subject Public Hearing Case: **Multiple Requests for +/- 6.2 Acres on Haynes Bridge Road**

Rezoning
Comprehensive Plan Amendment

Master Plan 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: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 3-16-22

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: **Beazer Homes**

Subject Public Hearing Case: **Multiple Requests for +/- 6.2 Acres on Haynes Bridge Road**

Rezoning
Comprehensive Plan Amendment

Master Plan Amendment
Variance(s)

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: Donald Mitchell Position: Post 1, City Council

Description of Contribution: Campaign Contribution for 2021 Election Cycle Value: \$250

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: 3.31.2022

Julie Sellers with Dillard Sellers, Applicant Representative

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

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: Water Oak Township

Contact Name: Julie Sellers Telephone: 404-665-1242

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.

All property owners with record title within 500 ft. of subject property.

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 <i>(Please Specify)</i> |

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

Applicant will provide contact information to the parties listed above, including e-mail and phone number. If there is sufficient interest, Applicant will host a separate community meeting.

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
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5810 LAUREL OAK DR
SUWANEE GA 30024-3369

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY STE 262
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

P&L SUMMIT BCI L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

USR REAL ESTATE HOLDINGS LLC
500 STAPLES DR
FRAMINGHAM MA 01702

METRO M3 INC
P O BOX 420253
ATLANTA GA 30342

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

BFC PROPERTIES INC ET AL
515 LYELL DR STE 101
MODESTO CA 95356

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

HAYNES ROCK LLC
11190 HAYNES BRIDGE RD
ALPHARETTA GA 30022

GREENE HOGG NP II LLC C/O BROGDON
CONSULTING
3425 DULUTH PARK
DULUTH GA 30096

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

PALLADIAN NORTH POINT COMMONS LLC
860 JOHNSON FERRY RD STE 140-336
ATLANTA GA 30342

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

NORTHPOINT PARK BUILDERS LLC
5755 N POINT PKY STE 85
ALPHARETTA GA 30022

NATIONAL RETAIL PROPERTIES LP
450 SOUTH ORANGE AVE STE 900
ORLANDO FL 32801

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY 261
ALPHARETTA GA 30022-1174

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD
ATLANTA GA 30339

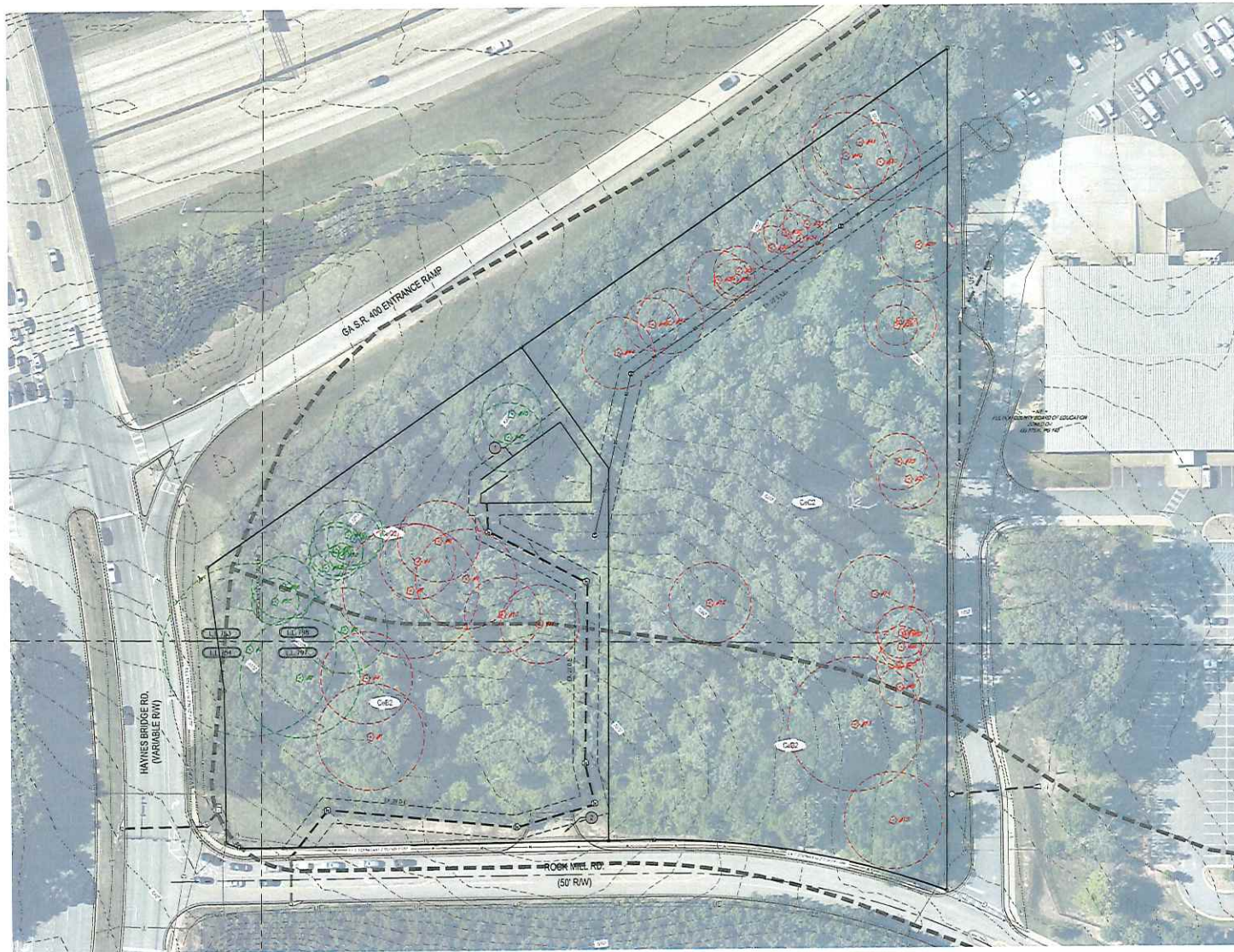
AVENUE 26 HOLDINGS LLC ET AL
11911 SAN VICENTE BLVD STE 310
LOS ANGELES CA 90049

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339



Know what's below.
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FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD FIRM, COMMUNITY PANEL NUMBER 13121C, MAP NUMBER 13121C0500P, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.

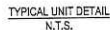


- EXISTING SITE NOTES:**
1. NO 100-YEAR FLOOD PLAIN IS APPARENT ON THIS SITE.
 2. THERE ARE NO STREAMS OR, OR WITHIN 200 FEET OF THIS SITE.
 3. THERE ARE NO RIPARIAN ZONES APPARENT ON SITE.
 4. THERE ARE NO WETLANDS ON THIS SITE.
 5. THIS SITE IS CURRENTLY WOODED.
 6. THERE ARE NO HISTORIC, ARCHAEOLOGICAL OR CULTURAL FEATURES ON THIS SITE, AS DEFINED BY THE HISTORIC RESOURCE SURVEY, GEORGIA DEPARTMENT OF NATURAL RESOURCES, HISTORIC PRESERVATION DIVISION.
 7. THE SURROUNDING PROPERTIES ARE COMMERCIAL/DISTRICTED.
- GENERAL SOIL TYPES:**
1. C&C - C&C SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED.
 2. C&C - C&C SANDY LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED.
- EXISTING SITE CALLOUT DESCRIPTIONS:**
1. EXISTING CONCRETE WALLS
 2. EXISTING CONCRETE APRON

24 HOUR CONTACT INFORMATION:
SHEET ARCH
4543541-7

0 20' 40' 80'
SCALE: 1\"/>

DESIGNED BY:	BAC
DRAWN BY:	BAC
REVIEWED BY:	DFS
BCE BCE CONSULTING, INC. 240 FORT WORTH AVENUE, SUITE 200 FARMERSVILLE, GEORGIA 31744 404.277.1400 BCE@BCECONS.COM	
BEAZER HOMES 1000 BEAZER BLVD ATLANTA, GA 30329	
HAYNES BRIDGE ROAD REZONING CITY OF FARMERSVILLE, GA 1400 GOLF DR. 2ND FLOOR FARMERSVILLE, GA 31744	
EXISTING SITE RESOURCE MAP	
REGISTERED PROFESSIONAL N. CHESLA C&S 11516 N. A. COLSON GEORGIA CIVIL ENGINE, 19900 CIVIL ENGINE, 19900 NOT ISSUED FOR CONSTRUCTION FILE NUMBER: 9582-00 DATE: 04/01/2022	
01	



1. TOTAL AREA = 62 ACRES
2. OPEN SPACE AREA:
2.1. OPEN SPACE REQUIRED PER NORTH POINT CHELSEA
2.2. DHC SPACE = 10% MIN.
2.3. AMENITY SPACE = 5% MIN
3. OPEN SPACE PROVIDED:
3.1. DHC SPACE = 3.70 AC (11.2%)
3.2. AMENITY SPACE = 0.86 AC (12.0%)
4. TOTAL NUMBER OF PROPOSED DWELLINGS = 432 UNITS
5. DENSITY = 6.94 UNITS/AC
6. OWNER: BEAZER HOMES
100 ADEENATHY RD NE
ALPHARETTA, GA 30005

7. 24-HOUR CONTACT: BRETT ACHY
404-630-6117

8. ZONING:
8.1. ZONING = JCD10-2000-10 - CITY OF ALPHARETTA
8.2. EX. ZONING = D-4
8.3. PROPOSED ZONING = R-40
8.4. EXISTING ZONING = R-40

[illegible]

1. PROPOSED 25' MAIN ENTRANCE INTERSECTION RADIUS
(MEASURED AT 80C)
2. PROPOSED 25' INTERNAL INTERSECTION RADIUS (MEASURED AT
80C)
3. PROPOSED 6.5' SIDEWALK WITH 2.0' BEAUTY STRIP
4. PROPOSED 6.5' SIDEWALK
5. PROPOSED THE PIT
6. PROPOSED COMMUNITY GARDEN PLANTERS
7. PROPOSED WALKING TRAIL
8. PROPOSED MAIL BOX
9. PROPOSED CITY MONUMENT SIGN
10. PROPOSED BICYCLE RACKS/SHRIMP CENTER

1. CITY OF ALPHARETTA UDC SECTION 2.10.3, OVERLAY SITE REGULATIONS INCLUDING SETBACK, SIDEWALK PLANTER, MAX BUILDING HEIGHT OR OTHER SITE REGULATIONS INCONSISTENT WITH SITE PLAN.
2. CITY OF ALPHARETTA UDC SECTION 2.10.4, OVERLAY BLOCK ACCESS REGULATIONS DEAD-END STREET, VEHICULAR CROSS ACCESS, GATING OR OTHER BLOCK REGULATIONS INCONSISTENT WITH SITE PLAN.

ECCODISTRICT GOALS:
THIS NEW DEVELOPMENT REQUIRES A MINIMUM OF 7 POINTS WITH
ACCORDANCE TO ALPHAMETTA UDC 2.10.11:

1. BUILDING EFFICIENCY MEASURE - 3 POINTS
2. BUILDING WATER EFFICIENCY MEASURES - 2 POINTS
3. ENHANCED BIKEWAY ADJUTIVES - 1 POINT
4. ADDITIONAL LANDSCAPED CIVIC SPACE - 1 POINT
5. ALTERNATIVE MEASURES (COMMUNITY GARDEN) - 3 POINT
6. ALTERNATIVE MEASURES (NATURE TRAIL) - 1 POINT

TOTAL POINTS PROVIDED = 11 POINTS

	CMVC SPACE = 0.70 AC. (11.3%)
	AMENITY SPACE = 0.60 AC. (12.9%)

24 HOUR CONTACT INFORMATION
BRETT ACHEY

DESIGNED BY:	BAC
DRAWN BY:	BAC
REVIEWED BY:	DFS

BGE
WINNAPARK DRIVE, SUITE 470
WESLEY, GEORGIA 30184
WWW.BGEINC.COM
CONTACT: 478.706.0022

BEAZER HOMES

HAYNES BRIDGE ROAD

ZONING PLAN



OSWEGO CERT. #150089
Exp. 08/29/24
NOT ISSUED FOR
CONSTRUCTION
FILE NUMBER:
9582-00

DATE: 04/01/202

02



Know what's below.
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FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED
IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13121C, MAP
NUMBER 13121C0006AF, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.

Legal Description

Tract 1

2.45 Acres

106,843.53 sq. ft.

All that tract or parcel of land lying and being in Land Lots 753, 754, 797, AND 798, 1ST District, 2nd Section of Fulton County, and being more particularly described as follows:

To find the true point of beginning, begin at a ½" rebar on the east side of Haynes Bridge Road;

Thence, N 55° 07' 07" E for a distance of 317.78 feet to a capped ½" rebar; Thence, S 34° 49' 14" E for a distance of 123.36 feet to a capped ½" rebar; Thence, S 00° 22' 30" W for a distance of 309.93 feet to a capped ½" rebar; Thence, S 89° 13' 06" W for a distance of 268.01 feet to the beginning of a non-tangential curve; Said curve turning to the right through 02° 43' 34.4", having a radius of 772.00 feet, and whose long chord bears N 89° 08' 05" W for a distance of 36.73 feet to the beginning of a non-tangential curve; Said curve turning to the right through an angle of 15° 10' 11.3", having a radius of 42.00 feet, and whose long chord bears N 73° 06' 56" W for a distance of 11.09 feet to a capped ½" rebar; Thence, N 00° 18' 21" W for a distance of 127.73 feet to a point on a line; Thence, N 07° 20' 31" W for a distance of 102.46 feet to A 1/2" rebar, said rebar being the TRUE POINT OF BEGINNING.

Legal Description

Tract 2

3.80 Acres

165,393.23 sq. ft.

All that tract or parcel of land lying and being in Land Lots 753, 754, 797, AND 798, 1ST District, 2nd Section of Fulton County, and being more particularly described as follows:

To find the true point of beginning, begin at a ½" rebar on the east side of Haynes Bridge Road, thence N 55° 07' 07" E a distance of three hundred seventeen and seventy eight hundredths to a capped ½" rebar, being the True Point of Beginning;

Thence N 55° 12' 43" E a distance of 430.34 feet to a ½" rebar; Thence, S 00° 24' 49" W for a distance of 701.19 feet to a PK nail in the sidewalk, said nail being the beginning of a non-tangential curve, Said curve turning to the left through an angle of 22° 33' 27.1", having a radius of 627.73 feet, and whose long chord bears N 79° 27' 57" W for a distance of 245.55 feet to a point of intersection with a non-tangential line; Thence, S 89° 20' 29" W for a distance of 38.54 feet to a capped ½" rebar; Thence, N 00° 22' 30" E for a distance of 309.93 feet to a ½" capped rebar; Thence, N 34° 49' 14" W for a distance of 123.36 feet to a capped ½" rebar, said rebar being the TRUE POINT OF BEGINNING.

Legal Description

BOTH TRACTS

6.25 Acres

272,236.76 sq. ft.

All that tract or parcel of land lying and being in Land Lots 753, 754, 797, AND 798, 1ST District, 2nd Section of Fulton County, and being more particularly described as follows:

To find the true point of beginning, begin at a ½" rebar on the east side of Haynes Bridge Road;

Thence, N 55° 07' 07" E for a distance of 317.78 feet to a capped ½" rebar; Thence N 55° 12' 43" E a distance of 430.34 feet to a ½" rebar; Thence, S 00° 24' 49" W for a distance of 701.19 feet to a PK nail in the sidewalk, said nail being the beginning of a non-tangential curve; Said curve turning to the left through an angle of 22° 33' 27.1", having a radius of 627.73 feet, and whose long chord bears N 79° 27' 57" W for a distance of 245.55 feet to a point of intersection with a non-tangential line; Thence, S 89° 20' 29" W for a distance of 38.54 feet to a capped ½" rebar; Thence, S 89° 13' 06" W for a distance of 268.01 feet to a capped ½" rebar, being the beginning of a non-tangential curve; Said curve turning to the right through 02° 43' 34.4", having a radius of 772.00 feet, and whose long chord bears N 89° 08' 05" W for a distance of 36.73 feet to the beginning of a non-tangential curve; Said curve turning to the right through an angle of 15° 10' 11.3", having a radius of 42.00 feet, and whose long chord bears N 73° 06' 56" W for a distance of 11.09 feet to a capped ½" rebar, being the point of intersection with a non-tangential line; Thence, N 00° 18' 21" W for a distance of 127.73 feet to a capped ½" rebar; Thence, N 07° 20' 31" W for a distance of 102.46 feet to a capped ½" rebar, said rebar being the TRUE POINT OF BEGINNING.

Letter of Intent and Impact Analysis

City of Alpharetta

Comprehensive Plan Amendment
Rezoning Application
Master Plan Amendment
Variance Application

Applicant:

Beazer Homes

Property:

+/- 6.2 Acres on Haynes Bridge Road

Parcel ID Number:

12 286007981871

12 286007981889

Submitted for Applicant by:

Julie Sellers

R. Baxter Russell

DILLARD SELLERS

1776 Peachtree Street, NW, Suite 415-South

Atlanta, Georgia 30309

jsellers@dillardsellers.com

brussell@dillardsellers.com

I. INTRODUCTION

This application is for approval of a new for-sale townhome development. The subject property is approximately 6.2 acres of land located at the corner of Haynes Bridge Road and Rock Mill Road and consists of two parcels, Parcel ID numbers 12 286007981871 and 12 286007981889 (the “Property”). The Property’s rear boundary abuts the entrance ramp and right-of-way for S.R. 400 at the Haynes Bridge Road exit. The Property is currently zoned O-I (Office Institutional) and is subject to the North Point Overlay (the “Overlay”). The Property has a future land use designation of CO (Corporate Office) and is part of the Delta Credit Union Master Plan. Despite an extensive mix of uses and significant development in the surrounding area, the Property exists as an undeveloped, vacant lot.

The applicant, Beazer Homes (“Applicant”), submits this application to develop Water Oak Township—a high-quality, for-sale attached residential community with 43 townhome units, resident amenity areas, community civic space with additional preserved buffer and tree save areas. To accomplish this development, the Applicant seeks approval of the following requests to allow for the development of Water Oak Township: (1) an amendment to the Comprehensive Plan; (2) a Rezoning of the Property from O-I to R-8A; (3) an amendment to the Delta Credit Union Master Plan to reflect the proposed zoning and development changes; and (4) related variances to reflect development as shown on the submitted site plan, including (a) variance from Sec. 2.10.3 and the Overlay site regulations, and (b) variance from Section 2.10.4 and the Overlay block and access regulations.

II. DEVELOPMENT INFORMATION

Applicant seeks to develop Water Oak Township at the Property as a premier residential community integrating first class residential units, unique amenities, and purposeful civic space on a currently undeveloped tract. The community includes 43 three-story townhomes with two car garages and 19-foot driveways at each unit. The site layout is designed for rear loaded garage access for all homes with each unit fronting on pedestrian sidewalks. Fourteen homes front on Rock Mill Road adjacent to the community’s gated entrance, providing an interface with the public street and urban community feel amongst the variety of uses and redevelopment occurring in the Overlay. The townhome elevations and exterior finishes feature a mixture of attractive materials such as brick and motor with board and batten siding to establish a modern, refined appearance.

In addition to the upscale design and layout of the townhomes, Applicant’s community incorporates ample civic and amenity open space. By providing these elements, Water Oak Township intends to promote the goals of the Overlay’s EcoDistrict measures and establish a community focused on sustainability and urban green spaces. As demonstrated on the site plan, Applicant’s residential units are concentrated to the eastern portion of the Property. This layout allows the community to preserve 0.7 acres of civic greenspace (11.3% of the site) at the corner of Haynes Bridge Road and Rock Mill Road. This corner civic greenspace provides prominent public open space for the benefit of Township residents and the surrounding North Point community. The civic greenspace includes pedestrian amenities such as a walking trail with

benches and bicycle racks with attached repair center (or similar public bicycle amenity). Additionally, this corner greenspace affords a tree save area to preserve some of the largest specimen trees on the Property. The corner civic greenspace works in tandem with the sixty-foot undisturbed buffer along the Property's northern boundary to establish meaningful green buffering and landscaping along Haynes Bridge Road, Rock Mill Road, and the S.R. 400 entrance ramp.

Applicant's community will also surpass EcoDistrict requirements through its amenity area and features for the townhome residents. In addition to paved sidewalks throughout the community and a central fire pit, Water Oak Township includes a community garden. The community garden space establishes a distinct outdoor amenity for residents to gather, use and enjoy. The community garden includes raised planters, a tool shed and irrigation. This amenity area also incorporates a composting program for residents. Finally, community residents have access to a wooded nature trail with entrances located off this central amenity area.

As demonstrated by the attached zoning site plan and application materials, Applicant's proposed development will create a vibrant residential community that corresponds to the City's vision for progressive, sustainable development. Based on this information and satisfaction of the criteria below, Applicant respectfully requests City Council's approval of the submitted applications and proposals contained herein.

III. IMPACT ANALYSIS

The Applicant's proposed development fully satisfies the criteria set forth in the City's Code. For these reasons, the Applicant respectfully requests its application be granted as submitted.

A. Comprehensive Plan Amendment Request

The Applicant requests a Comprehensive Plan amendment to change the Property's designation from Corporate Office to High Density Residential. The Applicant satisfies all criteria for a Comprehensive Land Use Plan amendment as set forth in the Alpharetta Unified Development Code ("UDC"), Section 4.1.3.

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

As provided in the Horizon 2040 Comprehensive Plan ("Comprehensive Plan"), the Property is currently designated as Corporate Office on the Future Land Use Map. Since the emergence of the COVID-19 pandemic in 2020, many businesses and companies with office leases have adapted to the new mindset for public health concerns and employee expectations regarding work flexibility. As a result of this changing workplace environment, many of these same companies are exploring downsizing current office spaces resulting in rising office vacancies. Given the general availability of office space and new pandemic era attitudes toward office leases, the Property does not qualify as an appropriate site for future office development. The Property is too small to accommodate

the larger building sizes or mixed-use components required for new modern office developments. Additionally, the surrounding Haynes Bridge Road area has multiple parcels currently approved for new office space. A small office development on the Property would not positively contribute to this portfolio. Finally, the Property has been designated by the Comprehensive Plan, zoning map, and approved master plan (see below) for office use for over ten years, but no office development has occurred.

Based on the combination of these factors and the Property's suitability for attached, for-sale residential development, the Applicant requests City Council amend the Comprehensive Plan to change the Future Land Use Map designation for the Property from Corporate Office to High Density Residential. This amendment will allow the Applicant to rezone the property to R-8A and develop the proposed residential community shown on the attached site plan.

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

Applicant's proposed High Density Residential designation is consistent with the goals and policies of the Comprehensive Plan. As demonstrated in the submitted application materials, the Applicant's proposed amendment conforms to the City's vision in the following areas:

- a) Housing—Applicant's Water Oak Township concentrates high density development in the North Point area and provides high-quality design to preserve appearance and property values (Comprehensive Plan pgs. 40-41).
- b) Transportation—Applicant's site plan includes consideration for multi-modal transportation options, including connecting existing public sidewalk with on-site public walking trail (Comprehensive Plan pg. 42).
- c) Economic Development—Applicant's community provides site and landscaping design featuring high aesthetic standards and enhanced architectural quality (Comprehensive Plan pg. 45).
- d) Land Use—Water Oak Township is designed to provide a sense of place with public open space, to promote mobility and outdoor recreation, and to maintain attractive green space and tree buffering along the S.R. 400 corridor and Haynes Bridge Road gateway to the North Point area (Comprehensive Plan pgs. 47-48).
- e) Natural, Historic & Cultural Resources—By incorporating multiple greenspace and EcoDistrict features, Applicant's community achieves sustainable site design and increases the City's open space inventory (Comprehensive Plan pgs. 50-51).

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

The proposed amendment for the Property to High Density Residential would not require any changes in the provision of public facilities or services. If any changes are identified by Planning & Zoning Staff, Applicant will work to address and satisfy those concerns.

- 4) **The extent to which the proposed designation would impact the public health, safety and welfare.**

The proposed Comprehensive Plan amendment will have no negative impact on the public health, safety and welfare of surrounding property owners or community residents. The proposed amendment will instead provide an avenue for an appropriate rezoning and development of the Property as a high-quality residential community.

- 5) **The extent to which additional land area is needed to be developed for a specific type of use.**

The North Point LCI area and overlay district have limited to no undeveloped areas designated as High Density Residential. Applicant requests this Comprehensive Plan amendment to develop a residential community providing continued redevelopment in this vital area of the City.

- 6) **The extent to which area demographics or projections are not occurring as projected.**

As outlined above in response to Comprehensive Plan Criteria 1, future office space development opportunities may be limited particularly on small area sites. Considering the current state of the office market and the Property's history, it is appropriate for City Council to amend the Comprehensive Plan designation to High Density Residential to provide an opportunity for quality residential development such as Water Oak Township.

B. Rezoning Request from O-I to R-8A

The Applicant satisfies all the criteria for rezoning as set forth in the Alpharetta Unified Development Code ("UDC"), Section 4.2.3 and the Alpharetta Public Hearing Application Form.

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

The proposed rezoning to R-8A is compatible with the zoning on surrounding properties, which are zoned O-I, PSC, CUP, and MU. Applicant's proposed residential community is also compatible with the variety of uses on surrounding and nearby properties, including office uses, commercial retail/restaurant and shopping center uses, institutional uses, and the nearby Ecco Park residential development. Water Oak Township will contribute to the current mixture of uses on surrounding properties and promote continued redevelopment in the North Point area.

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

The proposed rezoning to R-8A will have no adverse impact on the use or value of surrounding properties. On the contrary, Water Oak Township, its residential units, and significant civic and amenity greenspace will both compliment and enhance the value and use on surrounding properties.

3) Can the property be developed for a reasonable economic use as currently zoned?

The Property has no reasonable economic value as currently zoned. The current O-I zoning at this site is no longer consistent with either office development trends or development patterns in the surrounding area. Rezoning the Property to R-8A will allow reasonable and appropriate economic development benefitting the Applicant and surrounding property owners.

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

The proposed development will have a nominal impact upon population and traffic in the area. The increase in population associated with the 43 townhome units is consistent with residential development in the surrounding area. With regard to traffic, the City's current infrastructure is equipped to provide adequate access and handle any increases associated with the Applicant's residential community. The Applicant will work with the City if infrastructure upgrades are determined to be necessary.

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

A nominal amount of students may be generated by this residential use. Based upon the townhome unit design and adult-oriented amenities, Applicant anticipates little, if any, impact on schools. Public service and facilities, including utilities such as water and sewer, are currently available for the Property and are sufficient to accommodate the proposed development. While the Applicant is not aware of any burden on public services or public facilities related to this development, the Applicant is willing to address any issues that may arise with the City and those appropriate service providers.

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

The Applicant includes a Comprehensive Plan amendment with this rezoning request in order to change the Future Land Use Map designation to High Density Residential. This requested amendment is consistent with the proposed rezoning to R-8A. As outlined in the Application materials and detailed explanation above, the Comprehensive Plan amendment is consistent with the City's stated goals and policies. Herein, approval of the rezoning in connection with the Comprehensive Plan amendment complies with the City's vision for growth in the North Point area.

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

Changed and changing conditions in the area as well as the current office marketplace support the proposed rezoning and residential development. Applicant's requested

rezoning and Water Oak Township development will achieve the City's goals for redevelopment in the North Point area and the vision for quality greenspace communities.

C. Master Plan Amendment Request

In November 2011, City Council approved an updated master plan on behalf of Delta Credit Union (Regent Partners) for the Property (MP-11-06). At that time, the master plan approval provided 203,161 square feet of office space entitlements on an attached site plan. The master plan approval also included parcels in addition to the Property. Delta Credit Union's office development proposal was never achieved. Some of the parcels included in this master plan were purchased by the Fulton County Board of Education and developed as a maintenance shop facility. The Property was not developed as the entitled office use, remains vacant, and cannot presently be developed under this master plan based on Fulton County's purchase and partial, unassociated development on associated land.

The Applicant respectfully requests an amendment to the current master plan (MP-11-06), to modify this plan as currently imposed upon the Property. The Applicant seeks to amend the current plan as it applies to the Property to reflect the proposed site plan submitted with this application package. If approved as requested, Applicant's site plan for the Water Oak Township development will replace Delta Credit Union's master plan and allow for productive and beneficial development of the Property. The Applicant cannot develop the Property as proposed without this requested Master Plan Amendment in conjunction with the associated Comprehensive Plan, rezoning, and variance requests.

D. Variance Request(s)

The Applicant respectfully requests two variances seeking relief from the strict application of the North Point Overlay regulations.

Applicant's proposed Water Oak Township and submitted site plan seek to establish a distinct, high-quality residential community on the Property. Applicant's proposed community is designed to achieve the intent and purpose of the Overlay, including exceeding the minimum EcoDistrict measures and requirements. However, strict application of all Overlay requirements on the Property and Applicant results in an unnecessary hardship that adversely affects the proposed development. Relief from certain Overlay requirements to accomplish Applicant's development will cause no detriment to the public and instead benefit the surrounding area by allowing development of a beneficial residential community on the Property.

For these reasons, Applicant requests the following two variances to reflect development as shown on the submitted site plan:

- (1) Variance from Sec. 2.10.3 and the Overlay site regulations, including application of any setback, sidewalk, planter, maximum building height or other prohibitive site regulations inconsistent with Applicant's site plan, and

(2) Variance from Section 2.10.4 and the Overlay block and access regulations, including application of any dead-end street, vehicular cross access, gating or other prohibitive block regulations inconsistent with Applicant's site plan.

IV. CONCLUSION

The Applicant respectfully requests that the City approve the foregoing requests as submitted. The Applicant's required constitutional and ante litem notice is attached hereto at Exhibit "A".

If there are any questions about these requests, please feel free to contact me at 404-665-1242 or jsellers@dillardsellers.com. Thank you.

Sincerely,

DILLARD SELLERS



Julie L. Sellers
R. Baxter Russell
Attorneys for the Applicant

Exhibit A

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Alpharetta require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Alpharetta Unified Development Code ("UDC"), facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDC, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by Alpharetta to grant the application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, Alpharetta would be required to pay just compensation to the Applicant.

A denial of this application would constitute an arbitrary and capricious act by Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested rezoning and other concurrent requests would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by Alpharetta to grant the rezoning and other concurrent requests for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and

owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the rezoning and other applications as requested by the Applicant. If action is not taken by the City to approve the rezoning application within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before City Council or any court of competent jurisdiction, any zoning decision by City Council in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before City Council and requests City Council to determine the standing of any individual who challenges or objects to City Council's decision to rezone the Property. Applicant further raises this objection before City Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.



Real Estate

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

As of	2/21/2022
Bill Year	2021
Bill	2108003
Owner	HAYNES BRIDGE PARTNERS LLC
Parcel ID	12 -2860-0798-188-9

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,142.95	\$3,142.95	\$0.00	\$0.00	\$0.00
TOTAL		\$3,142.95	\$3,142.95	\$0.00	\$0.00	\$0.00

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Real Estate

[View Bill](#)[View bill image](#)**As of**

2/21/2022

Bill Year

2021

Bill

2108002

Owner

HAYNES BRIDGE PARTNERS LLC

Parcel ID

12 -2860-0798-187-1

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$2,027.45	\$2,027.45	\$0.00	\$0.00	\$0.00
TOTAL		\$2,027.45	\$2,027.45	\$0.00	\$0.00	\$0.00

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ALPHARETTA								
Filters								
Code Enforcement								
Filters Styling								
Filter as map moves								
Location								
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☐ Number 92 values								
☐ Tag 61 values								
☐ Status Code 1 values								
☐ Assigned To 2 values								
Showing 25 of 107 rows								
Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location	Reference ID	
Code Enforcement-Co...	CE170033	Accessory Structures	OPEN		3/30/2017, 3:01 PM	12720 Bethany Road	11175	
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2/25/2019, 4:12 PM	1825 Mayfield Road	27978	
Code Enforcement-Co...	CE190036	Business vehicle in residentia...	OPEN		3/11/2019, 2:51 PM	11170 Wittenridge Drive	28338	
Code Enforcement-Co...	CE190043	Business vehicles in residenti...	OPEN		4/2/2019, 3:02 PM	10585 Kingsmark Trail	28899	
Code Enforcement-Co...	CE190053	Tree removal without permit	OPEN		4/17/2019, 3:44 PM	5365 Derby Chase Court	29270	
Code Enforcement-Co...	CE190081	High Grass and Weeds-Rotti...	OPEN		8/6/2019, 9:07 AM	115 Laurelwood Lane	31631	
Code Enforcement-Co...	CE190088	Stop Work Order	OPEN		8/15/2019, 4:10 PM	277 Mayfield Road	31866	
Code Enforcement-Co...	CE190099	Structual Issues	OPEN		9/5/2019, 3:35 PM	44 Birch Rill Drive	32366	
Code Enforcement-Co...	CE190100	Drainage Violation	OPEN		9/5/2019, 4:01 PM	160 North Main Street	32367	
Code Enforcement-Co...	CE190107	Stop Work Order	OPEN		9/27/2019, 1:01 PM	10580 Tuxford Drive	32800	
Code Enforcement-Co...	CE190108	Stop Work Order	OPEN		9/27/2019, 1:09 PM	1230 Tuscany Court	32801	
Code Enforcement-Co...	CE200004	Stop Work Order	OPEN		1/14/2020, 3:44 PM	1565 Highview Pines Pass	34799	
Code Enforcement-Co...	CE200008	Inoperable Vehicles	OPEN		1/29/2020, 3:59 PM	151 Wills Lane	35080	
Code Enforcement-Co...	CE200011	Stop Work Order	OPEN		2/7/2020, 11:38 AM	710 Tate Drive	35283	
Code Enforcement-Co...	CE200065	Deck in a State of Disrepair	OPEN	BESMITH	4/7/2020, 2:03 PM	1430 Hillcrest Heights	36677	
Code Enforcement-Co...	CE200074	R/W trashcan overflowing	OPEN		4/9/2020, 3:09 PM	762 North Main Street	36739	
Code Enforcement-Co...	CE200084	Comolaint	OPEN	BSCHROEDER	5/6/2020, 3:55 PM	194 Mavfield Circle	37241	

Filters
Code Enforcement

Filters Styling

Filter as map moves

Location

12 286007981871

No results

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 107 rows

View Map

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location	Reference ID
Code Enforcement-Co...	CE170033	Accessory Structures	OPEN		3/30/2017, 3:01 PM	12720 Bethany Road	11175
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2/25/2019, 4:12 PM	1825 Mayfield Road	27978
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Code Enforcement-Co...	CE190043	Business vehicles in residenti...	OPEN		4/2/2019, 3:02 PM	10585 Kingsmark Trail	28899
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Code Enforcement-Co...	CE190081	High Grass and Weeds-Rotti...	OPEN		8/6/2019, 9:07 AM	115 Laurelwood Lane	31631
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Code Enforcement-Co...	CE200011	Stop Work Order	OPEN		2/7/2020, 11:38 AM	710 Tate Drive	35283
Code Enforcement-Co...	CE200065	Deck in a State of Disrepair	OPEN	BESMITH	4/7/2020, 2:03 PM	1430 Hillcrest Heights	36677
Code Enforcement-Co...	CE200074	R/W trashcan overflowing	OPEN		4/9/2020, 3:09 PM	762 North Main Street	36739
Code Enforcement-Co...	CE200084	Complaint	OPEN	BSCHROEDER	5/6/2020, 3:55 PM	194 Mayfield Circle	37241

Arborist Report for Haynes Bridge Road Tract



Prepared by:
Moore Urban Forestry
5962 Lake Lanier Heights Road
Buford, Georgia 30518

Van Moore, Consulting Arborist
ISA Certified Arborist # SO 1171
Registered Forester - 2043

The City of Alpharetta requires an Arborist report that assesses the condition of all specimen trees, boundary trees, trees of quality, and landscape trees.

Criteria for a Specimen Tree:

Pine Trees: 30-inches diameter or larger for these in the *Pinus* (Pine) genus.

Coniferous Trees: 20-inch diameter or larger for trees in the *Cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus.

20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees.

20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'.

24-inch diameter or larger for trees in all other genera

8-inch diameter or larger for understory trees

10-inch diameter or larger for *Oxydendron arboreum* (Sourwood).

Criteria for a Boundary Tree:

Any tree located on adjacent property with a critical root zone that may be impacted by proposed land disturbance activity.

Criteria for a Landscape Tree:

A tree or trees that were planted or retained on a developed or previously developed site.

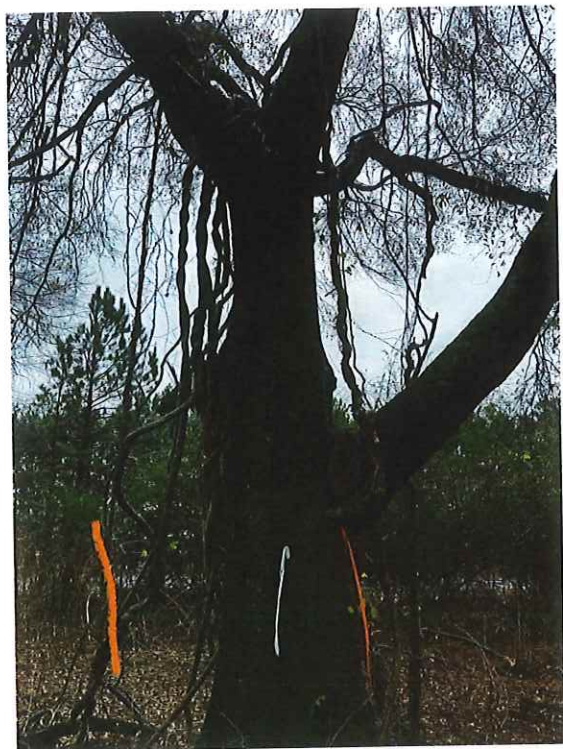
Criteria for a Tree of Quality

A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the director.

A tree inspection was conducted at the Haynes Bridge Road Tract on December 23, 2021. The diameter of all trees that were collected at the property were measured at dbh (diameter at breast height, 4 ½' off the ground). Trees that split into multiple trunks below 4 ½' off the ground were measured at the narrowest point beneath the split. Trees were labeled with flagging tape.

Specimen Trees

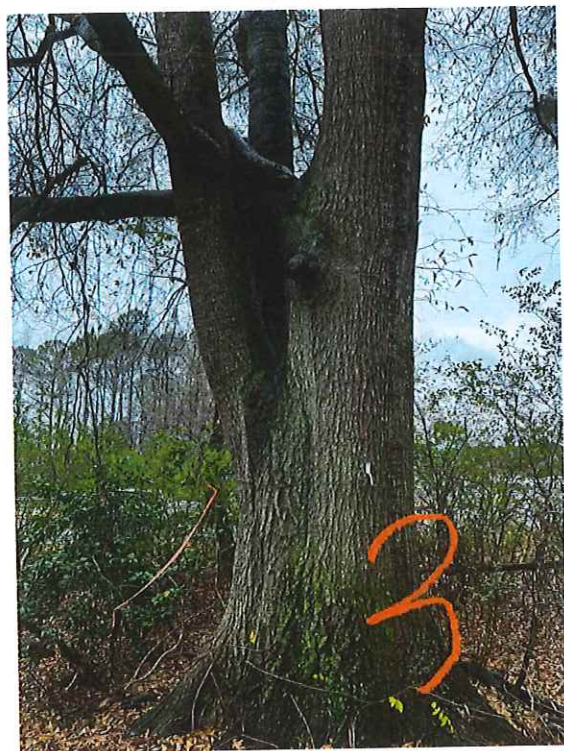
Tree #	Scientific Name	Common Name	DBH Inches	Condition	Comments	CRZ Radius
1	Quercus Nigra	Water Oak	34	Fair	Included Bark	44.20
2	Quercus Nigra	Water Oak	38	Poor	Included Bark	49.40
3	Quercus Nigra	Water Oak	51	Fair	Included Bark	71.4
4	Quercus Alba	White Oak	29	Fair	Included Bark	37.7
5	Quercus Nigra	Water Oak	27	Fair	Included Bark	35.1
6	Quercus Nigra	Water Oak	43	Poor	Included Bark	55.9
7	Quercus Nigra	Water Oak	24	Fair	Minor Dead Limbs	31.2
8	Quercus Nigra	Water Oak	26	Good		33.8
9	Liriodendron Tulipifera	Yellow Poplar	32	Poor	Rot	41.6
10	Carya Spp.	Hickory	24	Fair	Minor Dead Limbs	31.2
11	Carya Spp.	Hickory	25	Fair	Minor Dead Limbs, Included Bark	32.5
12	Quercus Alba	White Oak	26	Fair	Included Bark	33.8
13	Morus Rubra	Mulberry	41	Poor	Rot	53.3
14	Quercus Nigra	Water Oak	25	Fair	Included Bark	32.5
15	Prunus Serotina	Black Cherry	31	Poor	Included Bark	40.3
38	Crataegus Phaenopyrum	Washington Hawthorn	13	Poor	Included Bark	16.9
40	Quercus Nigra	Water Oak	28	Poor	Included Bark	36.4
41	Pinus Taeda	Loblolly Pine	30	Poor	Rot	39.0



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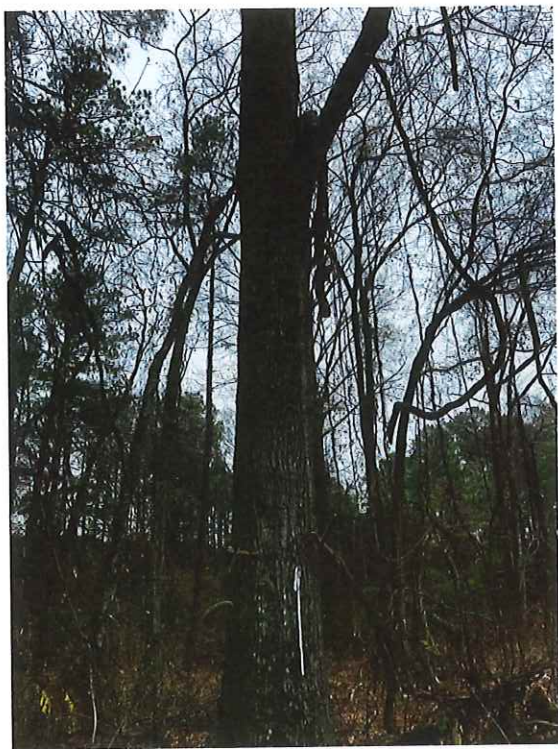
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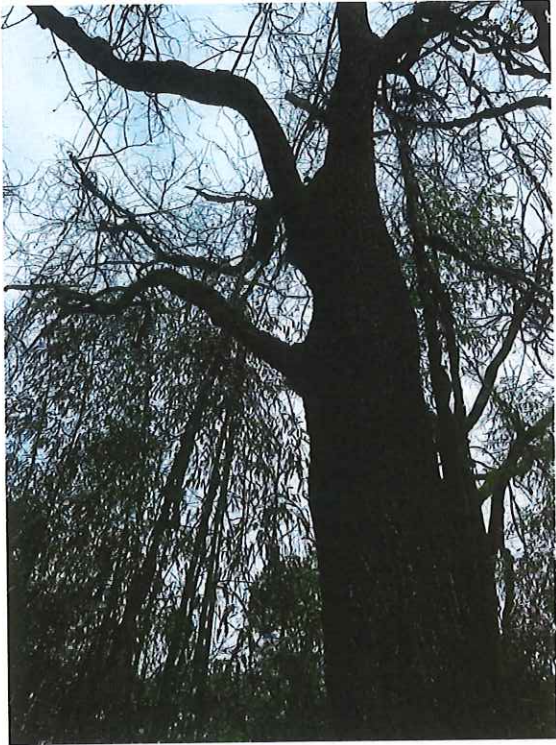
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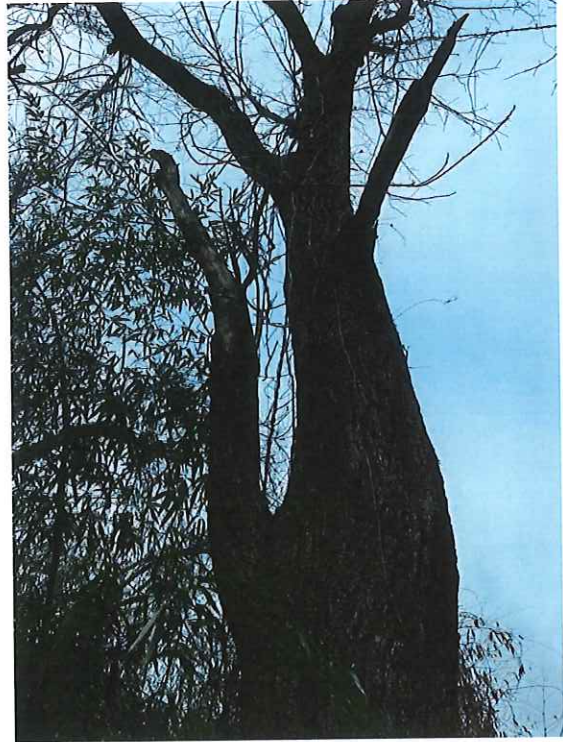
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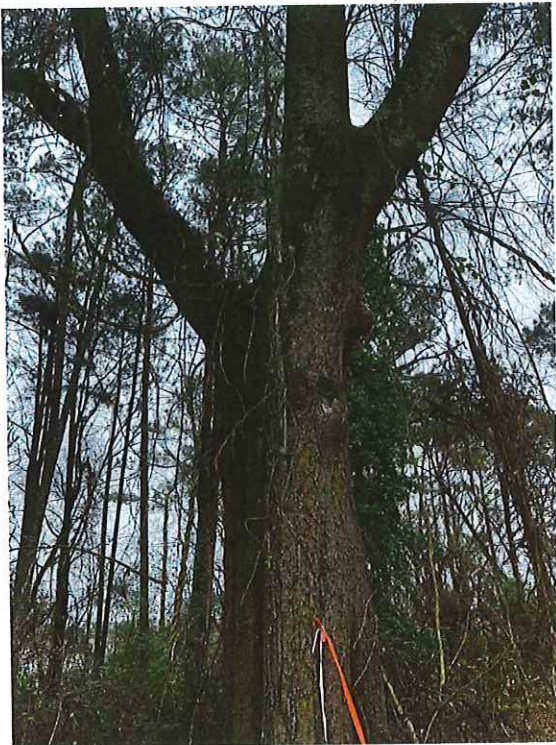
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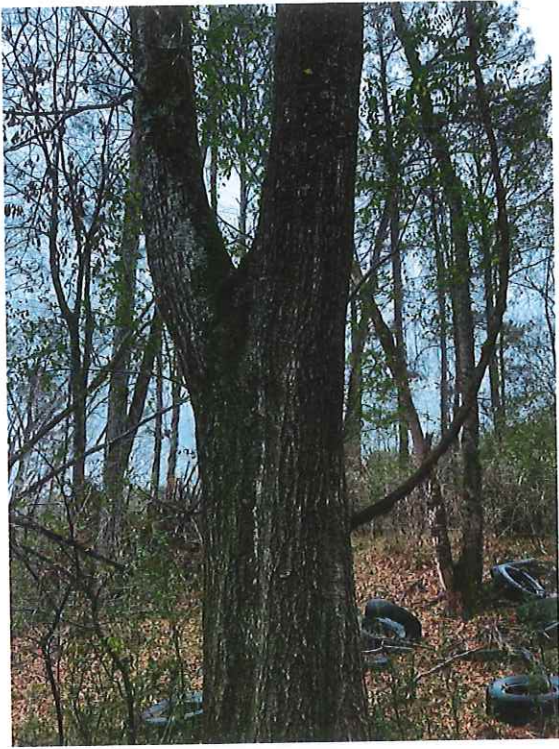
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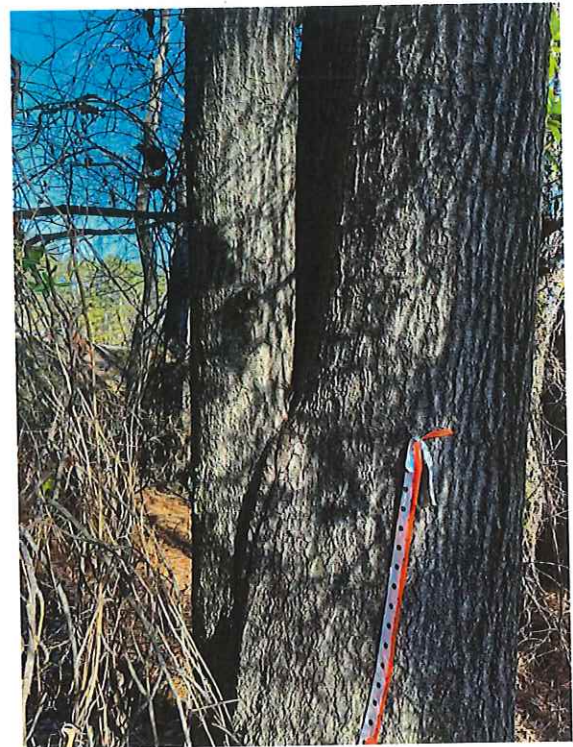
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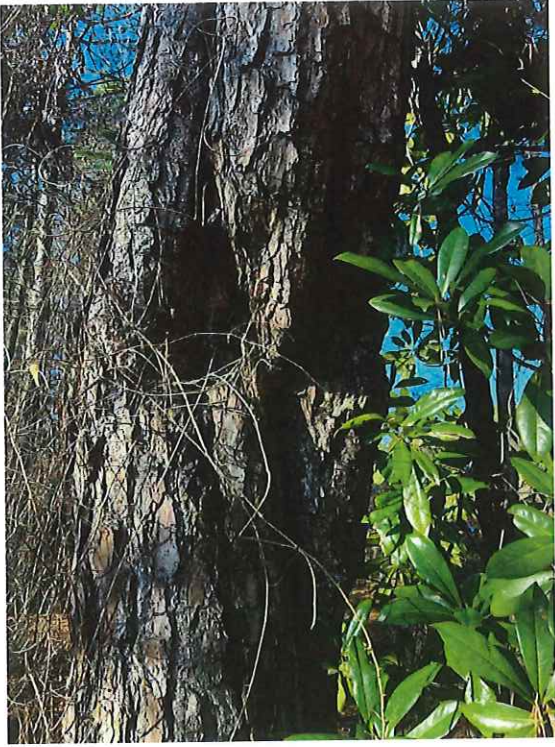
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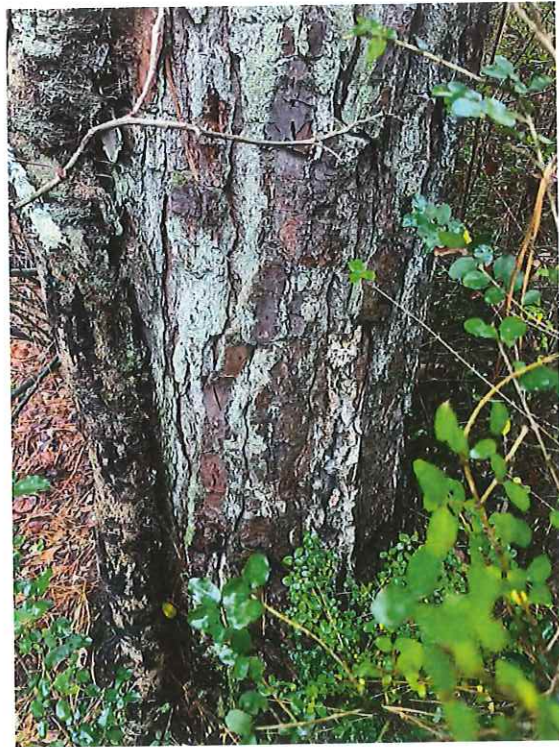
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Boundary Trees

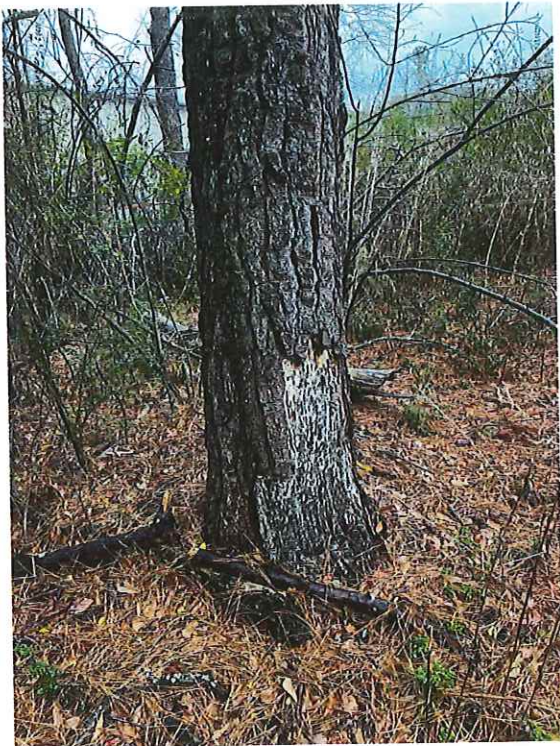
Tree #	Scientific Name	Common Name	DBH in Inches	Condition	Comments	CRZ Radius
15	Prunus Serotina	Black Cherry	31	Poor	Included Bark	40.30
18	Pinus Taeda	Loblolly Pine	13	Good		16.9
20	Pinus Taeda	Loblolly Pine	15	Good		19.5
21	Pinus Taeda	Loblolly Pine	13	Good		16.9
22	Pinus Taeda	Loblolly Pine	18	Good		23.4
23	Pinus Taeda	Loblolly Pine	16	Poor	Rot	20.8
24	Pinus Taeda	Loblolly Pine	19	Poor	Fusiform	24.7
25	Pinus Taeda	Loblolly Pine	18	Poor	Mechanical Damage	23.4
26	Acer Negundo	Boxelder	13	Fair	Included Bark	16.9
27	Pinus Taeda	Loblolly Pine	23	Poor	Fusiform	29.9
28	Pinus Taeda	Loblolly Pine	24	Good		31.2
30	Pinus Taeda	Loblolly Pine	25	Good		32.5
33	Pinus Taeda	Loblolly Pine	15	Good		19.5
34	Pinus Taeda	Loblolly Pine	15	Poor	Fusiform	19.5
35	Pinus Taeda	Loblolly Pine	14	Poor	Fusiform	18.2
36	Pinus Taeda	Loblolly Pine	14	Good		18.2
37	Pinus Taeda	Loblolly Pine	16	Poor	Rot	20.8
38	Crataegus Phaenopyrum	Washington Hawthorn	13	Poor	Included Bark	16.9
39	Prunus Serotina	Black Cherry	19	Fair	Included Bark	24.7
40	Quercus Nigra	Water Oak	28	Poor	Included Bark	36.4
41	Pinus Taeda	Loblolly Pine	30	Poor	Rot	39.0
42	Pinus Taeda	Loblolly Pine	21	Good		27.3
43	Pinus Taeda	Loblolly Pine	17	Poor	Rot	22.1
44	Pinus Taeda	Loblolly Pine	23	Poor	Fusiform	29.9
45	Pinus Taeda	Loblolly Pine	19	Fair	Minor Dead Limbs	24.7
47	Quercus Nigra	Water Oak	22	Good		28.6
48	Pinus Taeda	Loblolly Pine	17	Good		22.1
49	Pinus Taeda	Loblolly Pine	22	Good		28.6
50	Pinus Taeda	Loblolly Pine	17	Good		22.1
51	Pinus Taeda	Loblolly Pine	17	Good		22.1
52	Quercus Nigra	Water Oak	8	Good		10.4
53	Ulmus sp.	Elm	11	Good		14.3
55	Quercus Nigra	Water Oak	15	Good		19.5
56	Pinus Taeda	Loblolly Pine	20	Good		26.0



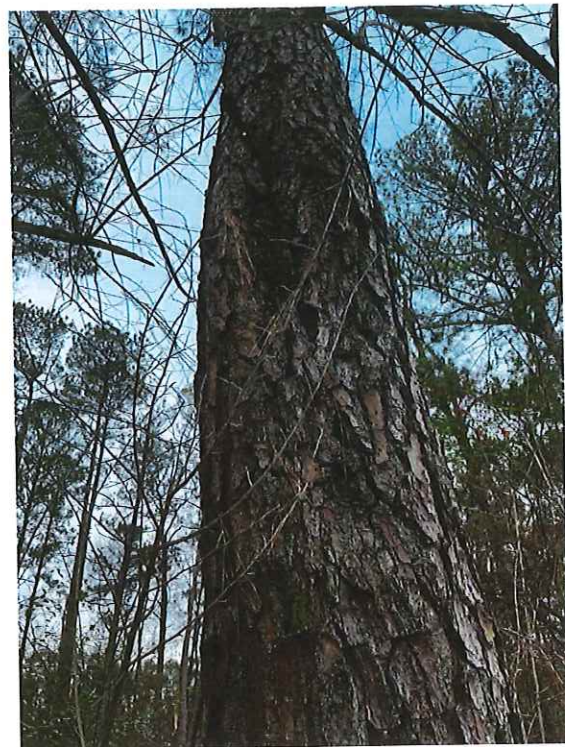
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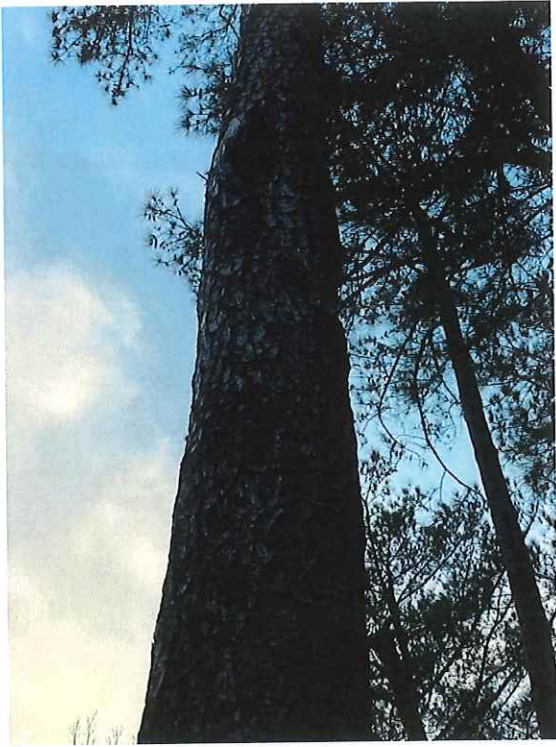
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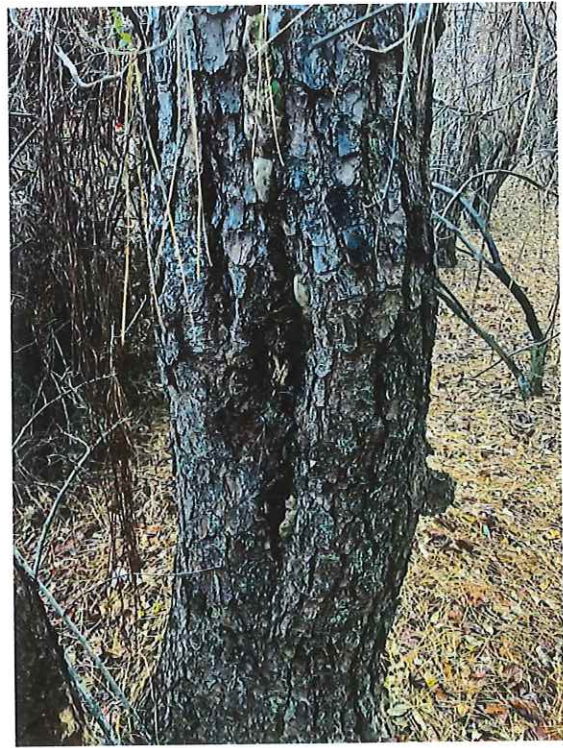
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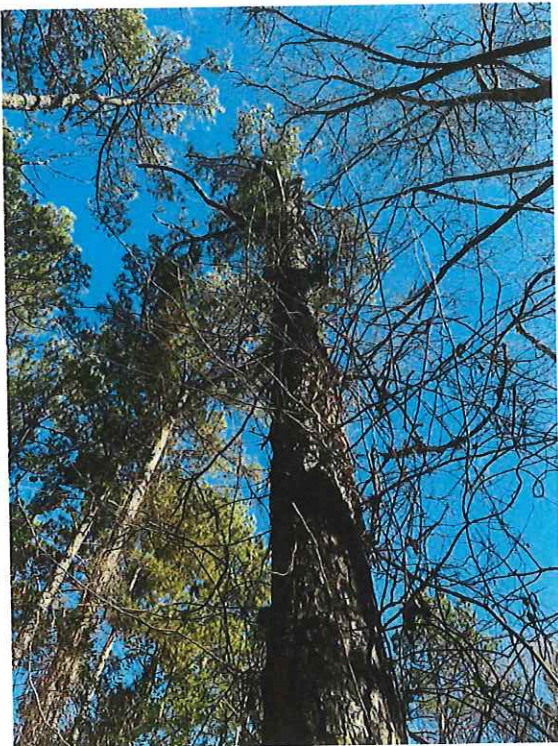
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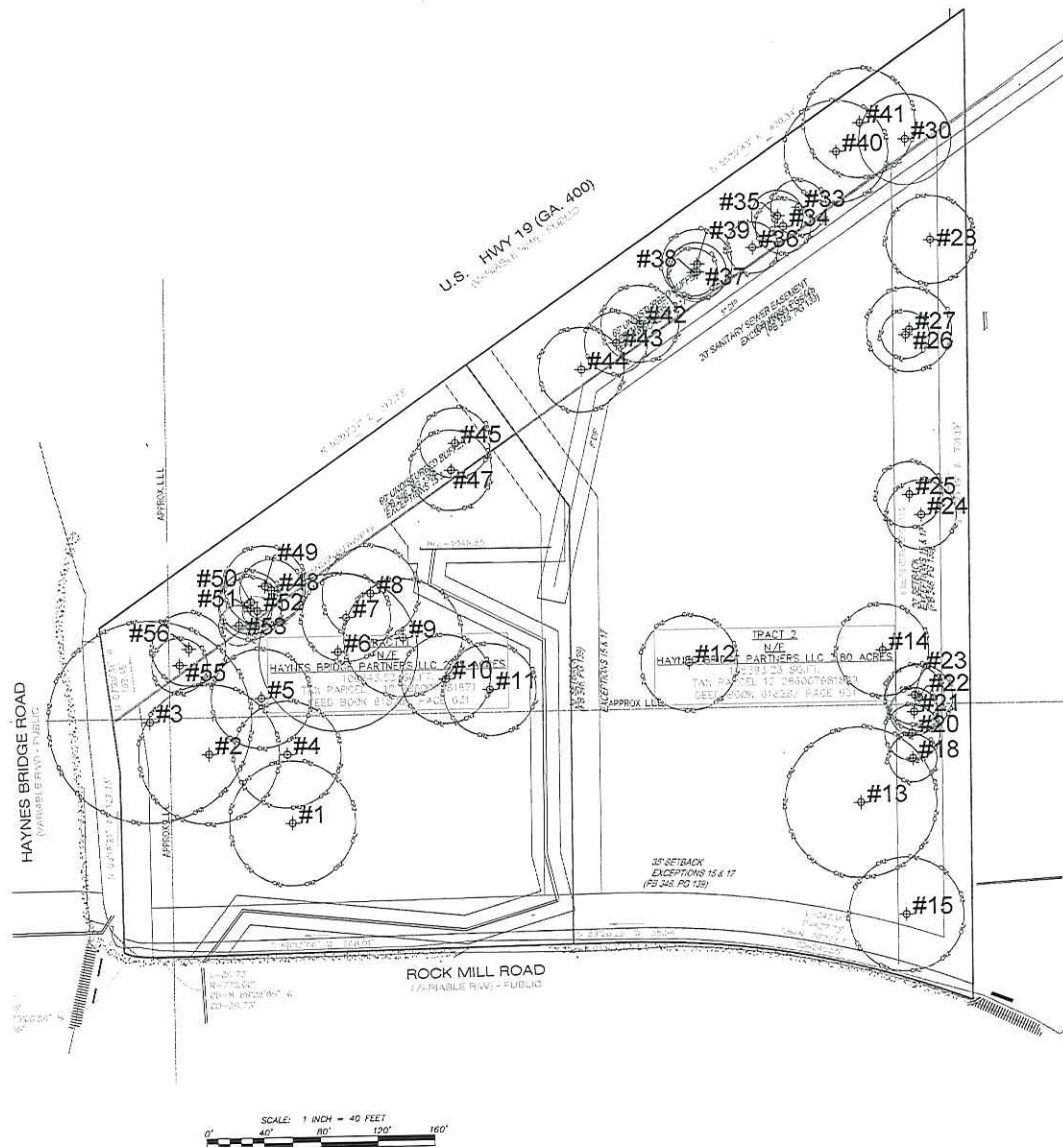
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Landscape Trees

No Landscape Trees on the property.

Trees of Quality

No Trees of Quality on the property.



Specimen Trees

Tree #	Scientific Name	Common Name	DBH in Inches	Condition	Comments	CRZ Radius
1	Quercus Nigra	Water Oak	34	Poor	Included Bark	44.20
2	Quercus Nigra	Water Oak	38	Poor	Included Bark	49.40
3	Quercus Nigra	Water Oak	51	Fair	Included Bark	71.4
4	Quercus Alba	White Oak	29	Fair	Included Bark	37.7
5	Quercus Nigra	Water Oak	27	Fair	Included Bark	35.1
6	Quercus Nigra	Water Oak	43	Poor	Included Bark	55.9
7	Quercus Nigra	Water Oak	24	Fair	Minor Dead Limbs	31.2
8	Quercus Nigra	Water Oak	26	Good		33.8
9	Liriodendron Tulipifera	Yellow Poplar	32	Poor	Rot	41.6
10	Carya Spp.	Hickory	24	Fair	Minor Dead Limbs	31.2
11	Carya Spp.	Hickory	25	Fair	Minor Dead Limbs	32.5
12	Quercus Alba	White Oak	26	Fair	Included Bark	33.8
13	Morus Rubra	Mulberry	41	Poor	Rot	53.3
14	Quercus Nigra	Water Oak	25	Fair	Included Bark	32.5
15	Pinus Serotina	Black Cherry	31	Poor	Included Bark	40.3
38	Crataegus Phaenopynum	Washington Hawthorn	13	Poor	Included Bark	16.9
40	Quercus Nigra	Water Oak	28	Poor	Included Bark	36.4
41	Pinus Taeda	Loblolly Pine	30	Poor	Rot	39.0

Boundary Trees

Tree #	Scientific Name	Common Name	DBH in Inches	Condition	Comments	CRZ Radius
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22	Pinus Taeda	Loblolly Pine	18	Good		23.4
23	Pinus Taeda	Loblolly Pine	16	Poor	Rot	20.8
24	Pinus Taeda	Loblolly Pine	19	Poor	Fusiform Rust	24.7
25	Pinus Taeda	Loblolly Pine	18	Poor	Mechanical Damage	23.4
26	Acer Negundo	Bowlder	13	Fair	Included Bark	16.9
27	Pinus Taeda	Loblolly Pine	23	Poor	Fusiform Rust	29.9
28	Pinus Taeda	Loblolly Pine	24	Good		31.2
30	Pinus Taeda	Loblolly Pine	25	Good		32.5
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43	Pinus Taeda	Loblolly Pine	17	Poor	Rot	22.1
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50	Pinus Taeda	Loblolly Pine	17	Good		22.1
51	Pinus Taeda	Loblolly Pine	17	Good		22.1
52	Quercus Nigra	Water Oak	8	Good		10.4
53	Ulmus sp.	Elm	11	Good		14.3
55	Quercus Nigra	Water Oak	15	Good		19.5
56	Pinus Taeda	Loblolly Pine	20	Good		26.0

MOORE URBAN FORESTRY

5962 LAKE LANIER HEIGHTS RD.
BUFORD, GEORGIA 30518
(770) 530-4114
MOORE@URBANFORESTRY.COM

PREPARED FOR:

BEAZER HOMES - Atlanta
1000 Abernethy Road NE, Suite 260
Atlanta, GA 30328

PROJECT NAME:

Haynes Bridge Road
Tract

TASK:

Arborist Report



PROJECT INFORMATION:

Haynes Bridge Road Tract

Project Name

Project Number

Project Address

Land Use Notes

Owner

ALPHARETTA, GA, Fulton

City, State, County

DATE

REVISION

NO. - 1 2 3 4 5 6 7 8 9 10

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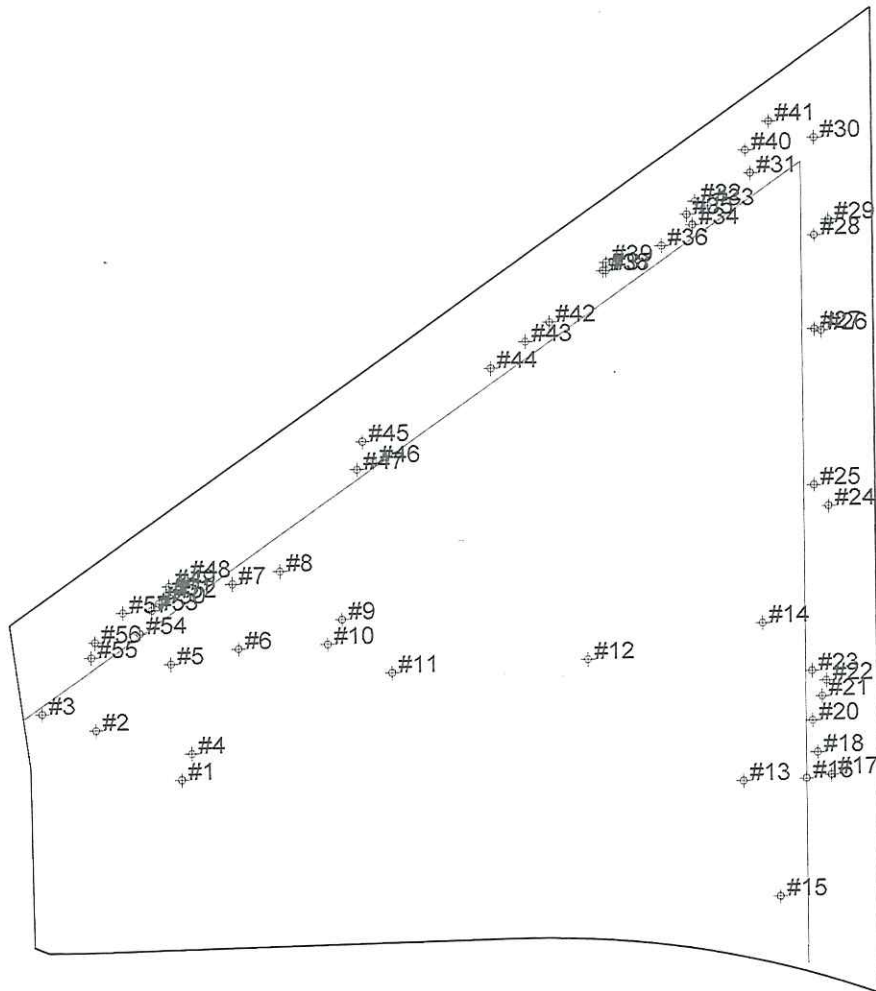
MMMA DESIGN SCALE

THM CHECKED SHEET

3/1/2022 PROJECT NO.

DATE PROJECT No.

T1



Boundary Trees						CRZ Radius
Tree #	Scientific Name	Common Name	DBH In Inches	Condition	Comments	
16	Pinus Taeda	Loblolly Pine	14	Good		
17	Pinus Taeda	Loblolly Pine	14	Good		
18	Pinus Taeda	Loblolly Pine	13	Good		
20	Pinus Taeda	Loblolly Pine	15	Good		
21	Pinus Taeda	Loblolly Pine	13	Good		
22	Pinus Taeda	Loblolly Pine	16	Good		
23	Pinus Taeda	Loblolly Pine	16	Poor	Rot	
24	Pinus Taeda	Loblolly Pine	19	Poor	Slime Flux	
25	Pinus Taeda	Loblolly Pine	18	Poor	Mechanical Damage	
28	Acer Nageundo	Boxelder	13	Fair	Included Bark	
27	Pinus Taeda	Loblolly Pine	23	Poor	Slime Flux	
28	Pinus Taeda	Loblolly Pine	24	Good		
29	Pinus Taeda	Loblolly Pine	14	Poor	Rot	
30	Pinus Taeda	Loblolly Pine	25	Good		
31	Pinus Taeda	Loblolly Pine	13	Good		
32	Pinus Taeda	Loblolly Pine	14	Good		
33	Pinus Taeda	Loblolly Pine	15	Good		
34	Pinus Taeda	Loblolly Pine	15	Poor	Slime Flux	
35	Pinus Taeda	Loblolly Pine	14	Poor	Slime Flux	
36	Pinus Taeda	Loblolly Pine	14	Good		
37	Pinus Taeda	Loblolly Pine	16	Poor	Rot	
38	Catalpa Bionanum	Washington Hawthorn	13	Poor	Included Bark	
39	Prunus Serotina	Black Cherry	19	Fair	Included Bark	
40	Quercus Nigra	Water Oak	28	Poor	Included Bark	
41	Pinus Taeda	Loblolly Pine	30	Poor	Rot	
42	Pinus Taeda	Loblolly Pine	21	Good		
43	Pinus Taeda	Loblolly Pine	17	Poor	Rot	
44	Pinus Taeda	Loblolly Pine	23	Poor	Slime Flux	
45	Pinus Taeda	Loblolly Pine	19	Fair	Minor Dead Limbs	
46	Quercus Nigra	Water Oak	22	Good		
47	Quercus Nigra	Water Oak	22	Good		
48	Pinus Taeda	Loblolly Pine	17	Good		
49	Pinus Taeda	Loblolly Pine	22	Good		
50	Pinus Taeda	Loblolly Pine	17	Good		
51	Pinus Taeda	Loblolly Pine	17	Good		
52	Quercus Nigra	Water Oak	8	Good		
53	Ulmus Americanus	American Elm	11	Good		
54	Quercus Nigra	Water Oak	11	Good		
55	Quercus Nigra	Water Oak	15	Good		
56	Pinus Taeda	Loblolly Pine	20	Good		
57	Pinus Taeda	Loblolly Pine	12	Good		

DATE	PROJECT No.
------	-------------

TVM DESIGN	AG SHOWN SCALE
TVM DRAWN	T1



HAYNES BRIDGE 6-Unit Townhome Front Elevation



CRESCENT VIEW ENGINEERING, LLC

211 Frasier Street SE
Marietta, GA 30060
Phone: 678-324-8410
peng@crescentvieweng.com

MEMORANDUM

To: Don F. Singer, P.E., Branch Manager, BGE, Inc.
From: Peng Zhang, P.E., PTOE
Date: March 31, 2022
RE: Tax Parcels 12 286007981871 & 12 286007981889 – Trip Generation Memo

Crescent View Engineering is pleased to provide this opinion memorandum regarding the project traffic evaluation for the proposed development site of tax parcels 12 286007981871 & 12 286007981889, located in the City of Alpharetta, Georgia. This trip generation memo was completed for an application with the City of Alpharetta regarding the above project.

PROJECT OVERVIEW

The site of tax parcels 12 286007981871 & 12 286007981889 is an approximately 6.2 acres that is proposed to include a Townhome community with 42 lots. The site is located south of US-19/GA 400, in the City of Alpharetta, Georgia. The eastern border of the project site abuts an existing drive aisle for The North Maintenance Shop of Fulton County Schools, the western border abuts Haynes Bridge Road, the northern border abuts US 19/GA 400, and the southern border fronts on Rock Mill Rd.

The site is currently zoned O-I (Office-Institutional) and is proposed to be rezoned as R-8A (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the development site of tax parcels 12 286007981871 & 12 286007981889 was calculated using rates and equations contained in 'The Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017. This analysis determined the projected trip generation volumes associated with the proposed Townhome Development (Multifamily Housing, Low Rise, ITE Code 220).

The density and the anticipated gross project trip generation summary are summarized in Table 1. ITE Code 220 (Multifamily Housing, Low Rise), includes trip generation based on the quantity of units/density. This proposed development will include 42 townhomes/lots. Table 1 reflects projected trip generation values based on the density of 42 units.

Crescent View Engineering, LLC

Table 1: Trip Generation											
Haynes Bridge Rd Townhomes (Tax Parcels: 12 286007981871 & 12 286007981889)											
Land Use	ITE	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
	Code		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing	220	42 Units	308	154	154	24	7	17	29	17	12

As shown in Table 1, based on a calculation using a 42-unit Multifamily Housing development, the proposed site is projected to generate 308 daily project trips (154 in, 154 out), 24 AM peak hour trips, and 29 PM peak hour trips.

SUMMARY

Based on the findings above, the proposed Townhome Development site is projected to generate 308 daily project trips (154 in, 154 out), 24 AM peak hour project trips and 29 PM peak hour project trips. Per the City of Alpharetta Traffic Impact Study Guidelines, a traffic impact study may only be required when the development generates at least 100 trips during the peak hour. Therefore, no traffic impact study is required for this project.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

Crescent View Engineering, LLC.



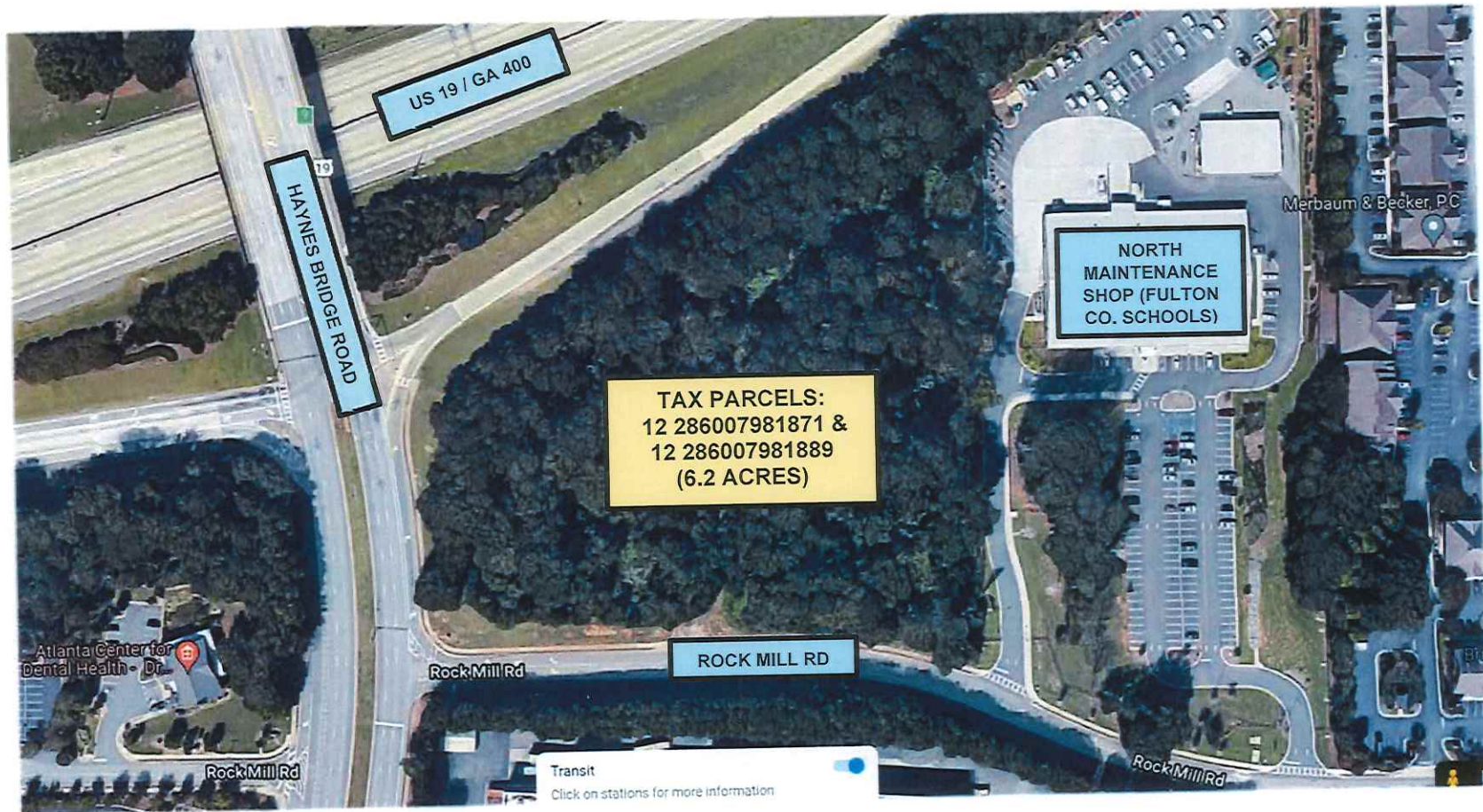
Peng Zhang, P.E., PTOE
CEO/Managing Partner

Attachments:

- Site Aerial Map
- Trip Generation Analysis
- Site Plan

Crescent View Engineering, LLC.
211 Frasier Street, Marietta, GA 30060
Phone: (678) 324-8410

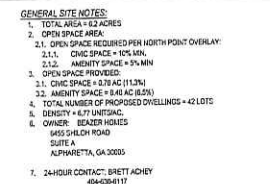
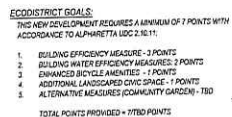
Tax Parcels:
12 286007981871 & 12 286007981889
Aerial Map



Trip Generation Estimates for Haynes Bridge Rd Townhomes

Reference: Institute of Transportation Engineers, Trip Generation (TP), 10th Edition

Development Description	TP Code	Independent Variables	Units	Average Vehicle Trip Ends (Weekday)					Average Vehicle Trip Ends (AM Peak Hourly)					Average Vehicle Trip Ends (PM Peak Hourly)						
				Rate	Directional Distribution		AVTE Entering	AVTE Exiting	Rate	Directional Distribution		AVTE Entering	AVTE Exiting	Rate	Directional Distribution		AVTE Entering	AVTE Exiting		
					Entering	Exiting				Entering	Exiting				Entering	Exiting			Entering	Exiting
Multifamily Housing - 39 Townhome Units	220	DU	42.00	7.32	50%	50%	154	154	0.56	28%	72%	7	17	0.67	59%	41%	17	12		
Total Net Trip Generation							154	154				7	17				17	12		

[illegible]

BEAZER HOMES
6455 SW 14th AVE.
SUITE A

**HAYNES BRIDGE ROAD
REZONING**
CITY OF ALPHARETTA, GA
LOCATED IN DISTRICT 1

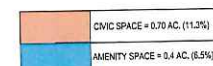
ZONING PLAN



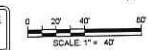
GDWCC CERT. #B500
EXP. 08.29.24
NOT ISSUED FOR
CONSTRUCTION
FILE NUMBER
9582-00

DATE: 03/01/20

02



24 HOUR CONTACT INFORMATION:
BRETT ACHEY
404-630-8117



Know what's below.
Call before you dig.

FLOOD CERTIFICATION: SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13121C, MAP NUMBER 13121C00066F WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.