



PLANNING COMMISSION MEETING

JULY 14, 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 the meeting minutes of July 7, 2022

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- a. **Z-22-09 / V-22-13 / Castle View Homes / 4050 Kimball Bridge Road**

This item has been placed on hold. It will not be heard or considered during the July 14, 2022 Planning Commission meeting.

Consideration of a rezoning and variance to allow for 5 'For-Sale' single-family detached homes on approximately 2.5 acres. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the minimum lot width and reduce front and rear setbacks. The property is located at 4050 Kimball Bridge Road and is legally described as being located in Land Lots 79, 80 & 93, 1st District, 1st Section, Fulton County, Georgia.

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

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

- c. **PH-22-08 / UDC (Unified Development Code) Text Amendment - Residential Infill Overlay**
Consideration of adding an Infill Height definition within Unified Development Code Section 1.4 Definitions. An overlay for infill development located within the Meadowbrook Hills, Milton Estates and Stone Gate Manor subdivisions will also be considered as an addition to the Unified Development Code that includes regulations regarding replanting, streetscape requirements, measuring height and front façade requirements. These properties are legally described as being located in Land Lots 1178, 1179, 1180, 1197, 1198, 1199, 1250, 1251 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT



Planning Commission Meeting
July 7, 2022
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

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

III. APPROVAL OF MEETING MINUTES

- ❖ Chairman Kung'u offered a motion to approve the Planning Commission Meeting Minutes from June 9, 2022.
 - Commissioner second the motion.
 - The motion was approved unanimously (6-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. Z-22-10 / V-22-12 / 1110 Upper Hembree Road

- Manager Woodman came forward to present this item.
 - The applicant, Richard Wernick, is requesting a rezoning and variance to allow for a single-family detached home to be converted to an office on approximately one (1) acre. A rezoning is requested from R-15 (Dwelling, 'For-Sale', Residential) to O-P (Office-Professional) and a variance is requested to allow gravel parking. The subject property is located at 1110 Upper Hembree Road on the north side of Upper Hembree Road and just west of Harris Road.
 - The property is developed with a single-family detached home. Surrounding properties are zoned R-12 (Dwelling, 'For-Sale', Residential) to the north and O-I (Office-Institutional) to the east, west and south. Birch Hollow subdivision is located to the north, Peach State Pool Service & Builders is located to the west, IT Security Compliance Group is located to the east and Alpha Medical Plaza is located to the south. The comprehensive land use plan designation of the property is 'Professional Business Office', which allows the proposed office use.
 - A variance is requested to allow parking on a gravel surface. Unified Development Code (UDC) Subsection 2.5.5(D) requires that off-street parking areas be surfaced with concrete or asphalt. The site plan depicts seven (7) parking spaces in the front yard of the property. Qualitatively speaking, gravel has more pores than asphalt or concrete, which is a benefit from a stormwater management and tree impact perspective. However, the City's UDC considers gravel impervious when it comes to driveways or parking due to the compacted base to support a vehicle.
 - Variance requests have been approved to allow gravel parking or driveways, including at Voysey, 62 & 72 Thompson Street and 12570 Hopewell Road. In addition, the City's Downtown Code allows gravel parking/driveways in the Downtown as an incentive for saving a historic structure. Past variance conditions have required a grid system under the gravel areas to address soil compaction.
 - The site plan depicts a one (1) story over basement single-family detached home being converted to an office, which includes the addition of a gravel parking lot accommodating seven (7) parking spaces. The existing structure is approximately 1,820 square feet and has access from a driveway off Upper Hembree Road. No additions are proposed to the structure. The structure is set back approximately 95' from Upper Hembree Road. The property complies with the district regulations in the O-P district.
 - Nine (9) parking spaces are depicted on the site plan, including seven (7) spaces in a gravel parking area at the front of the structure and two (2) spaces on the side of the structure. The Unified Development Code (UDC) requires one (1) parking space per 200 square feet for medical office and one (1) parking space per 250 square feet for professional office. Therefore, a maximum of nine (9) parking spaces would be required for an office use.
 - The applicant's arborist assessment identifies four (4) specimen trees in the front yard of the property, of which all four (4) will be saved. Additional tree groupings and trees of quality should be saved on the property. In addition, the 50' undisturbed buffer required at the rear of the property should be replanted where sparse in order to screen the property from the neighboring residential subdivision to the north.
 - 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.
 - CZIM was held on June 8, 2022. There were no public comments.
 - Approve Z-22-10/V-22-22 1110 UPPER HEMBREE ROAD, subject to the following conditions:
 1. Approximately 0.99 acres shall be zoned O-P and limited to professional or medical office. Site shall be developed substantially similar to the submitted site layout, dated 4/20/2022, except for

modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.

2. Exterior modifications to the existing structure shall be residential in character, as determined and approved by Staff.
 3. Developer shall dedicate necessary right-of-way along Upper Hembree Road and shall improve the streetscape with curb and gutter, minimum 6' planter planted with street trees, minimum 6' sidewalk and pedestrian lighting, as approved by Staff. Sidewalk shall be installed with minimal impacts to trees, as approved by Staff.
 4. Landscape strip along Upper Hembree Road shall be planted with appropriate landscape material in consideration of spacing limitations based on existing trees, as approved by Staff.
 5. Developer shall save the following specimen trees: #1020, 1022, and 1023 as listed on the arborist report prepared by Outdoor Spaces LLC, dated 3/16/2022. Tree groupings and trees of quality along Upper Hembree Road shall be saved where not impacted by the parking lot and parking lot shall be installed in a manner to limit impacts to existing trees, as approved by Staff.
 6. A 50' undisturbed buffer shall be provided at the rear of the property and shall be replanted where sparse with a mix of evergreen trees and shrubs, as approved by Staff.
 7. Gravel parking lot shall be permitted as depicted on the submitted site layout, dated 4/20/2022. To protect tree roots, a grid system and biobarrier shall be required under the gravel parking area and stone or paver edging material shall be required around the perimeter of the gravel parking area to maintain rock base, as approved by Staff.
- The applicant, Richard Wernick, came forward to speak on behalf of this application
 - The location will be used as an office for a startup business.
 - The owner may be trying to find another tenant to share the space.
 - We are concurrent with the conditions.
 - The tree cover is extensive, and none of what we are doing will require moving them.
 - The Planning Commission discussed the following:
 - What is the proposed use of the building? It will be professional or medical office. The applicant said he had additional information for you tonight
 - What is the justification of the single family changing? There's not a lot of history of single family switching over to professional use. It matches the future of this corridor.
 - Can you speak about the gravel parking lot and the grid system? The grid system is to help provide the stability of a parking lot without having to do a lot of compacting of the soil. The combination of the grid and the gravel will be porous and allow water through.
 - This helps to save the life's expectancy, correct? Yes. It allows water and oxygen to reach the roots.
 - I think this is in line with the precedence of the area.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Brady offered a motion to approve the item subject to Staff's conditions.
 - Commissioner Richard seconded the motion.
 - The motion was approved unanimously (7-0).

B. MP-22-03 / Z-22-05 / CU-22-02 / V-22-07 / North Point Redevelopment

- Director Cook came forward to present this item.
 - The applicant, Trademark Management, Ltd., requests a master plan amendment, rezoning, conditional use and variances to allow for the demolition of approximately 464,000 square feet of the existing mall including two (2) anchor boxes and redevelopment with 315,700 square feet of new retail, restaurants and creative office, 120,000 square feet of office, 150-room hotel, 900 'For-Rent' units, 36 'For-Sale' townhomes, and approximately eighteen (18) acres of open space on 83.67 acres in the North Point

Overlay. A master plan amendment is requested to the North Point Mall Master Plan to modify development regulations. A rezoning is requested from PSC (Planned Shopping Center) to MU (Mixed Use) and a conditional use is requested to allow Dwelling, 'For-Rent', Dwelling, 'For-Sale' Attached, and to increase the allowable density. Variances are requested to increase building height, encroach into the Georgia 400 buffer for the MARTA BRT and multi-use trail. The property is located at 1000 North Point Parkway, 4500 North Point Place, 0 & 5000 North Point Drive, 2000 & 6000 North Point Circle, and 0 Rock Mill Road.

- The property is zoned PSC and MU, subject to the North Point Mall Master Plan. Surrounding properties are zoned PSC, with properties to the south and west subject to the North Point Mall Master Plan and properties to the north and east subject to the North Point Business Center Master Plan. Surrounding properties include Residence Inn by Marriott to the northeast, a regional stormwater facility to the east, various commercial outparcels and Dillard's to the south, Von Maur and Encore Commons office buildings to the west and Georgia 400 to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed development.
- The North Point Mall Master Plan (MP-90-04) was approved on March 19, 1990, allowing a 1,392,132 square foot regional shopping mall and commercial outparcels on 100 acres. As shown in the table below, the Master Plan has been amended several times including amendments to allow creative office space (SPACES) inside the Mall and redevelopment of the Sears anchor with a new mixed-use development. The later approval included a master plan amendment, rezoning, conditional use and variances to allow 300 'For-Rent' units, freestanding commercial and open space. Variances were approved to eliminate the neighborhood grocery in conjunction with 'For-Rent' use, allow interior common space in the Mall to count as amenity space, and allow ground-floor 'For-Rent' dwellings on a storefront street. The current master plan amendment, if approved, would significantly expand the redevelopment efforts at the Mall and would result in nearly half of the Mall being removed and replaced with a mixed-use development over three (3) phases and a 10-year development timeline.
- The submitted site plan depicts removal of approximately 464,000 square feet of existing space within the Mall (Sears, JC Penney and inline storefronts) and replacement with 900 'For-Rent' units in three (3), 5-story buildings (includes 24 'For-Rent' townhomes), 315,700 square feet of new retail and restaurant uses in several freestanding buildings, a six (6) story, 120,000 square foot office building, a six (6) story, 150-room hotel, 36 'For-Sale' townhomes, and approximately eighteen (18) acres of open space. Center Court, located in front of Macy's, will become the new front door to the Mall and significant interior renovations are proposed within the remaining portion of the Mall. Commercial buildings are proposed surrounding a plaza at the new entrance to the Mall, as well as in a retail square immediately adjacent to the plaza. 'For-Rent' buildings, including active uses along storefront streets, flank the retail area to the north and east and a hotel flanks the retail area to the south. An office building is proposed adjacent to the future MARTA BRT connection along Georgia 400 and 'For-Sale' townhomes are proposed adjacent to the regional stormwater park. Future development is depicted along North Point Circle in the parking lots outside of AMC, Von Maur and Dillard's; however, building size and proposed uses are not identified.
- A new storefront street is depicted extending west from the intersection at North Point Drive and North Point Circle to the new entrance of the Mall and two (2) new parallel streets are depicted extending north-south through the development and connecting to North Point Circle. Several secondary streets are proposed throughout the development providing connections between the primary storefront streets and North Point Circle. Sidewalks are depicted throughout the development along both sides of new storefront streets and secondary streets. New internal streets created in existing parking lots are identified in the North Point Overlay as Type D Corridors and North Point Circle is identified as a Type C Corridor, of which both require a minimum zero-foot (0') setback and maximum ten-foot (10') setback. Building setbacks depicted on the site plan are consistent with the established setback regulations.
- A total of 5,739 parking spaces are provided for the development, which includes the remaining

portion of the Mall. The UDC requires 5,074 parking spaces for the applicant's proposal and remaining areas of the Mall. Parking requirements include the 20% parking reduction in the North Point Overlay.

- The applicant's open space plan depicts 18.38 acres, or 22% open space, of which 11.4 acres is civic space and 6.98 acres is amenity space. The table below provides a breakdown of the proposed open space, which includes a variety of improvements such as plazas and squares, pocket parks, bike lanes and multi-use trail connections between MARTA BRT and North Point Parkway, stormwater park improvements, sports courts, multi-family pools and other amenity areas, yards, balconies and patios, outdoor dining areas, and mall interior common areas. The North Point Overlay requires 10% of the site be set aside as civic space and 5% be set aside as amenity space. Since a conditional use is requested to increase density above eight (8) dwelling units per acre, minimum civic space increases to 13.2%.
- Impacts to trees will be minimal given that the proposal represents redevelopment of an existing regional shopping mall and surface parking lot. Stormwater facilities are not depicted on the applicant's site plan; however, a regional stormwater facility exists to the east of the property and is proposed to be improved as a multi-use stormwater park. Bioretention is proposed throughout the development which helps satisfy required EcoDistrict points.
- Renderings and design standards were submitted by the applicant reflecting an eclectic industrial vernacular. The applicant's intent is to create a sense that buildings have been organically built over time with a cohesive but varied mix of materials and styles. The proposed development is broken up into three (3) distinct zones: Station (remaining Mall area and surrounding parking lots), Village (new outdoor retail area on the east end of the Mall), and Neighborhood (primarily residential areas created in parking lots on the east side of the Mall). Design standards are proposed for each zone and address interior mall renovations, new front door of the mall or 'Great Porch', facades and storefronts, illumination, and signage.
- Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The Horizon 2040 Comprehensive Plan identifies the following policy as it relates to maintaining a balance of 'Owner-Occupied' versus 'Renter-Occupied' housing in the City: Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.
- There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists, or is proposed, within the LCI and high-density housing should be tied to office space where jobs exist and are created, and service uses are available to limit vehicular trips. The 561,575 square feet of existing office (Encore Commons), 30,000 square feet of co-working office space (SPACES) inside the Mall, and 120,000 square feet of new office would generate approximately 3,000-3,500 employees (1 employee per 200-250 square feet) to support the proposed mixed-use development.
- The City's Rental Housing Study (updated May 2022) recommends an annual target entitlement of approximately 116 'For-Rent' units per year in order to achieve Housing Policy 2, as stated above. While the minimum 68% 'owner-occupied' housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The current US Census American Community Survey 5-year estimates (2016 – 2020) show that the City is at 67.7% owner-occupied housing units, which is just below the minimum 68% owner-occupied in Housing Policy 2. As shown in the table below, the City has approved 555 'For-Rent' units and 159 assisted living units since 2019. These approvals exhaust the annual 'For-Rent' target through the 2023. If the City decides to allow future 'For-Rent' approvals, a condition is recommended limiting a Certificate of Occupancy (CO) until 2024 in order to meet the housing policy. In addition, Staff adheres to a 5-year timeframe when making recommendations on public hearing requests for 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated

- every five (5) years.
- 'For-Rent' buildings are proposed to be up to five (5) stories or 85' in height with structured parking decks and on-site amenities. Rental units are proposed in large multi-family buildings, except that the Phase 2 units include 24 'For-Rent' townhomes.
- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments. The applicant's proposal represents a significant redevelopment with a conditional use to increase density. Therefore, the proposed mixed-use development must achieve at least ten (10) EcoDistrict points. According to the applicant's letter of intent, a total of 39 EcoDistrict points are proposed for the development. Since the development will be constructed over several phases, the applicant broke the development up into five (5) project areas, or zones, with a minimum of seven (7) EcoDistrict points proposed for each zone. EcoDistrict points are requested for Green Building, Water Efficiency in Building Design, Bio-retention, Sustainable Landscaping, and Enhanced Bicycle Amenities. If approved, the developer should provide the EcoDistrict measures as requested in the applicant's letter of intent, as determined by Staff at LDP and building permit.
- The applicant submitted a trip generation report for the proposed mixed-use development. As shown in the table below, the proposed development would generate approximately 862 AM Peak Hour trips and 560 PM Peak Hour trips. The report notes that if the 277,000 square feet of vacant retail space in the Mall was occupied, it would generate approximately 10,456 net daily trips. With an estimated 9,960 net new trips, the site is expected to generate five percent (5%) less net traffic than the expected trip generation of a fully occupied mall.
- The applicant's proposal triggered a Development of Regional Impact (DRI) review, which requires a rigorous traffic impact assessment and allows input from neighboring jurisdictions and affected agencies. The traffic assessment also accounted for the City's current North Point Parkway Streetscape project and the current recommendation to right-size the North Point Parkway corridor by removing a travel lane in each direction and providing twelve-foot (12') multi-use sidewalks along each side of the street. When accounting for the lane reductions and the programmed uses from the applicant's proposal, projected 2030 traffic operations are accommodated with no physical improvements necessary to serve the anticipated traffic generated by the proposed development, as well as projected traffic growth within the study network.
- Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 900 'For-Rent' Units and 36 'For-Sale' Townhomes

School	Estimated # New FCS Students Generated
Northwood Elementary School	47 – 150
Haynes Bridge Middle School	4 – 54
Centennial High School	18 – 86
Total	69 – 290

- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 69 – 290 school age children. All three schools are shown to be under capacity.
- Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, rezoning, conditional use and variances. The proposed mixed-use development is consistent with the vision for the North Point Overlay and specifically addresses objectives in the North Point LCI, such as 1) Create a "park once walk everywhere" walkable environment, 2) Induce

- redevelopment of large areas of surface parking, and 3) Improve the area's retail balance. The proposal also emphasizes sustainability, open space and connectivity between various modes of transportation, which are key components in the Overlay. Staff recommends that if additional rental (phase 3) is approved it should be contingent on construction of concurrent office which serves to capture employee/resident internal trips and support the requested hotel.
- The proposal adds a customer base to patronize the Mall's existing establishments during non-typical hours. This is important as traditional regional shopping malls are going dark across the country. The proposed Mall redevelopment should not generate significant changes in demand on public facilities and services and the proposed use would produce fewer vehicular trips than the expected trip generation of a fully occupied mall. While the applicant proposes an increase to the residential density, they are adding substantial open space and recreational opportunities within the development to minimize impacts to existing City facilities and services. More importantly, the proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.
 - The report submitted by the applicant states that a variety of outreach measures were undertaken by the applicant including a tenant notice on 3/2/22, stakeholder meeting with North Point property owners in 3/15/22, tenant quarterly meeting on 3/31/22, North Point stakeholder meeting on 4/12/22, Greater North Fulton Strategic Leadership Visit on 6/9/22, and mailed public notices to properties within 500'. Questions and comments received from the public included how merchandise will be different from other projects in the market, adequate space for bike lanes and parallel parking, projected multi-family rents, will the project address workforce housing, provide electric vehicle charging stations, status of JC Penney and when construction will begin. The City also received feedback from the public including the status of JC Penney, ensuring that parking is convenient, and providing pet-friendly areas and restaurants.
 - The CZIM was held on May 11, 2022. There were public comments with questions regarding the status of JC Penney and if it has a place in the redevelopment plan, when demolition/ground breaking will begin, need workforce housing at this location, have Mall tenants been notified of this plan, what happened to the previous redevelopment plan, will the stormwater park be developed, and will there be a MARTA BRT stop at this location.
 - Approve MP-22-03/Z-22-05/CU-22-02/V-22-07 North Point Mall Redevelopment/New York Life, subject to the following conditions:
 1. Approximately 83.67 acres shall be zoned to MU and developed substantially similar to the site plan prepared by Kimley-Horn, dated 6/24/2022, except as modified by these conditions. Applicant shall provide a legal description of the property, as depicted in Exhibit A, prior to issuance of the LDP.
 2. Exterior modifications to existing buildings and new buildings shall be substantially similar to the images depicted in Exhibit H, with non-residential buildings (including 'For-Rent' buildings) approved by DRB and residential buildings approved by Staff.
 3. Development regulations shall be as follows:
 - a. Commercial – Maximum 315,700 square feet of retail, restaurant use shall be permitted in freestanding buildings (not including existing outparcels along North Point Parkway), which shall include a minimum 15,000 square foot food hall developed in Phase 1. Non-residential uses (retail, restaurant, office, and 'For-Rent' amenities) on the ground-floor of the 'For-Rent' buildings shall not count against the maximum commercial entitlement or require additional parking. Freestanding buildings shall be no greater than 4 stories and 60'. Drive-through restaurant, other than a coffee shop shall be prohibited. Rooftop and outdoor dining areas are encouraged and shall not count against the maximum commercial entitlement or require additional parking.
 - b. Office – Maximum 145,000 square feet of office (including co-working office space) shall be permitted in freestanding buildings no greater than 6 stories or 85'. Additional office shall be permitted when exchanged for commercial, "for-rent" residential, or hotel entitlement (800 SF

- per hotel room).
- c. Hotel – Maximum 150 rooms shall be permitted in a freestanding building no greater than 6 stories or 85'. Hotel shall be full-service with a separate entrance for patrons of a full-service, sit-down restaurant. Hotel shall include a minimum of 5,000 square feet of event space.
- d. 'For-Rent' Residential – Up to 320 'For-Rent' units shall be immediately eligible for a Certificate of Occupancy (CO). After January 1, 2026, an additional 330 'For-Rent' units (Phase 2) shall be eligible for a CO. 'For-Rent' buildings shall be no greater than 5 stories or 75' and all units shall be one (1), two (2) and three (3) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no more than ten percent (10%) shall be 3-bedroom units. A CO shall not be issued for the Phase 1 'For-Rent' building until the retail plaza and pocket park, retail square, remaining interior mall renovations, primary north-south and east-west streets and associated infrastructure have been constructed and inspected by the City. A CO for Phase 2 rental shall not be issued until a market/grocery with a minimum square footage of 6,000 square feet has been constructed and inspected by the City. 'For-Rent' units shall have first class amenities, including a pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. If construction does not commence by July 25, 2027, residential units shall revert to 'For-Sale' only.
- e. (Phase 3)'For-Sale' Residential – 286 'Dwelling, 'For-Sale', Attached or Detached' units shall be permitted in buildings no greater than 4 stories or 60'. No more than 10% of 'For-Sale' units shall be permitted to be rented, as recorded in the HOA covenants and declarations.
- f. Parking Decks – Maximum height shall not exceed the height of the building they serve. Parking decks visible from North Point Circle or Georgia 400 shall be treated with comparable materials and finishes as the building they serve or screened from view with evergreen landscaping, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
- 4. Active uses, including service retail, restaurant, office and 'For-Rent' amenities, shall be required in each 'For-Rent' building and located on the ground-floor space along the storefront street (new east-west street) and shall have a minimum first floor height of 14' and depth of 30'. Ground-floor residential units shall have walkouts similar to Exhibit B.
- 5. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Retail
 - b. Restaurant
 - c. Office (professional, medical and research and development)
 - d. Hotel
 - e. Residential ('For-Sale' and 'For-Rent')
- 6. Uses shall be customarily accessory to or amenities for residential and office uses, limited to the following:
 - a. Amphitheater
 - b. Animal Hospital, Small Animal
 - c. Art Gallery
 - d. Athletic Facility
 - e. Auditorium
 - f. Bakery
 - g. Bank
 - h. Barber Shop
 - i. Beauty Shop
 - j. Book Store
 - k. Bowling Alley
 - l. Brewery or Distillery

- m. Dance and Fitness Studio
 - n. Day Care Facility
 - o. Drug Store (Pharmacy)
 - p. Dry Cleaning, Pick-up Station
 - q. Florist, Retail without Greenhouse
 - r. Golf, Miniature and Driving Range
 - s. Grocery Store
 - t. Hardware and Garden Supply Store
 - u. Home Improvement Store
 - v. Liquor Store (conditional use)
 - w. Museum and Libraries
 - x. Nail Salon
 - y. Park and Playground
 - z. Pet Grooming and Pet Day Care
 - aa. Public Building
 - bb. Recreational Facilities, Indoor and Outdoor
 - cc. Restaurant (no drive-thru)
 - dd. Retail Establishment
 - ee. School, Academic and Commercial
 - ff. Shop or Studio, Craftsman/Artist
 - gg. Spa Services (conditional use)
 - hh. Special Event Facility
 - ii. Theater, Cinema
7. New internal streets shall be private and shall be consistent with the streetscape exhibits on Slides 26-36 of the submitted application, labeled Exhibit C, with final approval by Staff.
 8. Minimum 18 acres of open space (11.4 acres of civic space and 6.6 acres of amenity space), consisting of squares and plazas (village lawn/event green), trails, stormwater park, yards, patios and balconies, outdoor dining, sports court, pocket parks, pool courtyards and amenity area, mall interior common areas, etc. shall be provided as depicted on the submitted renderings and site plan prepared by Kimley-Horn, dated 6/24/2022.
 9. Multi-use trail, pedestrian trail and bike lanes shall be improved as depicted on Exhibit D, with final design approved by Staff. Multi-use trail shall include a minimum 12' concrete path, landscaping and lighting and pedestrian trail shall include a minimum 6' concrete path, landscaping and lighting. Dedicated bike lane shall include striping and min. 3' wide protective buffer (striping with delineators every 25') between the vehicular travel lane and the bike lane and shared bike lane shall include striping.
 10. Developer shall construct a City-approved MARTA bus shelter at the two existing bus stops and improve landscaping at the northeast corner of North Point Parkway and the eastern and middle access roads to the Mall, provided the Owner, at the property on which bus stops are located allows access for the work. Applicant shall apply for the NFCID bus shelter program. Expenditures not reimbursed by the CID shall be eligible for impact fee credits.

Design Conditions:

11. Minimum 10' landscape strip shall be required along North Point Circle adjacent to the proposed development.
12. Site access driveway at the intersection of North Point Drive and North Point Circle shall require pedestrian and bicycle access. Geometry, lighting, and materials shall provide emphasis on the pedestrian environment and safety, as approved by Staff. Assuming right-of-way is available, streetscape improvements shall include a 10' sidewalk, 6' planting strip and decorative pedestrian lighting spanning the distance to the stormwater park on the south side and to the hotel curb cut on

the north side. Applicant shall be eligible to receive impact fee credits for off-site work within the City right-of-way.

13. Developer shall meet EcoDistrict measures as outlined on Slide 56 of the submitted application, labeled Exhibit E. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
14. Village lawn/event green shall include a permanent or temporary stage of sufficient size to accommodate events as identified on Slide 25 labeled 'Program Opportunities'.
15. Developer shall improve a stormwater park on its property, as depicted in Exhibit F, including trails, landscaping and overlook. Northern half of the stormwater pond shall be improved prior to a CO for the first 'For-Rent' building and remaining portion of the stormwater pond improved prior to a CO for the second 'For-Rent' building, as approved by Staff. Public access shall be granted and eligible for impact fee credits. Developer shall maintain storm water park improvements.
16. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development and across North Point Circle. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
17. Minimum 2,500 square feet civic space shall be developed at the corner of North Point Circle and North Point Drive. Civic space shall include decorative hardscape, landscape, and EcoDistrict monument/sculpture or Creative Placemaking District Threshold, as approved by the Cultural Arts Commission (CAC). Hardscape, landscape and monument/sculpture or district threshold shall be maintained by the HOA. Minimum 6 monument/murals/sculptures or district thresholds (or water feature) shall be provided at prominent locations throughout the development, with unique monuments/murals/sculptures approved by CAC. Approval and construction of at least 1 monument/sculpture or district threshold shall be required concurrent with the first CO for the 'For-Rent' building. A minimum of 1 additional monument/sculpture or district threshold shall be required concurrent with the CO for the 'For-Rent' building in each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
18. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.
19. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development.
20. Prior to LDP, applicant shall submit for approval a document to be titled 'North Point Mall Redevelopment Design Standards'. This document shall include elevations or architectural themes, specifications for street furniture (benches, trash receptacles, lighting, bicycle racks, etc.), bus shelter, signage, storefronts, and landscaping and shall be substantially similar to the renderings filed with the 2022 application. Design standards will be presented to the DRB for review and approval. This document also shall detail entrance treatment for the North Point Drive/North Point Circle and easternmost Access Drive/North Point Circle intersection with new private streets.
21. Awnings, or similar overhead structure, shall be provided at the ground level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
22. Development shall include at least 1 rooftop amenity within the non-residential portion of the development.
23. Provide detailed street planting for North Point Circle and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain landscape trees, if possible, as approved by DRB.
24. Surface parking areas shall comply with UDC requirements for screening and tree islands.
25. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall be

- screened from new streets and North Point Circle, as approved by DRB.
26. Prior to the first LDP, applicant shall submit a revised master plan to the City, which shall incorporate the approved conditions, as well as the following:
- Approved specifications and standards identified for each use within the total development.
 - Pedestrian network.
 - Overall planned open space areas.
 - Phasing plan demonstrating how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.

Other Conditions:

27. At such time as MARTA stipulates and funds its intention to move forward with a future Georgia 400 MARTA bus rapid transit and/or train station on Georgia 400 at North Point Mall, Developer, its successors and assigns; shall dedicate land to the City as depicted on Exhibit G or an equivalent reasonably substituted tract of like size within the Georgia 400 buffer agreed upon by owner and City. If at any time MARTA stipulates that the land is not needed, or if MARTA has not begun construction by December 31, 2028, then there shall be no obligation to dedicate the land or, if already conveyed to the City, it shall be conveyed back to the Developer, its successors or assigns. This reservation does not in any way entitle MARTA or the City to use any part of the balance of the Mall property, and Developer, its successors and assigns is/are under no obligation to allow such use. Nor does this reservation entitle MARTA customers to park on Mall property to access the station.
28. Developer shall be responsible for planting and maintenance of any medians within the development and for medians located on North Point Circle or the Access Roads.
29. Developer's financial responsibility for offsite improvements shall not exceed its impact fees, nor shall credits be given for meeting minimum EcoDistrict and open space requirements.
30. It is acknowledged that the approved site plan may be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by the Developer. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.

General Conditions of Approval to GRTA Development of Regional Impact Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
 - Install pedestrian and bicycle wayfinding signage on-site to direct pedestrian and bicycle traffic to and from Big Creek Greenway, bike lanes, and transit.
 - Upgrade existing MARTA stops near the northern mall entrance drives to include transit shelter as approved by MARTA.
 - Design site driveways to service pedestrians and cyclists.
 - Address curbside activities including parking, deliveries, ride-hailing, bicycling and micromobility use, and pedestrian activity.
- The Planning Commission discussed the following:
 - Regarding the square footage to be demolished, what is the actual number? I have 464,000, but I can confirm on the other site plans we have received.
 - Everyone is aware of how people are shopping now – many times, people will go if there is pedestrian activity. The mall has the capability to connect to the Greenway and the Alpha Loop, which creates

walkability.

- Regarding the stormwater park, I assume it will be sized for manage of the runoff in the drainage area. Yes, and there will be a reduction in stormwater runoff. Our stormwater engineer will be looking for improvements.
- Where do you find the right balance without overwhelming mixed-use with one type of use? This project is heavy on retail from the start. There are so many outparcels that are empty, and we think more development will take place. A reduction in retail was important to us. We wanted to see a full-service hotel built.
- How does the projected traffic compare to actual? We were within 2-5% of the projected traffic with Avalon, so we were very close.
- What have you seen in the last ten years of Avalon's impact regarding apartments? We changed the code years ago. Having an office component is important. Some people who want this lifestyle may not have a car, so having MARTA is important. Our research has shown that apartments in mixed-use have the highest occupancy.
- The largest number of school age children we in Avalon last time we checked a few years ago was 8.
- The entry point from Haynes Bridge – that corridor looks tired. What was your thought process on this? we did not condition the improvements. The applicant can maybe touch on this.
- The corridor along GA400 – do the plans show the reduction of the buffer? Are you comfortable with the buffer on the circular road? Yes, we are still comfortable.
- Is the city pushing the elongated phasing? Why not just do two phases and have the construction done in a shorter time? We were concerned about the timeline as well, and the applicant can explain why.
- On page 6 and 7, with regards to the old application – the open space information showing 18.38 acres. With the Sears redevelopment, we were rezoning for 30 acres, not the entire 83.67. A lot of the 83.67 acres is surface parking. What they added are areas where they can't remove parking.
- The civic space – we need to make sure they're including all the balconies.
- The visual shows a trail inside the park, so there is an internal pedestrian trail inside? No, that is the property line.
- The crosswalk is required by the Providence Group in their improvements.
- The project seems very apartment heavy. What is the timeline of for-rent vs. for-sale? This is the only for-sale component, and it is a part of phase 3.
- Is 11.2 density units per acre standard? It's a conditional use.
- At what point do you figure out applicant markups? Let's wait for the applicant to present.
- I've heard a couple different data points on the timeline. We are showing 9 years.
- When you were looking at other developments, were there other redevelopments that had 900 apartments? Yes. We looked at Gwinnett Place, North DeKalb Mall, North Lake, Cumberland.
- On the retail aspect, are some of the stores being demolished relocating? The applicant has not told us what stores are not staying. Von Maur and Dillard's are not part of this application.
- How will this project affect the remaining properties? I think it will help with their redevelopment, and you will see a halo effect.
- Is there a reduction of square footage that would cause this to fall from a regional impact? It is still considered a regional impact.
- Conditions 3a and 3d, you include specific uses. Can you speak why you are including some of those specific uses? The food hall was shown on the site plan, and we captured what was shown for phase 1. In 3d, there will be high-density residential. They should have access to things such as grocery stores.
- There seems to be a significant amount of density nearby that would support a grocer. Are there hardships that we don't know about? Not that I'm aware of.
- How do you feel about having a full-service hotel? We do recommend this. We found 9 in the area that are considered limited service.
- Has Trademark invited you to look at other developments? No, but we did participate in an event at

Avalon where they brought architects from around the county to show what the best plan would be for North Point.

- Carl Westmoreland came forward to speak on behalf of this application.
 - This projected plan is in line with the comprehensive plan for North Point.
 - We may need to work with staff to get a more defined idea of what a full-service hotel would look like.
 - The amount of multi-family units has to do with the finance to make this project move forward.
 - We may need more time to come up with answers to some of the condition changes.
 - The number of units will not change per the client.
- The applicant, Weston Graves, came forward to speak on behalf of this application.
 - New York Life saw the opportunity with great real estate and the area and didn't want to see the mall in a negative light.
 - We have looked at this with a timeline of decades.
 - We want to "right-size" the uses in this development.
 - We wanted a mix of uses that brings energy at different times of day and night.
 - The financial viability of those uses was a factor as well.
 - There is a big focus on pedestrian experience – we want it to be more than just a place to buy things.
 - We made this such a big application because we didn't want to draw this out and wanted this to be a whole plan.
 - We believe you need to start with creating the place people want to associate with and take their families to, and it should be in the middle of the development.
 - A lot of existing tenants need to be moved.
 - There will also be an initial investment in the mall that is remaining- we want to make it a reenergized environment.
 - We want to prove what our story is and capitalize it over time.
 - We don't want to flood the market immediately, which is why we want phases.
 - We have submitted design guidelines that would hold us accountable and be approved by DRB.
 - We ask for some flexibility with the EcoDistrict zones if some have more points than others to not require the same amount for each zone.
 - I do believe we are under calculating open space.
 - The common area of the mall is considered amenity space.
 - This is a more aggressive redevelopment of a mall than you typically see because we own more than an average mall.
 - Having a brand name hotel in your project can validate your development, and we want to capitalize on opportunity.
 - We have seen a growing interest in three-bedroom apartments which is why we are adding them.
 - We won't short sight these apartments on any amenities.
- The Planning Commission discussed the following:
 - A lot of people are continuing to work from home, which is something to consider. Does mixed-use support this?
 - 464,000 square feet will be demolished.
 - Did you mention the food court? That is something we plan on working with staff on defining the term food hall.
 - We will work with staff on defining a full-service hotel.
 - I don't think we should make the bike lanes smaller.
 - It's challenging to nail down these conditions because a lot of your condition markups still seem fluid.
 - I was hoping you would share your vision of the emotional vision you want for your customers. You've said a lot about financial viability. We want to know what experience this is going to create for our residents. We want to bond with your vision. You need certain pieces to come together. I want to know

- why you need 900 units instead of mixing in more townhomes or for-sale units.
- We don't view our staff as "handcuffed" because they're following the vision of our city. Help us see your vision, and we hope you see our vision.
 - The vision is that we do believe in developing the place. The goals are having a mix of uses that drive activity, high quality but causal environment. I picture families and kids visiting here. We view this as being as asset for the community.
 - Essentially, you're developing half the mall. What if the mall doesn't survive? What would you do with that part? We truly believe the plan we're putting in front of you is a complete plan.
 - When I see the timeline of the for-sale development, I wonder if it will even happen at all? There was a lot of thought to where that part would fit in. We want to provide the quality we desire.
 - Is it a deal breaker to remove some for-rent and add some for-sale? We don't look at it as it a 97-3 because we look at all the uses. We originally asked for 1200 units because we think that's what the market is looking for.
 - Could you do 900 in five years? I could build that, but I don't know if the market wants that.
 - Director Cook, do you agree that the 900 units work over a 9–10-year period? Our recommendation is based on a five-year plan. Our rental study is not policy, but it is a guideline.
 - I'm concerned about the construction lasting so long.
 - What if the person who wants to rent high end is the homeowner that everyone was chasing years ago?
 - We do not want this development to be defined as a mall moving forward.
 - I appreciate that you want to redefine the existing building.
 - Let's go through the dates of how this will happen. LDP is our next hurdle after DRB, which DRB should take place in the first four months of 2023. We have been negotiating with tenants in regards of relocation. Demolition would start in Q3 of 2023. 6-8 months for demolition and infrastructure work. The village and multifamily would be first phase, with renovations to the interior of the mall. We would start turning over first units to residents in 18 months and complete them in 26 months. The next phase would begin when we're turning over the units. The hotel and retail anchors will be actively marketed during this time. Christmas of 2025 we'd be open with phase 1.
 - The plan itself is great. But I feel there are some open-ended issues that should be worked through, starting with the reconciliation of conditions.
 - Would staff be willing to deviate from the comprehensive plan a little bit? The board can make recommendations if they want to change the ratio.
 - The board would like to see a reduction in the number of for-rent and an increase in the amount of for-sale
 - We also need a good estimate on the open space
 - Concerning the grocery – I believe this is critical and should be considered in phase 2.

Public Comment:

- There were no public comments for this item.
- ❖ Vice-Chair Brady offered a motion to defer the item to the August 4, 2022 Planning Commission meeting.
 - Commissioner Richard seconded the motion.
 - The motion was approved unanimously (7-0).

VII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 11:03 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: CU-22-05 OFF LEASH/142 SOUTH MAIN STREET

PLANNING COMMISSION: JULY 14, 2022

CITY COUNCIL: AUGUST 1, 2022

II. RECOMMENDATION:

Approve CU-22-05 Off Leash/142 South Main Street, subject to the following conditions:

1. 'Recreational Facilities, Indoor and Outdoor' shall be added as a conditional use at 142 South Main Street and 125 Norcross Street and limited to no more than a 3,000 square feet covered dog area and 0.73-acre outdoor dog park.
2. Conditional use approval shall be limited to Off Leash; no additional 'Recreational Facilities, Indoor and Outdoor' use or subleasing shall be permitted on the subject property.
3. 'Recreational Facilities, Indoor and Outdoor' shall be limited to an indoor and outdoor dog park with restaurant.
4. Hours of operation shall be limited to Sunday – Thursday 8:00 AM to 9:00 PM and Friday – Saturday 8:00 AM to 10:00 PM.
5. Site shall be developed substantially as depicted on the site plan prepared by Gaskins + Lecraw, dated 6/14/2022.
6. Building architecture and materials shall be developed in compliance with the Alpharetta Downtown Code and Downtown Consultant, subject to final approval by DRB. Building shall be 75% brick, as determined by the DRB.
7. Outdoor furniture (dining area and dog park) and play equipment with primary or bright colors shall be screened from the public right-of-way and shall require final approval by DRB.
8. Corner of South Main Street and Old Milton Parkway shall include a minimum 2,500 square foot open space with decorative landscaping, hardscape and focal point feature/sculpture representative of the City's historic Downtown, with final approval of the focal point feature/sculpture by the Cultural Arts Commission. Property owner shall be responsible to maintain the corner open space and all improvements.
9. Required landscape strip material shall be planted in front of any proposed fencing. Fencing visible from the public right-of-way shall be decorative black, metal fencing, with final approval by DRB.
10. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to approval by GDOT), minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
11. Developer shall improve Norcross Street streetscape with a minimum 4' planter planted with street trees, minimum 5' sidewalk and decorative pedestrian lighting, as approved by Staff.
12. Project entrance on South Main Street shall be landscaped with ornamental plantings, as approved by DRB.
13. Trees shall be saved as depicted on the tree protection plan prepared by Gaskins + Lecraw, dated 6/24/2022.
14. Dumpster enclosure shall consist of materials similar to those used on the building and gate shall be metal and opaque, as approved by DRB.
15. Buildings shall connect to the public sidewalk system.
16. Old Milton Parkway curb cut shall be removed prior to the issuance of a Certificate of Occupancy.

III. REPORT IN BRIEF:

The applicant, Lonnie Cooper Ventures, is requesting a conditional use to allow 'Recreational Facilities, Indoor and Outdoor' for Off Leash on approximately 2.3 acres in the Downtown. Off Leash is a new concept which includes a one (1) story, 5,400 square foot restaurant, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park.

The subject property is located at 142 South Main Street and 125 Norcross Street at the southeast corner of Old Milton Parkway and South Main Street.

DISCUSSION

The submitted request, if approved, would allow for the redevelopment of the former Rite Aid site with a 'Recreational Facilities, Indoor and Outdoor' and 'Restaurant' for Off Leash on approximately 2.3 acres in the Downtown Overlay. A conditional use is requested to allow 'Recreational Facilities, Indoor and Outdoor'. Off Leash is a new concept which includes a one (1) story, 5,400 square foot restaurant, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The subject property is located at 142 South Main Street and 125 Norcross Street at the southeast corner of Old Milton Parkway and South Main Street.

The property was previously developed and used for an 11,500 square foot Rite Aid pharmacy, which has been vacant for a few years. Current zoning of the property is C-2 (General Commercial), which allows 'Restaurant' by-right and 'Recreational Facilities, Indoor and Outdoor' with the approval of a conditional use. Surrounding properties are zoned C-2. Taco Bell and Salt Factory are located to the north, Publix, Chase Bank and a gas station are located to the east, Park Plaza office building and Mammoth Car Wash are located to the south and Crust is located to the west.

According to the applicant, Off Leash is a state-of-the-art dog park facility and restaurant featuring outdoor and indoor spaces for patrons and their dogs. The dog park will operate on a membership model with guest and day passes available. Hours of operation are proposed to be Sunday – Thursday from 8:00 AM to 9:00 PM and Friday – Saturday from 8:00 AM to 10:00 PM. In addition to restaurant employees, the dog park will include park rangers (screen guests and supervise dog play), experience coordinator (plan and activate experiences throughout the park) and grounds keeper (maintain cleanliness). The applicant anticipates eight (8) to twelve (12) employees.

SITE PLAN

The site plan depicts the former Rite Aid building being redeveloped with a one (1) story, 5,400 square foot restaurant building, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The new restaurant building is oriented to the corner of Old Milton Parkway and South Main Street with parking to the rear. Access to the property is depicted from South Main Street and Norcross Street. The existing curb cut on Old Milton Parkway is proposed to be removed.

27 surface parking spaces are depicted at the rear of the building and five (5) on-street, parallel parking spaces are depicted on Norcross Street for a total of 32 spaces. The Unified Development Code (UDC) requires one (1) parking space per 500 square feet for the applicant's proposed use, or 22 spaces. According to a note on the site plan, redevelopment of the property will result in a loss of approximately 14,700 square feet of impervious area. The applicant provided a landscape plan, which depicts a mix of evergreen (Cedars) and deciduous (Maple) trees in the landscape strips along Old Milton Parkway and South Main Street. Evergreen trees are typically reserved for buffers (not in landscape strips); however, the applicant is attempting to screen the outdoor areas from the public right-of-way.

The applicant's arborist assessment indicates that there are no specimen trees on the property and that many of the existing trees are in Poor condition. The applicant's tree protection plan depicts preservation of 52 trees, including a variety of hardwoods (Birch, Elm, Cherry, Sycamore, Oak, Magnolia, and Hickory). Many of the trees to be saved are located along the north and southeast property lines, as well as in the proposed dog park. The applicant has indicated that stormwater will be addressed by modifying the existing pond in the southeast corner of the property.

RENDERING/ELEVATIONS

The applicant submitted renderings of the proposed new structures and dog park. The renderings depict a one (1) story restaurant building with covered outdoor dining areas connected to a one (1) story covered dog area. Building exterior materials are proposed to include brick and lap siding with a metal roof. The site is located at the corner of Old Milton Parkway and South Main Street, a predominate corner in the Downtown. Final building design should be primarily brick which is similar to materials used at the adjacent corners. This intersection has been developed with focal point features including a water feature at the southeast corner and a clocktower at the southwest corner. Redevelopment of the applicant's site should include a sculpture that compliments the corner. The City's Downtown Consultant reviewed the applicant's renderings and had the following comments:

- Provide narrative describing requested architectural style.
- Remove paneling above windows, use lap siding throughout façade above windows.
- Use taller transoms with capped head casing.
- Provide bed mould or similar trim to express cornice treatment at intersection of soffit and wall.
- Lower main roof mass so that all roof eaves align.
- Provide solid cast stone or timber header above all masonry openings.
- Eliminate parapet between restaurant and covered dog area. Do not create massing above roof line that is not supported down to the grade.

TRAFFIC

The applicant submitted a trip generation memorandum (see table below), which estimates that the proposed restaurant with dog park will generate approximately six (6) AM Peak Hour trips and 78 PM Peak Hour trips.

Land Use (code)	Density	Total	AM Peak hour	PM Peak hour
Animal/Vet Hospital/Clinic (640)	5.5 KSF	-	-	26
Quality Restaurant (931)	7.0 KSF	630	6	52
TOTAL	12.5 KSF	630	6	78

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The property currently has access from Old Milton Parkway, South Main Street and Norcross Street. The applicant proposes to remove the curb cut on Old Milton Parkway, which is consistent with the vision in the Downtown to create a walkable environment.

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

Response: The above-referenced improvements are appropriately addressed on the applicant's site plan.

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

Response: The proposal should not have significant impacts on surrounding properties or businesses, which are developed with non-residential uses.

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

Response: Not applicable.

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

Response: The proposal should not impede the normal and orderly development of surrounding properties, which are developed with non-residential uses.

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

Response: The location and character of the use is consistent with a desirable pattern of development.

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

Response: Fetch Dog Park recently opened at 11440 Maxwell Road, which is located a little more than one (1) mile to the south of the applicant's site. There are no conflicting uses in the vicinity of the subject property.

CONCURRENCES

Staff reviewed the applicant's proposal against the review criteria for a conditional use. The proposal should not have significant impacts on surrounding properties, which are developed with non-residential uses. The proposed indoor and outdoor dog park with restaurant represents a business and use that is currently not provided in the Downtown. If approved, conditions are recommended requiring Design Review Board (DRB) approval of outdoor furniture and play equipment, as well as landscape screening along Old Milton Parkway.

CITIZEN PARTICIPATION PLAN

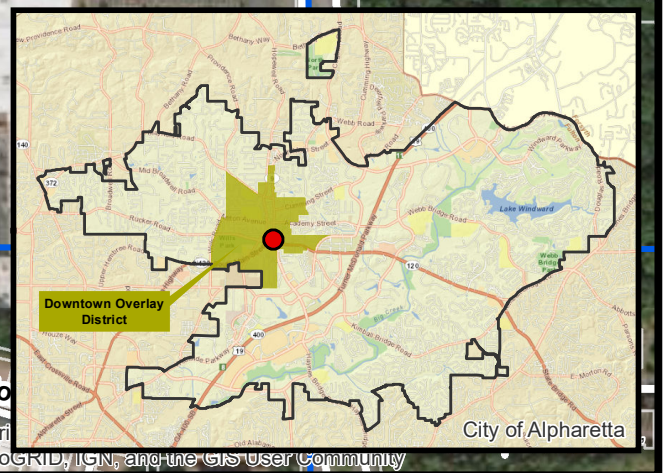
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING (CZIM)

The CZIM was held on May 11, 2022. There were a few public comments with questions and concerns over whether the business will have an alcohol license, safety for dogs given the busy intersection, and proximity to Fetch Dog Park on Maxwell Road.

IV. ATTACHMENTS:

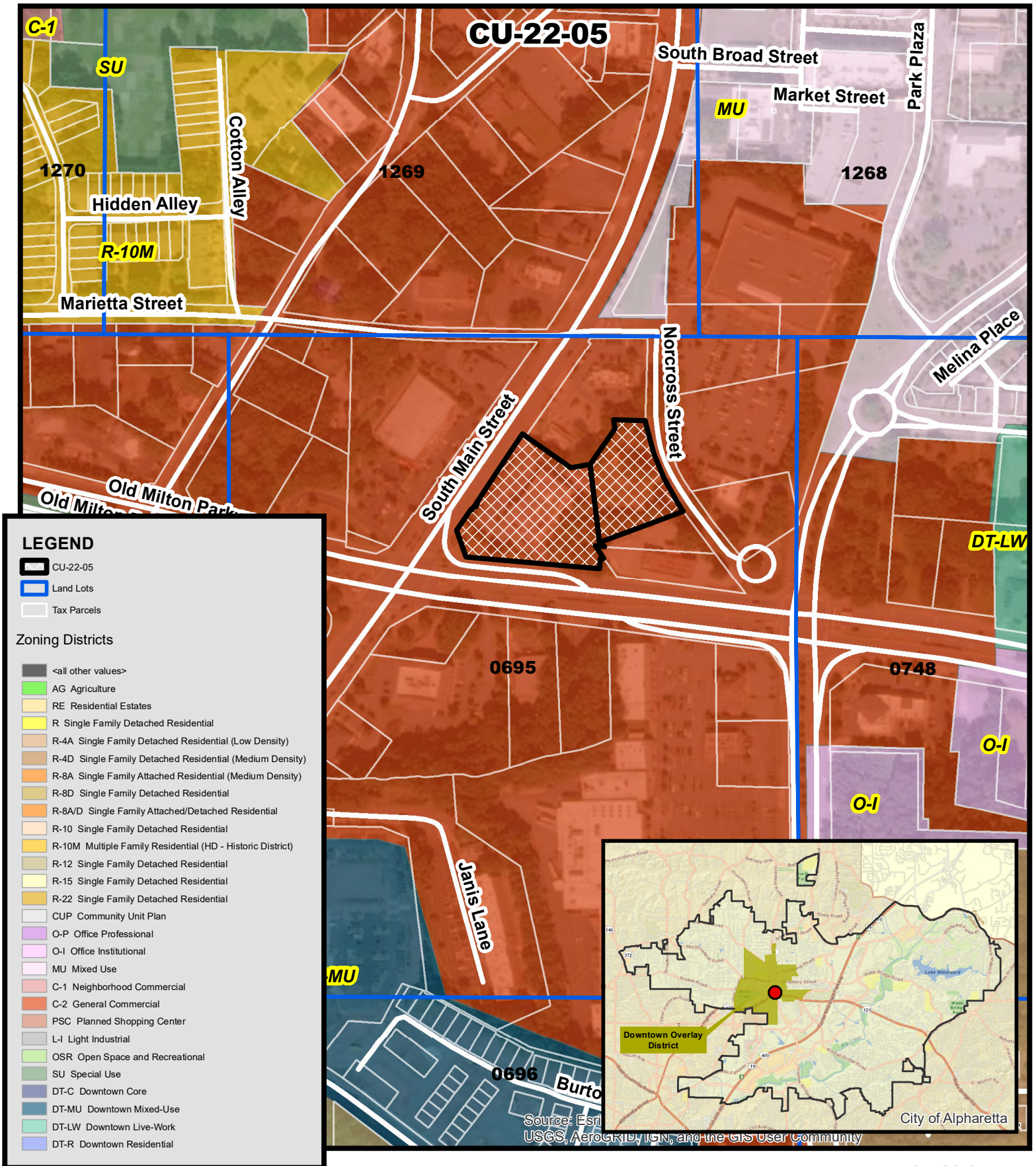
- Site Plan
- Renderings



**Aerial Map
Off Leash
142 South Main Street &
125 Norcross Street**

**CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22**

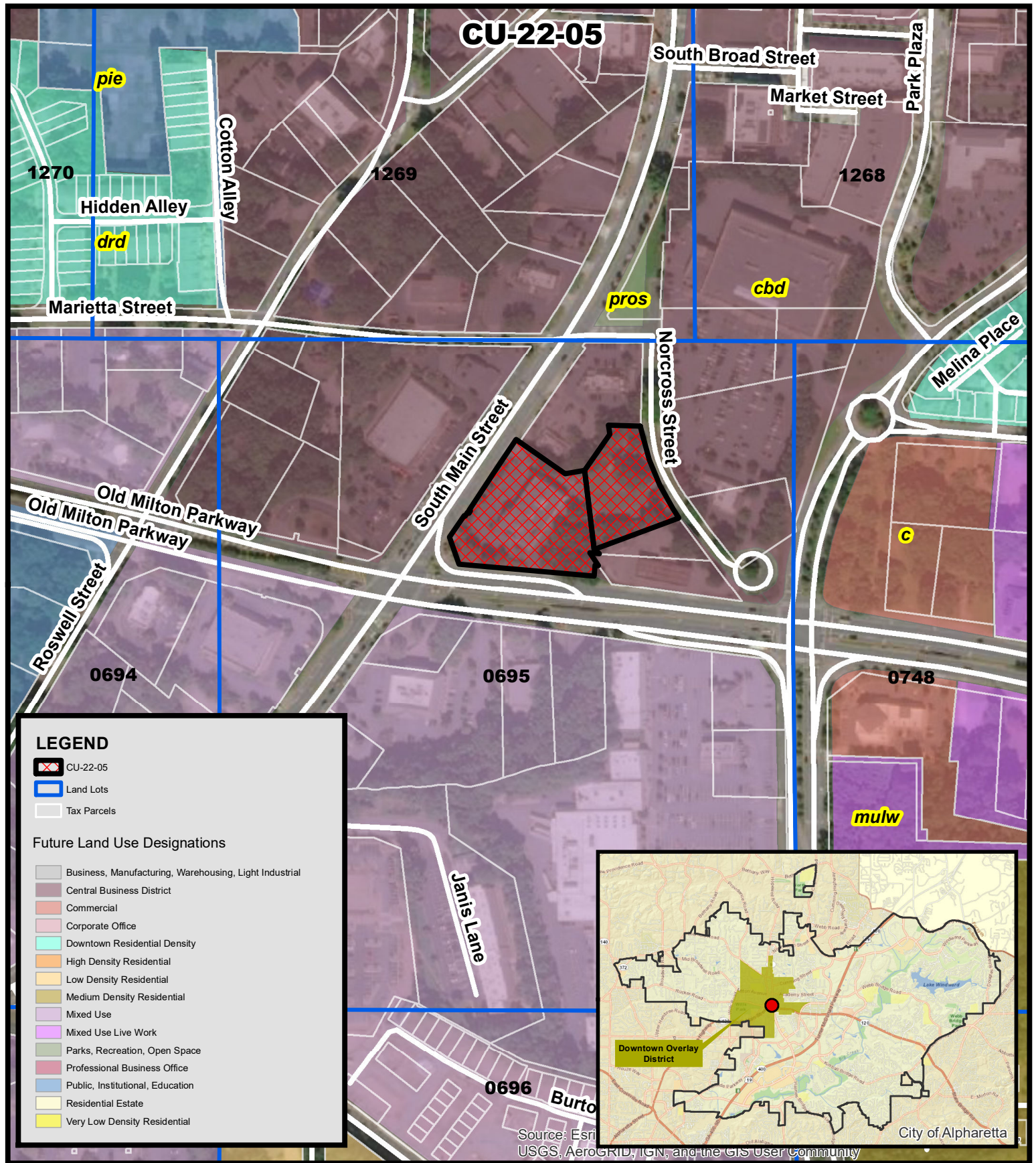
**Location Map Provided by:
Community Development - GIS**



Zoning Map **Off Leash** **142 South Main Street &** **125 Norcross Street**

CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22

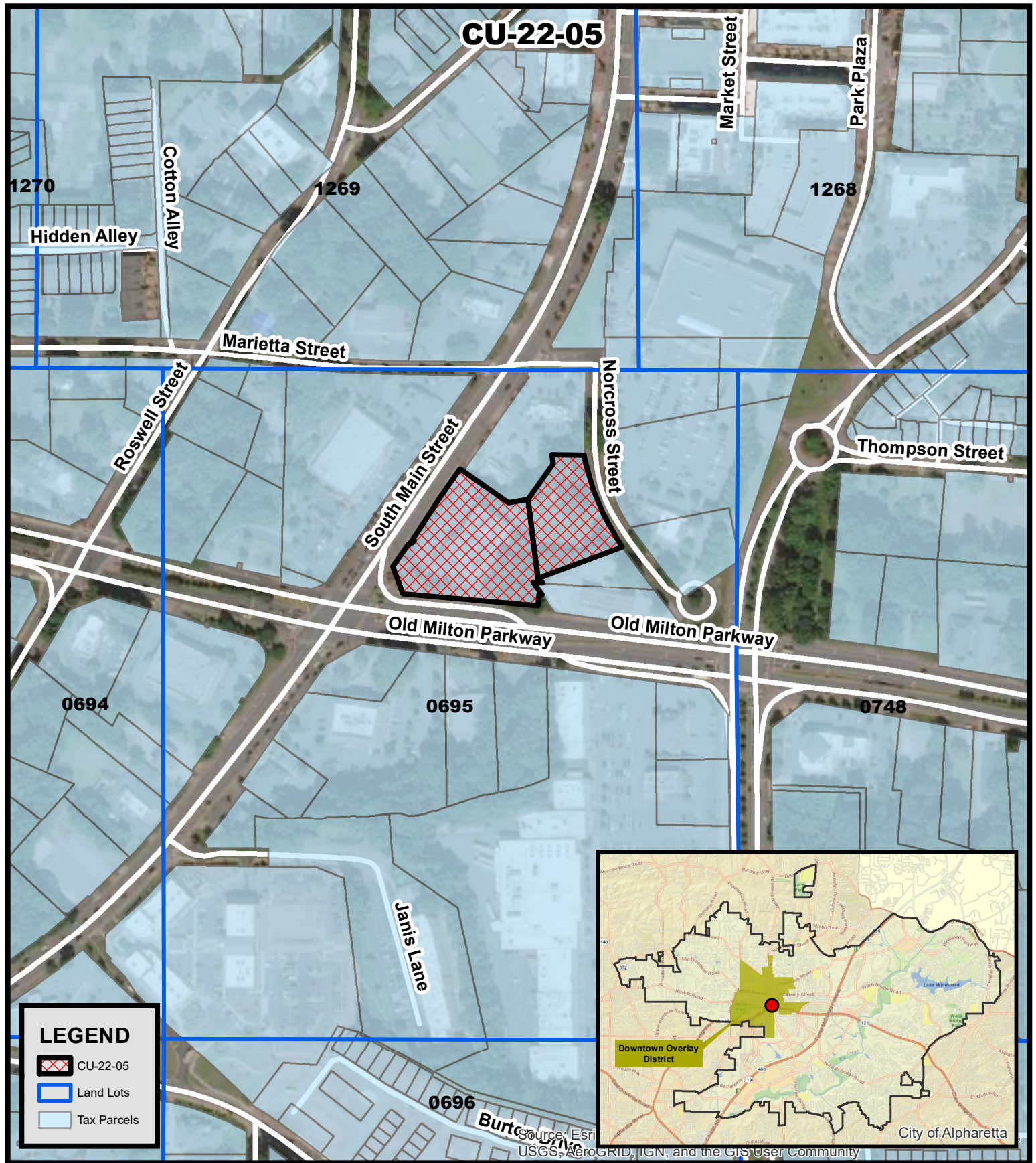
Location Map Provided by:
Community Development - GIS



Future Land Use Map **Off Leash** **142 South Main Street &** **125 Norcross Street**

CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS



Location Map
Off Leash
142 South Main Street &
125 Norcross Street

CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS

[illegible]

SEAL:

PRELIMINARY

6/14/2022

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 131210058F, DATED SEPTEMBER 18, 2013.
- 4) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 8) PER ARBORIST REPORT PROVIDED MAY 19, 2022, THERE ARE NO SPECIMEN TREES ON SITE

Drawing name: C:\Users\kyle.sharpe\Engineering\Dropbox\Shared Folders\LeCraw Engineering\048016 - VOG - Off-Leash - Alpharetta - GACADD\CONSTR\048016 - 11 - LANDSCAPE PLAN Jun 24, 2022 2:18pm by: kyle.sharpe

NOTE:

THIS LANDSCAPE PLAN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE AND MAY CHANGE AS THE SITE IMPROVEMENTS ARE FURTHER DEVELOPED DURING DESIGN.

THE TYPE/SPECIES OF THE TREES AND SHRUBS MAY CHANGE DUE TO THE AVAILABILITY OF MATERIALS DEPENDING ON WHEN THE INSTALLATION OF THE PLANTINGS OCCURS. ANY CHANGES/SUBSTITUTIONS WILL BE SUBJECT TO APPROVAL OF THE CITY ARBORIST.

EXISTING PLANTINGS
TO REMAIN IN
LANDSCAPE STRIP

EXISTING PLANTINGS
TO REMAIN IN
LANDSCAPE STRIP

EXISTING TREES TO REMAIN (EDF)			
TREE ID	SIZE	TYPE	INCHES
3542	23"	RIVER BIRCH	23
3543	6.5"	CHINESE ELM	6.5
3544	6"	AMERICAN ELM	6
3546	8"	CHERRY	8
3547	6"	CHERRY	6
3548	4.5"	AMERICAN ELM	4.5
3550	13.5"	PRINCESS TREE	13.5
3552	22.5"	AMERICAN ELM	22.5
3553	4.5"	AMERICAN ELM	4.5
3554	4.5"	AMERICAN ELM	4.5
3556	7.5"	SYCAMORE	7.5
3557	5.5"	SYCAMORE	5.5
3558	13"	BLACK WILLOW	13
3559	5.5"	AMERICAN ELM	5.5
3560	9"	BLACK WILLOW	9
3561	7"	SYCAMORE	7
3564	6"	AMERICAN ELM	6
3565	11.5"	BLACK WILLOW	11.5
3581	6"	CHINESE ELM	6
3589	7"	PRINCESS TREE	7
3591	8.5"	PRINCESS TREE	8.5
3592	5.5"	PRINCESS TREE	5.5
3594	4.5"	PRINCESS TREE	4.5
3595	24.5"	WILLOW OAK	24.5
3596	8"	PRINCESS TREE	8
3597	6.5"	HICKORY	6.5
3599	5"	HICKORY	5
3600	14"	WATER OAK	14
3711	21"	PEAR	21
3712	21"	MAGNOLIA	21
3713	27.5"	WATER OAK	27.5
3716	7.5"	RED OAK	7.5
3723	13.5"	SHUMARD OAK	13.5
3724	13.5"	RIVER BIRCH	13.5
3725	19.5"	RIVER BIRCH	19.5
3726	22.5"	WATER OAK	22.5
3727	20.5"	SHUMARD OAK	20.5
3729	8"	PEAR	8
3752	11"	PEAR	11
3753	6"	WATER OAK	6
3758	6.5"	PEAR	6.5
3759	4"	PEAR	4
3760	4.5"	PEAR	4.5
3761	4"	PEAR	4
3762	5"	PEAR	5
3763	15"	MAGNOLIA	15
3764	4.5"	PEAR	4.5
3766	14"	PINE	14
3767	13"	PINE	13
3768	14"	PINE	14
3771	5"	PEAR	5
3779	4.5"	PRINCESS TREE	4.5
TOTAL INCHES =			539

ORDINANCE REQUIREMENTS

SITE DENSITY REQUIREMENT: 2.28 ACRES	
SITE DENSITY FACTOR (SDF) = 130 INCHES/AC.	
EXISTING DENSITY FACTOR (EDF) =	296.40
REPLACEMENT DENSITY FACTOR (RDF) =	539.00
	-242.60
3" TREE = 3 INCHES	
4" TREE = 4 INCHES	
5" TREE = 5 INCHES	
LANDSCAPE STRIP REQUIREMENTS:	
S MAIN STREET/ HWY 9 (244' OF FRONTAGE)	
1 TREE/30 LINEAR FEET =	(10' WIDE) 9 TREES
10 SHRUBS/35 LINEAR FEET =	70 SHRUBS
OLD MILTON PKWY (327' OF FRONTAGE)	
1 TREE/30 LINEAR FEET =	(10' WIDE) 11 TREES
10 SHRUBS/35 LINEAR FEET =	94 SHRUBS
PARKING LOT REQUIREMENTS:	
1 CANOPY TREE/ 10 SPACES	
200 S.F. PARKING ISLANDS	

SITE SUMMARY

SITE AREA	
SITE AREA:	2.28 ACRES (98,551 S.F.)
IMPERVIOUS AREA:	35,837 S.F. (36.4%)
PERVIOUS AREA:	62,714 S.F. (63.6%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C-2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C-2 (DOWNTOWN OVERLAY)
BUILDING SETBACKS	
FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	RESTAURANT: 5,400 S.F.
	COVERED PATIO: 2,550 S.F.
	COVERED DOG AREA: 3,000 S.F.
TOTAL AREA:	10,950%
PARKING SUMMARY	
PARKING REQ.:	22 SPACES @ 1 PER 500 S.F.
PARKING PROV. (ON-SITE/ON-STREET):	27 / 5 SPACES
TOTAL PARKING PROV.:	32 SPACES
MAX IMPERVIOUS PARKING:	27 SPACES
PERVIOUS PAVEMENT SPACES REQ.:	5 SPACES
STANDARD STALL DIMENSIONS:	19' x 9'
MIN. DRIVE WIDTH:	22'
EXISTING IMPERVIOUS AREA: 50,548 SF	
PROPOSED IMPERVIOUS AREA: 35,837 SF	
NET CHANGE IN IMPERVIOUS AREA: -14,711 SF	

HATCH LEGEND

	SOD / GRASS
	MULCH
	BIG BLUE LIRIOPE

NOTE

ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. GASKINS + LECRAW, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

PLANT LIST

TREES:	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	MIN. SPACING	TREE TYPE	INCHES/TREE	INCHES	COMMENTS
(AA)	Acer rubrum 'Armstrong'	Armstrong Red Maple	9	4" CAL.	15' O.C.	DECIDUOUS CANOPY	3	27	UPRIGHT HABIT
(CD)	Cedrus atlantica 'Glaucous Fastigiata'	Blue Atlas Cedar	9	4" CAL.	15' O.C.	EVERGREEN CANOPY	3	27	UPRIGHT HABIT
(GB)	Ginkgo Biloba	Ginkgo/Maidenhair Tree	6	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	24	6' CLEAR BELOW CANOPY
(ML)	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	12	4" CAL.	20' O.C.	EVERGREEN CANOPY	3	36	UPRIGHT HABIT
(QP)	Quercus phellos	Willow Oak	2	4" CAL.	20' O.C.	DECIDUOUS CANOPY	3	6	6' CLEAR BELOW CANOPY
TOTAL NUMBER OF TREES:			38			DENSITY UNITS PROVIDED:		93	
SHRUBS/HERBACEOUS ORNAMENTALS:									
(IP)	Illicium parviflorum	Anise	62	24" HT./18" SFR.	3' O.C.				
(LP)	Loropetalum chinensis rubrum 'Ruby'	Ruby Loropetalum	96	30" HT./24" SFR.	5' O.C.				
(MC)	Muhlenbergia capillaris	Pink Muhly Grass	133	1 GAL.	3' O.C.				
(DC)	Distylium 'Cinnamon Girl'	Cinnamon Girl Distylium	84	24" HT./18" SFR.	3' O.C.				
(K)	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	111	24" HT./18" SFR.	3' O.C.				
TOTAL NUMBER OF SHRUBS:			485						
GROUNDCOVERS/VINES/PERENNIALS:									
(SOD)	Cynodon dactylon 'TifSport'	TifSport Bermuda Grass	41,200 S.F.						
(MUL)	Mulch	Brown Hardwood Mulch	6,500 S.F.						
(LB)	Liriope muscari 'Big Blue'	Big Blue Liriope	1,900 S.F.	4" POTS	18" O.C.				

PREPARED IN THE OFFICE OF:



REVISIONS:

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CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346
PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:



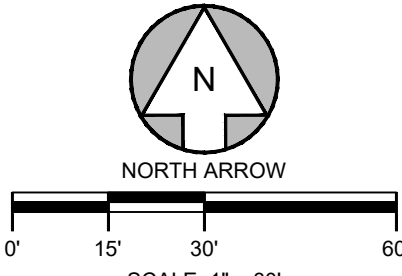
6/24/2022

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	June 24, 2022

LANDSCAPE PLAN

L-1.2

EXISTING TREES TO REMAIN (EDF)				
TREE ID	SIZE	TYPE	INCHES	
3542	23"	RIVER BIRCH	23	
3543	6.5"	CHINESE ELM	6.5	
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3547	6"	CHERRY	6	
3548	4.5"	AMERICAN ELM	4.5	
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3598	5"	HICKORY	5	
3601	14"	WATER OAK	14	
3711	21"	PECAN	21	
3712	21"	MAGNOLIA	21	
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3752	11"	PEAR	11	
3753	6"	WATER OAK	6	
3758	6.5"	PEAR	6.5	
3759	4"	PEAR	4	
3760	4.5"	PEAR	4.5	
3761	4"	PEAR	4	
3762	5"	PEAR	5	
3763	15"	MAGNOLIA	15	
3764	4.5"	PEAR	4.5	
3766	14"	PEAR	14	
3767	13"	PINE	13	
3768	14"	PINE	14	
3771	5"	PEAR	5	
3779	4.5"	PRINCESS TREE	4.5	
TOTAL INCHES =			539	

Drawing name: C:\Users\kyle.sharpe\LeCraw Engineering Dropbox\Shared Folders\LeCraw Engineering\048016 - 11 - LANDSCAPE.dwg Jun 24, 2022 2:07pm by: kyle.sharpe



SITE SUMMARY	
SITE AREA	
SITE AREA:	2.26 ACRES (98,551 S.F.)
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PERVIOUS AREA:	62,714 S.F. (63.6%)
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SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
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MIN. DRIVE WIDTH:	22'

EXISTING IMPERVIOUS AREA: 50,548 SF
PROPOSED IMPERVIOUS AREA: 35,837 SF
NET CHANGE IN IMPERVIOUS AREA: -14,711 SF

EXISTING TREES TO BE REMOVED				
TREE ID	SIZE	TYPE	INCHES	COMMENTS
3541	21	RIVER BIRCH	NO	DDH, Poor condition, Poor structure, Co-dominant, One trunk is dead/broken.
3549	10.5	CHERRY	NO	Poor condition, Asymmetrical structure, Vines
3555	11.5	BLACK WILLOW	NO	Poor, Asymmetrical structure, Trunk leans, Insects present. Located in old pond.
3562	13	BLACK WILLOW	NO	Poor condition, Poor structure, Asymmetrical, Located in old detention pond
3563	16.5	BLACK WILLOW	NO	Poor condition, one major limb broken w/ decay, Located in old detention pond
3566	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Poor root flare, Compacted CR2
3567	12.5	RED MAPLE	NO	Fair condition, Improperly pruned, Dead/broken limbs, Compacted CR2
3568	8.5	RED MAPLE	NO	Fair condition, Thinning crown, Girdled roots, Stunted leaves, Compacted CR2
3569	13.5	RED MAPLE	NO	Fair condition, Thinning crown, Compacted CR2
3570	11	RED MAPLE	NO	Fair condition, Thinning crown, Epicormic shoots, Compacted CR2
3571	7.5	CRAPE MYRTLE	NO	Good condition, Multi-trunk, Full crown, Compacted CR2
3572	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Exposed surface roots, Compacted CR2
3573	13	CRAPE MYRTLE	NO	Fair condition, Full crown, Compacted CR2
3574	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CR2
3575	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CR2
3576	14	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Deadwood in crown, Compacted CR2
3577	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CR2
3578	17	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CR2
3579	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CR2
3580	11.5	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Stunted leaf growth, Compacted CR2
3582	4	CHERRY	NO	Poor condition, Poor structure.
3583	13	CHERRY	NO	Poor condition, Multi-trunk, Wounded/dead trunk with decay
3584	13	CHERRY	NO	Poor condition, Multi-trunk
3585	7	CHERRY	NO	Poor condition
3586	8	CHERRY	NO	Poor condition
3587	4	CHERRY	NO	Poor condition, Pruned, Thinning crown
3588	13	CHERRY	NO	Poor condition
3590	6	CHERRY	NO	Poor condition
3593	4.5	CHERRY	NO	Poor condition, Pruned, Thinning crown
3598	7	PINE	NO	Poor condition, Asymmetrical structure, Deadwood
3714	33	WATER OAK	NO	Poor, Mistletoe, Apparent torsion load on trunk, Epicormic shoots, Compacted CR2
3715	17.5	MIMOSA	NO	Poor structure, limbs broken & removed w/ decay, Compacted CR2
3717	4.5	WATER OAK	NO	Good condition, Compacted CR2
3718	4.5	CHERRY	NO	Fair condition, Asymmetrical form, Thin crown
3719	28.5	PINE	NO	Poor condition, Heavy vines into crown
3720	13	PINE	NO	Poor condition, Heavy vines, Thin crown, Broken limbs
3721	15.5	PINE	NO	Poor structure in crown, Co-dominant w/ high split, Heavy vines.
3722	13.5	PINE	NO	Poor condition, Heavy vines, Poor structure.
3728	9	PECAN	NO	Poor condition, Vines
3730	5.5	ELM	NO	Poor condition, Vines
3731	4.5	ELM	NO	Poor condition, Vines
3732	4	CHERRY	NO	Poor condition, Vines
3733	10.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3734	9	BLACK WILLOW	NO	Located in old detention pond, poor condition
3735	11.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3736	9	SYCAMORE	NO	Located in old detention pond, poor condition
3737	12	BLACK WILLOW	NO	Located in old detention pond, poor condition
3738	5	SYCAMORE	NO	Located in old detention pond, poor condition
3739	9	ELM	NO	Located in old detention pond, poor condition
3740	13.5	WATER OAK	NO	Poor condition, Heavy vines girdling crown
3741	6	ELM	NO	Poor condition, Heavy vines, Severely pruned
3742	6	ELM	NO	Poor condition, Vines
3743	25.5	BOXELDER	NO	Poor condition, Vines, Dead limbs, Poor structure.
3744	6	WATER OAK	NO	Poor condition, Vines
3745	9	PECAN	NO	Poor condition, Vines, Poor structure
3746	17	PECAN	NO	Poor condition, Vines, Poor structure
3747	11.5	BOX ELDER	NO	Poor condition, Vines, Poor structure
3748	15	PINE	NO	Poor condition, Vines, Poor structure
3749	8.5	PINE	NO	Poor condition, Vines, Poor structure
3750	8	PINE	NO	Poor condition, Vines, Poor structure
3751	15	MIMOSA	NO	Poor condition, Vines, Poor structure
3754	25.5	WATER OAK	NO	Poor condition, Growing into fence, Lower limbs pruned, Girdled roots, Compacted CR2
3755	11	CHERRY	NO	DDH - Very poor condition, Partially dead
3756	13.5	PINE	NO	Poor condition, Asymmetrical structure, Vines
3757	9	PINE	NO	Poor condition, Asymmetrical structure, Vines
3765	10	CHERRY	NO	Poor structure, Co-dominant w/ included bark
3769	18	PEAR	NO	Poor condition
3770	8.5	CHERRY	NO	Poor condition, Thin crown
3772	13.5	PINE	NO	Poor structure, dead/broken limbs
3773	23	WATER OAK	NO	Poor condition, Co-dominant structure, Trunks fused, Mistletoe, Epicormic shoots
3774	13.5	PINE	NO	Poor condition, Evidence of insects, trunk covered in sap
3775	18	ELM	NO	Poor condition, Poor structure, top broken out, Cavity, Compacted CR2
3776	11	MAGNOLIA	NO	Poor condition, Compacted CR2 (located adjacent to parking lot)
3777	23.5	PEAR	NO	Poor condition, Large limb split off from trunk
3778	14	MAPLE	NO	Poor structure, Included bark, Epicormic shoots, Compacted CR2
3779	4.5	PRINCESS TREE	NO	Poor condition
3780	18	MULBERRY	NO	Poor condition, Improperly pruned, Slim flux
3781	8.5	PECAN	NO	Poor condition
3782	6.5	MULBERRY	NO	Poor condition, Deadwood in crown, Vines

NOTE:

THERE ARE NO SPECIMEN TREES BEING REMOVED, THEREFORE, NO RECOMPENSE IS REQUIRED.

TREES SHOWN TO BE REMOVED IN AREAS THAT WILL NOT BE IMPACTED DUE TO THE DEVELOPMENT WERE FOUND TO BE IN POOR CONDITION AS NOTED IN THE TREE INVENTORY TABLE ABOVE.

PREPARED IN THE OFFICE OF:



**GASKINS
+ LECRAW**

© 2022 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0295
www.gaskinslecraw.com
PEF008127

REVISIONS:

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CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:

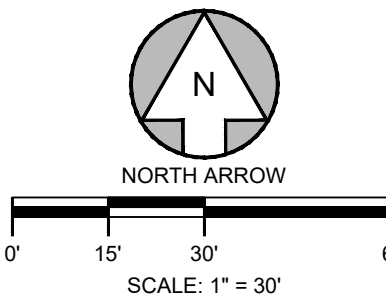
PRELIMINARY

6/24/2022

CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	June 24, 2022

TREE REMOVAL PLAN

L-1.0









SPECIMEN TREE REPORT

FOR

OFF-LEASH ALPHARETTA

LOCATION:
125 NORCROSS ST.
ALPHARETTA, GA

PREPARED BY
JULIA B. SCHIEBEL, RLA
CERTIFIED ARBORIST
ISA NUMBER SO-5445A

DATE: 4-12-22
FIELD SURVEY DATES: 3-15-22, 4-11-22



1266 Powder Springs Road, Marietta, Georgia 30064
Phone: (770) 424-7168 Fax: (770) 424-7593

125 NORCROSS ST. - TREE INVENTORY & ASSESSMENT

TAG NO.	DBH (IN)	TYPE	SPECIMEN	COMMENTS
3541	21	RIVER BIRCH	NO	DDH, Poor condition, Poor structure, Co-dominant, One trunk is dead/broken.
3542	23	RIVER BIRCH	NO	Fair condition, Co-dominant w/ included bark, Compacted CRZ
3543	6.5	CHINESE ELM	NO	Fair condition, Asymmetrical, Leans, Poor branching, Located in old detention pond
3544	6	AMERICAN ELM	NO	Fair condition, Asymmetrical, Leans, Located in old detention pond
3546	8	CHERRY	NO	Fair condition, Located in old detention pond
3547	6	CHERRY	NO	Fair condition, Good form, Healthy crown, Dead limbs, Located in old detention pond
3548	4.5	AMERICAN ELM	NO	Good condition, Located in old detention pond.
3549	10.5	CHERRY	NO	Poor condition, Asymmetrical structure, Vines
3550	13.5	PRINCESS TREE	NO	(Invasive Species)
3552	22.5	AMERICAN ELM	NO	Poor condition, Asymmetrical structure, Vines
3553	4.5	AMERICAN ELM	NO	Good condition, Located in old detention pond.
3554	4.5	AMERICAN ELM	NO	Good condition, Located in old detention pond.
3555	11.5	BLACK WILLOW	NO	Poor, Asymmetrical structure, Trunk leans, Insects present. Located in old pond.
3556	7.5	SYCAMORE	NO	Fair condition, Thinning crown, Located in old detention pond.
3557	5.5	SYCAMORE	NO	Good condition, Located in old detention pond.
3558	13	BLACK WILLOW	NO	Fair condition, Asymmetrical, Located in old detention pond
3559	5.5	AMERICAN ELM	NO	Fair condition, No root flare, Located in old detention pond
3560	9	BLACK WILLOW	NO	Fair condition, Asymmetrical, Thinning crown, Located in old detention pond
3561	7	SYCAMORE	NO	Fair condition, Asymmetrical, Thinning crown, Located in old detention pond
3562	13	BLACK WILLOW	NO	Poor condition, Poor structure, Asymmetrical, Located in old detention pond
3563	16.5	BLACK WILLOW	NO	Poor condition, one major limb broken w/ decay, Located in old detention pond
3564	6	AMERICAN ELM	NO	Fair condition, Thinning crown, No root flare, Located in old detention pond
3565	11.5	BLACK WILLOW	NO	Fair condition, Thinning crown, Trunk leans, Located in old detention pond
3566	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Poor root flare, Compacted CRZ
3567	12.5	RED MAPLE	NO	Fair condition, Improperly pruned, Dead/broken limbs, Compacted CRZ
3568	8.5	RED MAPLE	NO	Fair condition, Thinning crown, Girdled roots, Stunted leaves, Compacted CRZ
3569	13.5	RED MAPLE	NO	Fair condition, Thinning crown, Compacted CRZ
3570	11	RED MAPLE	NO	Fair condition, Thinning crown, Epicormic shoots, Compacted CRZ
3571	7.5	CRAPE MYRTLE	NO	Good condition, Multi-trunk, Full crown, Compacted CRZ
3572	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Exposed surface roots, Compacted CRZ
3573	13	CRAPE MYRTLE	NO	Fair condition, Full crown, Compacted CRZ

3574	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CRZ
3575	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CRZ
3576	14	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Deadwood in crown, Compacted CRZ
3577	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CRZ
3578	17	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CRZ
3579	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CRZ
3580	11.5	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Stunted leaf growth, Compacted CRZ
3581	6	CHINESE ELM	NO	Fair condition, Improperly pruned, Compacted CRZ
3582	4	CHERRY	NO	Poor condition, Poor structure.
3583	13	CHERRY	NO	Poor condition, Multi-trunk, Wounded/dead trunk with decay
3584	13	CHERRY	NO	Poor condition, Multi-trunk
3585	7	CHERRY	NO	Poor condition
3586	8	CHERRY	NO	Poor condition
3587	4	CHERRY	NO	Poor condition, Pruned, Thinning crown
3588	13	CHERRY	NO	Poor condition
3589	7	PRINCESS TREE	NO	(Invasive Species)
3590	6	CHERRY	NO	Poor condition
3591	8.5	PRINCESS TREE	NO	(Invasive Species)
3592	5.5	PRINCESS TREE	NO	(Invasive Species)
3593	4.5	CHERRY	NO	Poor condition, Pruned, Thinning crown
3594	4.5	PRINCESS TREE	NO	(Invasive Species)
3595	24.5	WILLOW OAK	NO	Fair condition, Compacted CRZ, Epicormic shoots, One major dead/missing limb
3596	8	PRINCESS TREE	NO	(Invasive Species)
3597	6.5	HICKORY	NO	Good condition, appears to be healthy
3598	7	PINE	NO	Poor condition, Asymmetrical structure, Deadwood
3599	5	HICKORY	NO	Good condition, appears to be healthy
3600	14	WATER OAK	NO	Fair condition
3779	4.5	PRINCESS TREE	NO	(Invasive Species)
3780	18	MULBERRY	NO	Poor condition, Improperly pruned, Slime flux
3781	8.5	PECAN	NO	Poor condition
3782	6.5	MULBERRY	NO	Poor condition, Deadwood in crown, Vines
3711	21	PECAN	NO	Good condition, Asymmetrical, Vines partially removed, Poor root flare.
3712	21	MAGNOLIA	NO	Fair, Topped, Heavy vines, Cavity, Partial root flare, Compacted CRZ.
3713	27.5	WATER OAK	NO	Fair, Trunk leans slightly, Dead limb w/ sap rot, Girdled roots, Compacted CRZ.

3714	33	WATER OAK	NO	Poor, Mistletoe, Apparent torsion load on trunk, Epicormic shoots, Compacted CRZ.
3715	17.5	MIMOSA	NO	Poor structure, limbs broken & removed w/ decay, Compacted CRZ
3716	7.5	RED OAK	NO	Good condition, Compacted CRZ.
3717	4.5	WATER OAK	NO	Good condition, Compacted CRZ.
3718	4.5	CHERRY	NO	Fair condition, Asymmetrical form, Thin crown
3719	28.5	PINE	NO	Poor condition, Heavy vines into crown
3720	13	PINE	NO	Poor condition, Heavy vines, Thin crown, Broken limbs
3721	15.5	PINE	NO	Poor structure in crown, Co-dominant w/ high split, Heavy vines.
3722	13.5	PINE	NO	Poor condition, Heavy vines, Poor structure.
3723	13.5	SHUMARD OAK	NO	Fair condition, Exposed, wounded roots, Epicormic shoots, Compacted CRZ
3724	13.5	RIVER BIRCH	NO	Poor structure, Co-dominant, Vines, broken limbs.
3725	19.5	RIVER BIRCH	NO	Fair condition, Co-dominant w/ included bark, Vines, Compacted CRZ
3726	22.5	WATER OAK	NO	Fair condition, Vines, Broken limbs, Compacted CRZ
3727	20.5	SHUMARD OAK	NO	Fair condition, Vines, Evidence of insects
3728	9	PECAN	NO	Poor condition, Vines
3729	8	PEAR	NO	(Invasive Species)
3730	5.5	ELM	NO	Poor condition, Vines
3731	4.5	ELM	NO	Poor condition, Vines
3732	4	CHERRY	NO	Poor condition, Vines
3733	10.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3734	9	BLACK WILLOW	NO	Located in old detention pond, poor condition
3735	11.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3736	9	SYCAMORE	NO	Located in old detention pond, poor condition
3737	12	BLACK WILLOW	NO	Located in old detention pond, poor condition
3738	5	SYCAMORE	NO	Located in old detention pond, poor condition
3739	8	ELM	NO	Located in old detention pond, poor condition
3740	13.5	WATER OAK	NO	Poor condition, Heavy vines girdling crown
3741	6	ELM	NO	Poor condition, Heavy vines, Severly pruned
3742	6	ELM	NO	Poor condition, Vines
3743	25.5	BOXELDER	NO	Poor condition, Vines, Dead limbs, Poor structure.
3744	6	WATER OAK	NO	Poor condition, Vines
3745	9	PECAN	NO	Poor condition, Vines, Poor structure
3746	17	PECAN	NO	Poor condition, Vines, Poor structure
3747	11.5	BOX ELDER	NO	Poor condition, Vines, Poor structure

3748	15	PINE	NO	Poor condition, Vines, Poor structure
3749	8.5	PINE	NO	Poor condition, Vines, Poor structure
3750	8	PINE	NO	Poor condition, Vines, Poor structure
3751	15	MIMOSA	NO	Poor condition, Vines, Poor structure
3752	11	PEAR	NO	(Invasive Species)
3753	6	WATER OAK	NO	Fair condition, Compacted CRZ
3754	25.5	WATER OAK	NO	Poor condition, Growing into fence, Lower limbs pruned, Girdled roots, Compacted CRZ
3755	11	CHERRY	NO	DDH - Very poor condition, Partially dead
3756	13.5	PINE	NO	Poor condition, Asymmetrical structure, Vines
3757	9	PINE	NO	Poor condition, Asymmetrical structure, Vines
3758	6.5	PEAR	NO	(Invasive Species)
3759	4	PEAR	NO	(Invasive Species)
3760	4.5	PEAR	NO	(Invasive Species)
3761	4	PEAR	NO	(Invasive Species)
3762	5	PEAR	NO	(Invasive Species)
3763	15	MAGNOLIA	NO	Fair condition, Co-dominant structure.
3764	4.5	PEAR	NO	(Invasive Species)
3765	10	CHERRY	NO	Poor structure, Co-dominant w/ included bark
3766	14	PINE	NO	Fair condition, dead/broken limbs
3767	13	PINE	NO	Fair condition, dead/broken limbs
3768	14	PINE	NO	Fair condition, dead/broken limbs
3769	18	PEAR	NO	(Invasive Species)
3770	8.5	CHERRY	NO	Poor condition, thin crown
3771	5	PEAR	NO	(Invasive Species)
3772	13.5	PINE	NO	Poor structure, dead/broken limbs
3773	23	WATER OAK	NO	Poor condition, Co-dominant structure, Trunks fused, Mistletoe, Epicormic shoots
3774	13.5	PINE	NO	Poor condition, Evidence of insects, trunk covered in sap
3775	18	ELM	NO	Poor condition, Poor structure, top broken out, Cavity, Compacted CRZ
3776	11	MAGNOLIA	NO	Poor condition, Compacted CRZ (located adjacent to parking lot)
3777	23.5	PEAR	NO	(Invasive Species), Large limb split off from trunk
3778	14	MAPLE	NO	Poor structure, Included bark, Epicormic shoots, Compacted CRZ.
DDH = Dead, Dying, Hazardous				
BASED ON SITE VISITS PERFORMED 3-15-22 & 4-11-22, THERE ARE NO SIGNIFICANT TREES OF QUALITY OR TREE GROUPINGS.				

TREE NO. 3712
Magnolia grandiflora
21" cal. Southern Magnolia

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

thinning crown, heavy vines

STRUCTURE:

overall poor structure, asymmetrical, topped

TRUNK:

Covered by vines, cavity with woundwood but decay developing

ROOTS:

Poor root flare, Compacted critical root zone

BARK:

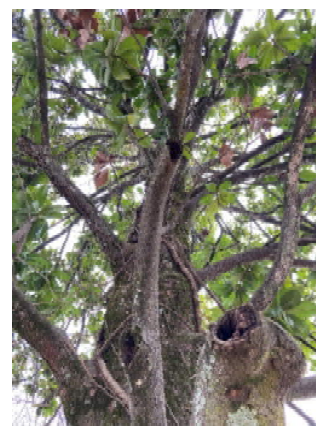
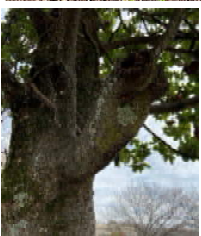
possible damage to bark due to heavy vines, moss and lichens

DECAY/DISEASE/PESTS:

extensive vine growth

COMMENTS:

Not specimen quality



TREE NO. 3713
Quercus nigra
27.5" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, one dead limb with sap rot, mistletoe in crown

STRUCTURE:

Asymmetrical crown, trunk leans

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Large girdled roots, compacted CRZ

BARK:

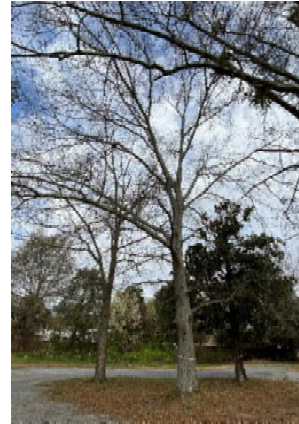
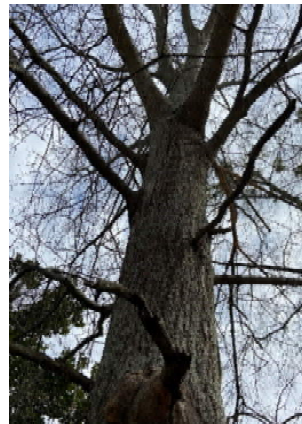
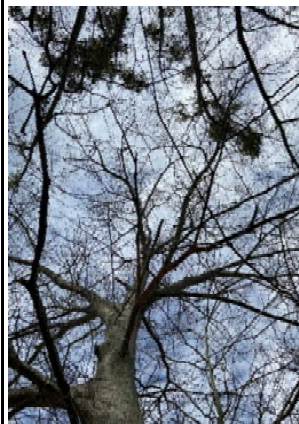
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3714
Quercus nigra
33" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, mistletoe in crown, epicormic shoots

STRUCTURE:

Asymmetrical crown, trunk leans. Apparent torsion load on trunk. Several large lower limbs removed, improper pruning

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Compacted critical root zone.

BARK:

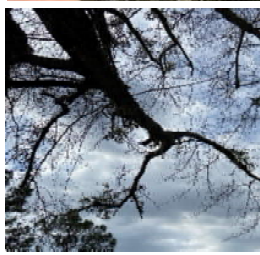
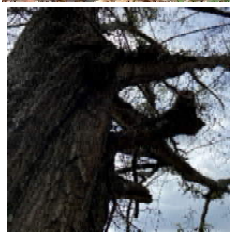
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3743
Acer negundo
25.5" cal. Boxelder

Tree Data:

LOCATION:

along southern boundary of site

FOLIAGE:

Thinning crown with dead/broken limbs, vines growing into crown

STRUCTURE:

Poor structure, multi-trunk with low split

TRUNK:

Vines. Wounds, scars where limbs were removed

ROOTS:

Good root flare

BARK:

Appears to be normal, typical for species.

DECAY/DISEASE/PESTS:

Vines

COMMENTS:

Not specimen quality



TREE NO. 3754
Quercus nigra
25.5" cal. Water Oak

Tree Data:

LOCATION:

Northwestern boundary of site, at fence line

FOLIAGE:

dead/broken limbs, lower limbs pruned

STRUCTURE:

Normal, appears typical for species.

TRUNK:

growing into fence

ROOTS:

Severely girdled roots, Compacted critical root zone.

BARK:

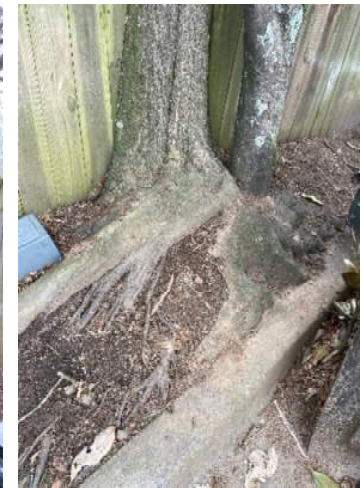
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

none evident

COMMENTS:

Not specimen quality



TREE NO. 3595
Quercus phellos
24.5" cal. Willow Oak

Tree Data:

LOCATION:

north side of old pharmacy building, planting strip behind retaining wall

FOLIAGE:

Full crown, Minor dead/broken limbs. Epicormic shoots. One major dead limb gone w/decay at stub

STRUCTURE:

Good structure. Improperly pruned lower limbs.

TRUNK:

Appears to be normal, good condition.

ROOTS:

good root flare, healthy root collar. Compacted CRZ and limited root zone area behind retaining wall.
Large, exposed surface roots

BARK:

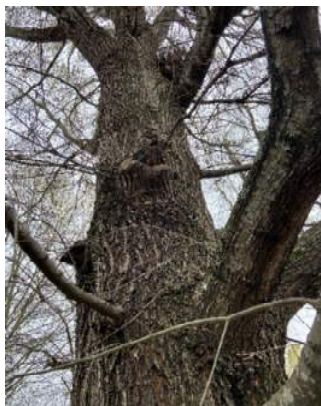
Appears to be normal, healthy condition. Typical for species.

DECAY/DISEASE/PESTS:

no obvious extensive disease, decay or pests

COMMENTS:

Not specimen quality, no recompense required.



IMAGES: S:\BND\FULTON\01\01_0685\OFF-LEASH, ALPHARETTA\RESEARCH\FULTON_GS.HF

REFS:

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

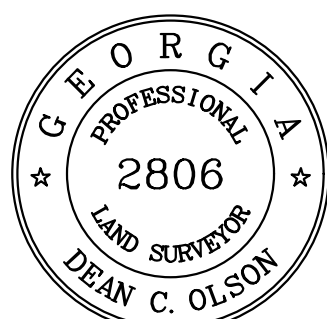
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

125 NORCROSS ST. - TREE INVENTORY & ASSESSMENT

TAG NO.	DBH (IN)	TYPE	TAG NO.	DBH (IN)	TYPE
3541	21	RIVER BIRCH	3714	33	WATER OAK
3542	23	RIVER BIRCH	3715	17.5	MIMOSA
3543	6.5	CHINESE ELM	3716	7.5	RED OAK
3544	6	AMERICAN ELM	3717	4.5	WATER OAK
3546	8	CHERRY	3718	4.5	CHERRY
3547	6	CHERRY	3719	28.5	PINE
3548	4.5	AMERICAN ELM	3720	13	PINE
3549	10.5	CHERRY	3721	15.5	PINE
3550	13.5	PRINCESS TREE	3722	13.5	PINE
3552	22.5	AMERICAN ELM	3723	13.5	SHUMARD OAK
3553	4.5	AMERICAN ELM	3724	13.5	RIVER BIRCH
3554	4.5	AMERICAN ELM	3725	19.5	RIVER BIRCH
3555	11.5	BLACK WILLOW	3726	22.5	WATER OAK
3556	7.5	SYCAMORE	3727	20.5	SHUMARD OAK
3557	5.5	SYCAMORE	3728	9	PECAN
3558	13	BLACK WILLOW	3729	8	PEAR
3559	5.5	AMERICAN ELM	3730	5.5	ELM
3560	9	BLACK WILLOW	3731	4.5	ELM
3561	7	SYCAMORE	3732	4	CHERRY
3562	13	BLACK WILLOW	3733	10.5	BLACK WILLOW
3563	16.5	BLACK WILLOW	3734	9	BLACK WILLOW
3564	6	AMERICAN ELM	3735	11.5	BLACK WILLOW
3565	11.5	BLACK WILLOW	3736	9	SYCAMORE
3566	13	CRAPE MYRTLE	3737	12	BLACK WILLOW
3567	12.5	RED MAPLE	3738	5	SYCAMORE
3568	8.5	RED MAPLE	3739	8	ELM
3569	13.5	RED MAPLE	3740	13.5	WATER OAK
3570	11	RED MAPLE	3741	6	ELM
3571	7.5	CRAPE MYRTLE	3742	6	ELM
3572	13	CRAPE MYRTLE	3743	25.5	BOXELDER
3573	13	CRAPE MYRTLE	3744	6	WATER OAK
3574	16	CRAPE MYRTLE	3745	9	PECAN
3575	16	CRAPE MYRTLE	3746	17	PECAN
3576	14	CRAPE MYRTLE	3747	11.5	BOX ELDER
3577	16	CRAPE MYRTLE	3748	15	PINE
3578	17	CRAPE MYRTLE	3749	8.5	PINE
3579	16	CRAPE MYRTLE	3750	8	PINE
3580	11.5	CRAPE MYRTLE	3751	15	MIMOSA
3581	6	CHINESE ELM	3752	11	PEAR
3582	4	CHERRY	3753	6	WATER OAK
3583	13	CHERRY	3754	25.5	WATER OAK
3584	13	CHERRY	3755	11	CHERRY
3585	7	CHERRY	3756	13.5	PINE
3586	8	CHERRY	3757	9	PINE
3587	4	CHERRY	3758	6.5	PEAR
3588	13	CHERRY	3759	4	PEAR
3589	7	PRINCESS TREE	3760	4.5	PEAR
3590	6	CHERRY	3761	4	PEAR
3591	8.5	PRINCESS TREE	3762	5	PEAR
3592	5.5	PRINCESS TREE	3763	15	MAGNOLIA
3593	4.5	CHERRY	3764	4.5	PEAR
3594	4.5	PRINCESS TREE	3765	10	CHERRY
3595	24.5	WILLOW OAK	3766	14	PINE
3596	8	CHERRY TREE	3767	13	PINE
3597	6.5	HICKORY	3768	14	PINE
3598	7	PINE	3769	18	PEAR
3599	5	HICKORY	3770	8.5	CHERRY
3600	14	WATER OAK	3771	5	PEAR
3779	4.5	PRINCESS TREE	3772	13.5	PINE
3780	18	MULBERRY	3773	23	WATER OAK
3781	8.5	PECAN	3774	13.5	PINE
3782	6.5	MULBERRY	3775	18	ELM
3711	21	PECAN	3776	11	MAGNOLIA
3712	21	MAGNOLIA	3777	23.5	PEAR
3713	27.5	WATER OAK	3778	14	MAPLE

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



Dean C. Olson

05-16-2022
DATE

SURVEYOR REFERENCES:
D.B. 25148 PG. 249
D.B. 53934 PG. 578
D.B. 63213 PG. 308

CURRENT OWNER
BUR ROG INC.
D.B. 51078, PG. 59

PLAT CLOSURE:

TRACT 1= 1/1,783.90'
TRACT 2= 1/214, 033'

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 48,295' ; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/SEE NOTE. MATTERS OF TITLE ARE EXCEPTED.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DETERMINING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

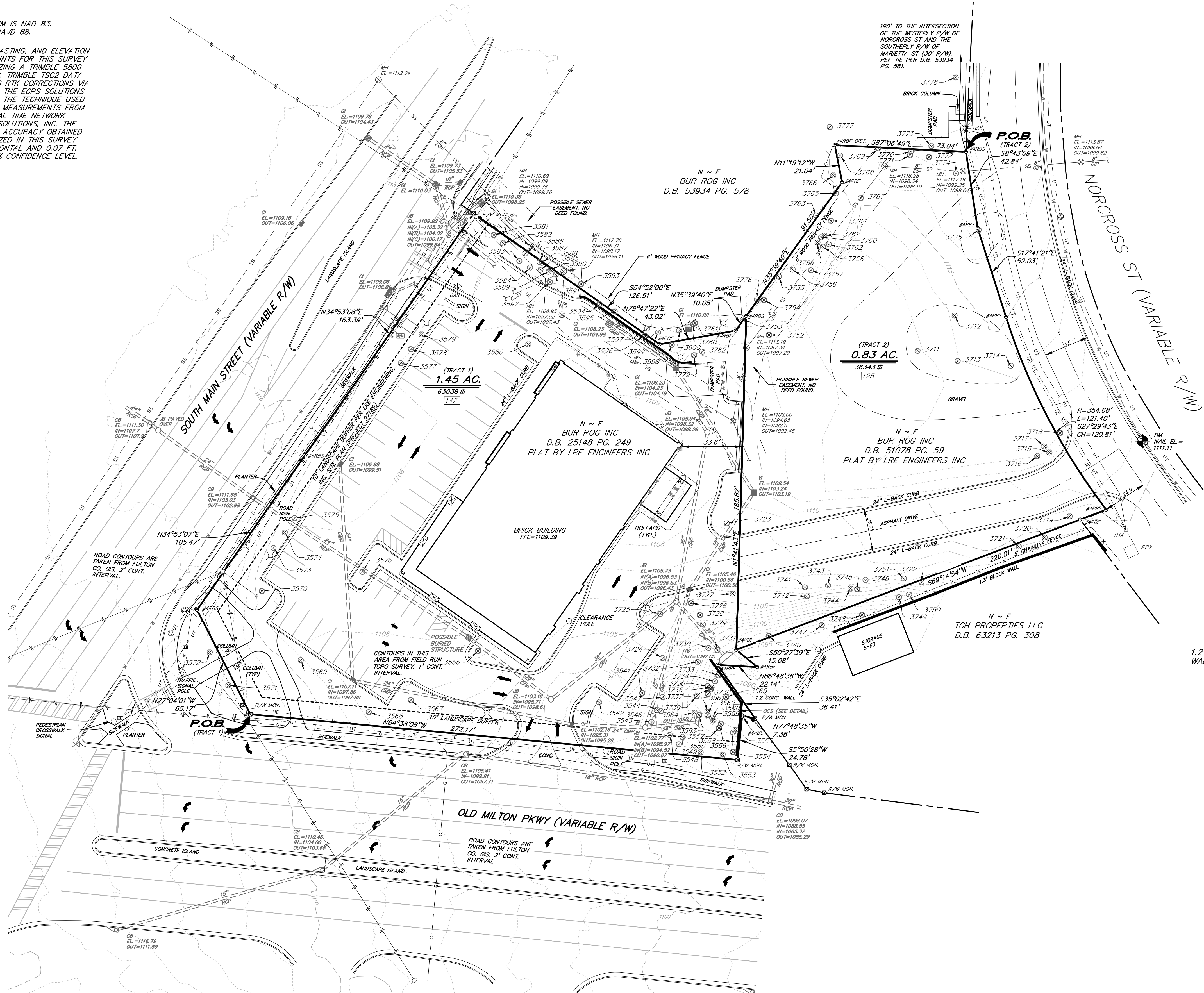
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130084 MAP NUMBER # 13121C0058# DATED 09/18/2013

DRAWN BY: CAM
CHECKED BY: DCO
FILE: S:\BND\FULTON\...
FIELD DATE: 03/31/2021
OFFICE DATE: 03/31/2021
SCALE: 1"=30'
REVISIONS
05/16/22 EDIT TREE CHART

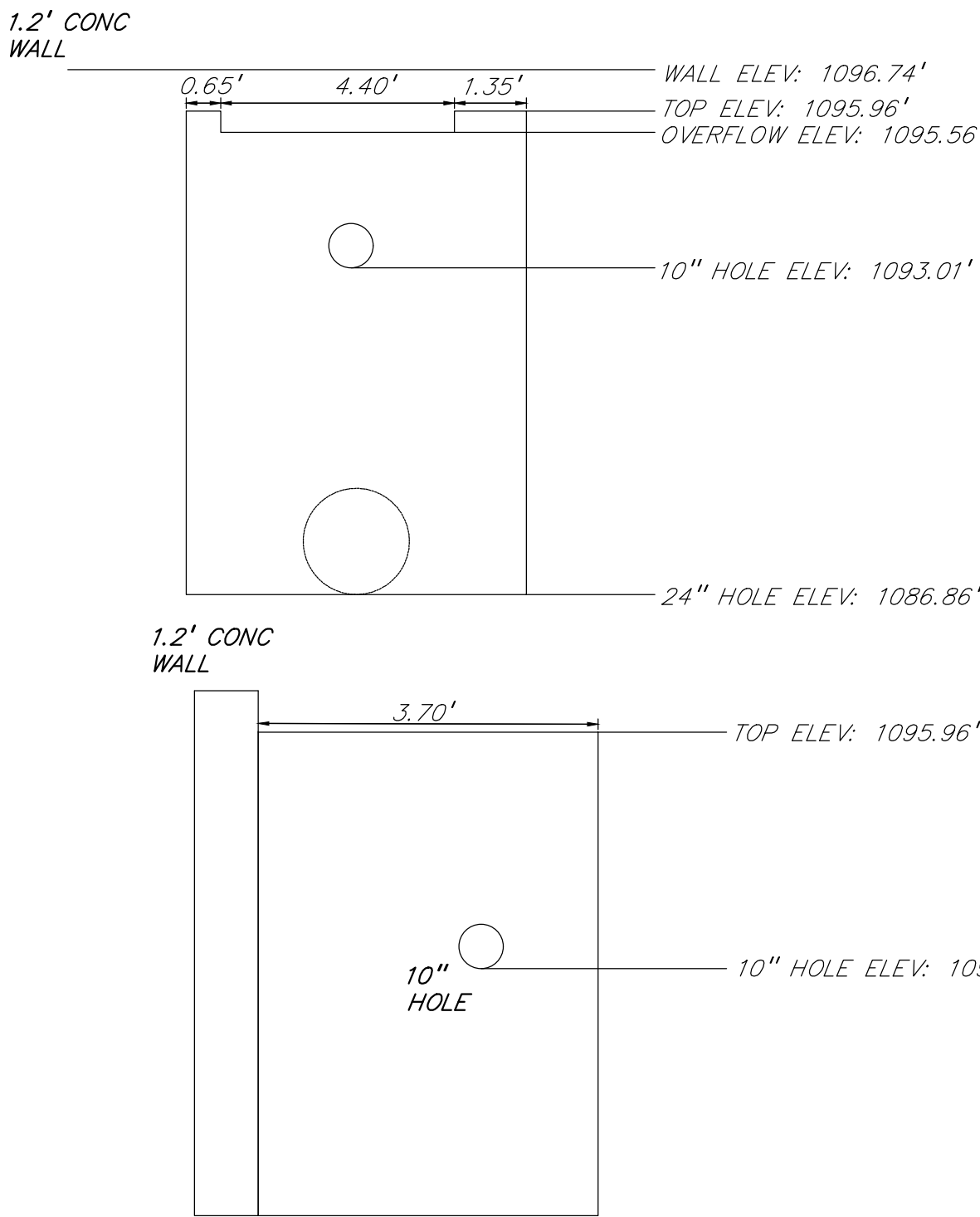
Gaskins
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT
www.gcsurvey.com LSP# 789
Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168
Lawrenceville Office
558 Old Norcross Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1093
Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698
Newman Office
4046 Ga. Hwy. 154, Ste. 109
Newman, GA 30263
Phone: (770) 424-7168

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY FOR
OFF-LEASH
125 NORCROSS ST.

LOCATED IN L.L. 695
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA.



O.C.S. DETAIL (N.T.S.)



Drawn by: David
Plotted on: May 19, 2022 - 7:29am
www.gcsurvey.com LSP# 789
Plotted on: May 19, 2022 - 7:29am

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: Off Leash

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.

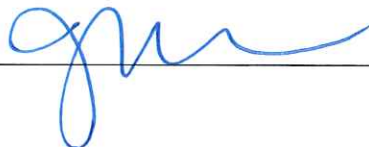
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| ☒ 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

April 26, 2022

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

RE: Notice of Public Hearing Application
Off Leash /CU-22-05

Dear Property Owner:

Please allow this letter to serve as public notice for a Conditional Use Permit Application at 142 South Main Street and 125 Norcross Street, Alpharetta, GA 30009. Specifically, the Applicant is requesting approval of a Conditional Use Permit for an outdoor recreation facility—a new luxury dog park (with attached permitted restaurant use).

This item will be considered by the Planning Commission on Thursday, June 2, 2022, at 6:30 PM and City Council on Monday, June 20, 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

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

ALPHARETTA BK VENTURE LLC
6400 POWERS FERRY RD STE 100
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

ARC CAFEUSA001 LLC
2325 E CAMELBACK RD STE 1100
PHOENIX AZ 85016

CANOPY MAIN STREET INC
300 WILMOT
DEERFIELD IL 60015

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

ARIEL HOLDINGS II FIFTY FOUR ROSWE
LL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

PUBLIX SUPER MARKETS INC
P O BOX 32025
LAKELAND FL 33802-2025

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-1932

DUANE JAMES G & EDITH E
12460 CRABAPPLE RD STE 202 #317
ALPHARETTA GA 30004

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

COLLINS MARINE GROUP THE
725 COOPER SANDY CV
MILTON GA 30004

BUR ROG INC
P O BOX 3165
HARRISBURG PA 17105

PUBLIX SUPER MARKETS INC
P O BOX 32025
LAKELAND FL 33802-2025

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018



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.
- 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 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. I don't think we need another one.

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:

- 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:

- 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

- 2.5-acre parcel on Kimball Bridge Road.
- Zoned AG- requesting rezoning to R15 with some variances.
- Request includes a private cul-de-sac.
- 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.
- 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:

- 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? 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.
- 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! 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
- Are the anchor stores aware and/or going to stay? All tenants have been spoken to.
- There is new ownership and control of the asset.
- When is this first phase going to start? Demolition would be middle of 2023 plan with 24-month construction for first phase.
- 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?
- 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.
- What about MARTA plans for a station to be located on the property? 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. **Meeting Ended at: 7:30 p.m.**

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CU-22-05

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: Lonnie Cooper Ventures 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: 142 South Main Street and 125 Norcross Street

Current Zoning: C-2

District: 01

Section: 2

Land Lot: 695

Parcel ID: 12 258406951102; 12 258406951110

Proposed Zoning: C-2

Current Use: Vacant Building

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?

See attached.

Applicant's Request (Please itemize the proposal):

Conditional Use Permit

Please see attached for additional information and descriptions.

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

See attached.

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

Jamey Rogers (Bur Rog Inc)
rep.

Telephone:

404.787.1568

Address:

PO Box 642

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: Lonnie Cooper Ventures, LLC

Telephone: (770) 955-1300

Address: 150 Interstate North Parkway

Suite:

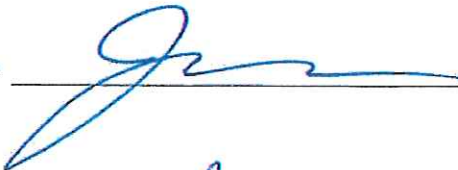
City Atlanta

State: GA

Zip: 30339

So Sworn and Attested:

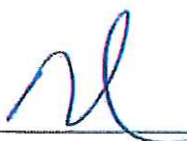
Owner Signature:



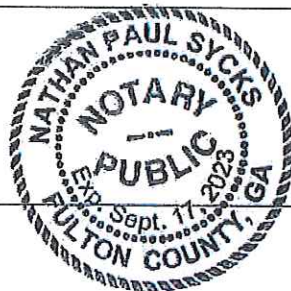
Date:

3.29.2022

Notary:



Notary Signature:



Date:

3/29/22

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: Lonnie Cooper Ventures

Subject Public Hearing Case: Conditional Use Permit Request for 142 South Main Street and 125 Norcross Street

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: _____



Julie Sellers with Dillard Sellers, Applicant Representative

Date: 3.31.2022

DISCLOSURE FORM

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

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

Description of Contribution: _____ Value: _____

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: Wendy Newman

Date: 3-31-22



Date: March 31, 2022

Attn: Vickers Design Group
1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30328

RE: **Off-Leash Alpharetta**
142 South Main St & 125 Norcross St
Alpharetta, GA - 30004

This memo is being provided for the proposed redevelopment of the old Eckerd retail store site in downtown Alpharetta, GA. It is our understanding that the developer intends to renovate the existing building for a restaurant and indoor dog park/training facility. The proposed restaurant portion would total approximately 6,950 SF of indoor and outdoor space and the remaining 5,450 SF would be an indoor dog park. The redevelopment will also include 0.59 of an acre of outdoor dog park area. The purpose of this memo is to summarize the anticipated trips per hour to the site based on the proposed change in use as described above.

Based on the methodologies established from the Institute of Transportation Engineers (ITE) Trip Generation Manual, the number of trips associated with the full build-out of the site was estimated. Table 1 below summarizes the total number of daily trips entering and exiting the proposed development as well as the total am and pm peak hour trips entering and exiting the proposed development.

Table 1: Summary of Trip Generation

Land Use (code)	Density	Total	AM Peak hour	PM Peak hour
Animal/Vet Hospital/Clinic (640)	5.5 KSF	-	-	26
Quality Restaurant (931)	7.0 KSF	630	6	52
TOTAL	12.5 KSF	630	6	78

Based on the 630 anticipated total daily trips associated with the proposed redevelopment and the total peak hour trips of 78, we are not anticipating for a traffic study to be required at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KJ S', with a long horizontal flourish extending to the right.

Kyle Sharpe, P.E. (GA, SC)
LeCraw Engineering, Inc.
Senior Project Manager

Letter of Intent and Impact Analysis

City of Alpharetta
Conditional Use Permit Application

Applicant:
Lonnie Cooper Ventures

Property:
142 South Main Street
125 Norcross Street
Alpharetta, GA 30009

Parcel ID Numbers:
12 258406951102
12 258406951110

Submitted for Applicant by:
Julie Sellers
Baxter Russell
DILLARD SELLERS
1776 Peachtree Street, NW, Suite 415-South
Atlanta, Georgia 30309
jsellers@dillardsellers.com

I. INTRODUCTION

Applicant, Lonnie Cooper Ventures, requests approval of a Conditional Use Permit to create a new dog park, Off Leash. The properties located at 142 South Main Street and 125 Norcross Street (the “Property”) are vacant and present an ideal opportunity for a new pedestrian and dog-friendly business in Downtown Alpharetta.

The Property is approximately +/- 2.25 acres of land zoned General Commercial (C-2) and located within the Downtown Overlay. The Property is part of the Downtown Alpharetta Master Plan and has a designated future land use of Central Business District.



The Property, located at a prominent corner, contains a large (more than 11,000 sq ft) vacant, commercial building. The Applicant plans to redevelop the Property into a full-service restaurant and a luxury dog park, Off Leash. The zoning of the Property allows the restaurant as a permitted use. As such, this Conditional Use Permit request is focused on the dog park aspect of the redevelopment. Off Leash requires the approval of a Conditional Use Permit as an “outdoor recreation facility” pursuant to the City of Alpharetta’s Zoning Code.

Off Leash will operate in accordance with all provisions of the City’s Zoning Code. The proposed use is consistent with the City’s Comprehensive Plan, Horizon 2040, and the Downtown Master Plan. The surrounding area is characterized as a mixture of commercial, residential, and civic uses.

In addition to a vibrant new restaurant, the state-of-the-art dog park facility will feature outdoor and indoor spaces for patrons to enjoy. Off Leash will be a community gathering space where families, friends and their dogs can gather, play, and connect with one another.

The redevelopment of the site will be consistent with downtown design standards, thus enhancing the visual appeal of the Property and fostering pedestrian-friendly development objectives. The existing building will be reconfigured inside and outside to create a restaurant (~5,000 sq ft) and Off Leash indoor area (~6,000 sq ft). Landscape islands will be added in the existing parking lot and the vacant portion of the property will be transformed into the dog park. The parking will be shared between the restaurant and Off Leash. As shown in the attached concept plan, there are 51 parking spaces onsite.

The dog park will operate on a membership business model with guest and day passes also available. The business hours for Off Leash members and guests are Sunday – Thursday 8 a.m. until 9 p.m. and open until 10 p.m. on Friday and Saturday. Off Leash employees will include:

- Park Ranger(s)
 - Trained employees who will supervise all dog play
 - Ensure the park grounds are safe and clean for all human and dog guests
 - Screen all guests with dogs prior to entry to ensure they have completed vaccine and safety requirements
- Experience Coordinator(s)
 - Plan and activate experiences throughout the park for our dog and human guests (i.e. all special events, dog yoga, Puppy Bowl, etc.)
- Grounds Keeper(s)
 - Ensure the park is clean, safe, and maintained for all to enjoy

As set forth below, the Applicant’s proposed development fully satisfies the criteria for a Conditional Use Permit set forth in the City’s Code. For these reasons, the Applicant respectfully requests its application be granted as submitted.

II. IMPACT ANALYSIS

The Applicant satisfies all the criteria for a Conditional Use Permit as set forth in the Alpharetta Unified Development Code (“UDC”), Section 4.2.3(B) and 2.2(a) to allow for an outdoor recreational facility.

Section 4.2.3(B)—Conditional Use Standards

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

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

Vehicular access into and out of the Property will utilize existing curb cuts. Off Leash anticipates guests will walk from residential communities in the Downtown core. The sidewalks will provide pedestrian access to the dog park area.

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

Refuse areas, loading and service areas are provided on site for Off Leash. Additionally, adequate parking has been provided on site with 51 spaces for the dog park and restaurant.

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

The dog park use will not have a negative impact on the surrounding neighborhood. In fact, Off Leash will be a benefit to the surrounding area by transforming an underutilized vacant building into a new restaurant and outdoor amenity for Alpharetta residents and guests.

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

Neither local nor state expenditures will be increased beyond current projections in order to maintain and service Off Leash. The proposed restaurant and dog park are consistent with the development patterns in the surrounding downtown area.

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

Off Leash will not impede normal development in the surrounding area. Applicant's proposal is consistent with the surrounding mixture of development and land uses recommended in Horizon 2040. The addition of Off Leash will complement the surrounding commercial, residential and civic uses and support the development of locally owned, unique dining and entertainment opportunities.

- 6) Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general; and**

The development of Off Leash is consistent with a desirable pattern of development for the city and fulfills several Horizon 2040 policies. Off Leash helps maintain a highly viable, growing and attractive downtown and promotes infill of vacant retail space with

a compatible use and amenity that will enhance the synergy within the downtown area. Additionally, Off Leash will enhance the quality of life for residents by adding a new park in the City.

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

Off Leash is a unique concept. There are no other restaurant-dog park concepts in the downtown area. Off Leash is consistent with the desired pattern of repurposing vacant buildings and pedestrian-oriented growth demonstrated in Horizon 2040 and the Downtown Master Plan.

Section 2.2(a)—Conditional Use Review Criteria

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

Off Leash will redevelop an existing, vacant building into a vibrant restaurant and outdoor dog park. The building will be renovated inside and out to reflect the downtown design requirements and high aesthetic standards. By creating a dog park, the site design further supports the goal of Alpharetta to encourage green space and park areas for residents and guests.

2. Property access.

Off Leash has been designed to provide adequate vehicular and pedestrian access and connectivity to the Property.

3. Hours of operation of the business.

Off Leash will operate Sunday – Thursday 8 a.m. until 9 p.m. and open until 10 p.m. on Friday and Saturday.

4. Vehicular trips generated by the use.

Off Leash anticipates many members and guest will be pedestrians. The trip generation report enclosed summarizes the PM peak trips as 26.

5. Impact of the use on surrounding properties.

The proposed dog park use is compatible with surrounding properties and is a complementary component to the mixture of uses in downtown. Off Leash promotes a unique restaurant concept and provides additional outdoor greenspace in downtown.

6. Impact of the use on the natural features of the site.

Off Leash will have no negative impacts on the natural features of the site.

7. Separation from similar uses and conflicting uses.

There are no uses in the area that would conflict with Off Leash.

III. CONCLUSION

For the foregoing reasons, 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

A handwritten signature in blue ink, appearing to read "Julie L. Sellers", with a stylized, flowing script.

Julie L. Sellers
Attorney 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.



[35 years in business]



A full-service, industry-leading sports and media talent representation agency. Over the course of more than 30 years, we have built relationships with and helped guide the careers of the world's most recognized talent.



You Are Here is an experience agency creating branded moments at the intersection of unexpected strategies and uncommon human stories.



A creative and digital agency that works with clients on their digital strategy and branding all the way through to UX design and development.



We build businesses we are passionate about from the ground up with the goal of connecting consumers with what they love.



Off Leash is a **luxury** dog park and restaurant concept where families, friends and their pups can **gather, play** and **connect** with one another.

Our state-of-the-art dog park facility will feature lush, turfed outdoor and indoor spaces for patrons and their dogs to enjoy rain or shine. Meet friends for **happy hour** at our full-service park bar, grab a latte at our walk-up **coffee window** or join us at the restaurant for a meal on one of our **dog friendly patios**.



Families in the community looking for a great place to eat and hang out with the entire family, including their beloved pups



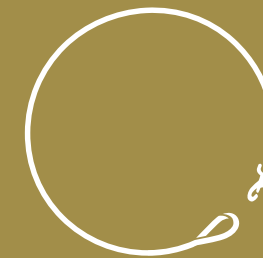
Dog owners looking for a clean, safe and fun environment for their dogs to play off leash



Stay-at-home or remote working moms and dads looking for a place to grab a delicious cup of coffee and let the kids and pups run free



Young professionals looking for a vibrant community gathering place to meet new people while grabbing a drink or a bite to eat



WHO WE SERVE



THE OFF LEASH DIFFERENCE

OUR PARTNERSHIP

We are passionate about partnering with the communities we are located in to tailor our offerings to their specific needs.

OUR PEOPLE

At Off Leash, patrons and their dogs will experience top quality service whether they are dining at our restaurant or enjoying our park. Our professionally trained ruffarees will supervise the dogs' play, keep the park safe and clean, and ensure that all our guests have an overwhelmingly positive experience at Off Leash.

OUR TECHNOLOGY

The Off Leash app will make it easy for visitors to manage their park membership, upload their vet records and monitor park capacity, all from their mobile device. Visitors will also be able to order food and monitor restaurant wait times through the app, making the entire Off Leash experience seamless from start to finish.

OUR STATE-OF-THE-ART FACILITIES

- Lush turf with drainage systems throughout
- Outdoor and temperature controlled indoor play spaces
- Full bar and restaurant with an approachable but delicious menu
- Beautiful dog friendly patio and rooftop space
- Free WiFi
- Clean restrooms

Off Leash is free for humans to enter and enjoy and no pup of your own is needed to visit us. Dogs need a membership to enter the park and to help us ensure that we can provide a safe, clean and fun experience for everyone.

Monthly (Recurring)

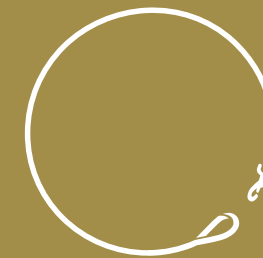
Monthly (Month-to-Month)

Annually

No membership is needed if your pup is just joining you for a meal on our dog friendly patio or rooftop.

Visiting for the weekend or want to try us out before purchasing a membership?

No problem! Day passes will be available.



MEMBERSHIP



A WEEK AT OFF LEASH

MONDAY

Morning: Kids' Morning Out
Evening: MNF Wing Night

TUESDAY

Evening: Taco Tuesday

WEDNESDAY

Morning: Kids' Morning Out
Evening: Trivia Night

THURSDAY

Evening: Singles Night

FRIDAY

Morning: Kids' Morning Out
Evening: Movie Night on the Lawn

SATURDAY

Morning: Doggie Yoga
Afternoon: "Flea" Market

SUNDAY

Morning: Dog Training
Afternoon: Adoption Event [with a local shelter]

Above is an example of what a week of programming at Off Leash could look like. However, we are passionate about tailoring the programming at Off Leash to the wants and needs of the community.

To find the point of beginning, commence at a point formed by the intersection of the northerly right of way of Maddox Street (having a variable right of way, and the easterly right of way of South Main Street (having a variable right of way) if the right of ways were extended to form a point;

THENCE from said Point of Beginning and continuing along said easterly right of way of South Main Street for the following calls and distances North 34 degrees 59 minutes 34 seconds East for a distance of 105.47 feet to a point;
THENCE North 34 degrees 59 minutes 32 seconds East for a

THENCE North 80 degrees 31 minutes 32 seconds East for a distance of 45.00 feet to a point;
THENCE North 35 degrees 34 minutes 45 seconds East for a distance of 101.25 feet to a iron pin found;
THENCE North 11 degrees 20 minutes 31 seconds West for a distance of 20.89 feet to a iron pin found;
THENCE South 87 degrees 33 minutes 50 seconds East for a

THENCE South 17 degrees 42 minutes 40 seconds East for a distance of 52.03 feet to a point;

THENCE South 48 degrees 07 minutes 47 seconds East for a distance of 15.00 feet to a point;
THENCE North 87 degrees 20 minutes 31 seconds West for a distance of 22.51 feet to a point;
THENCE South 36 degrees 05 minutes 49 seconds East for a distance of 36.23 feet to a iron pin fond;

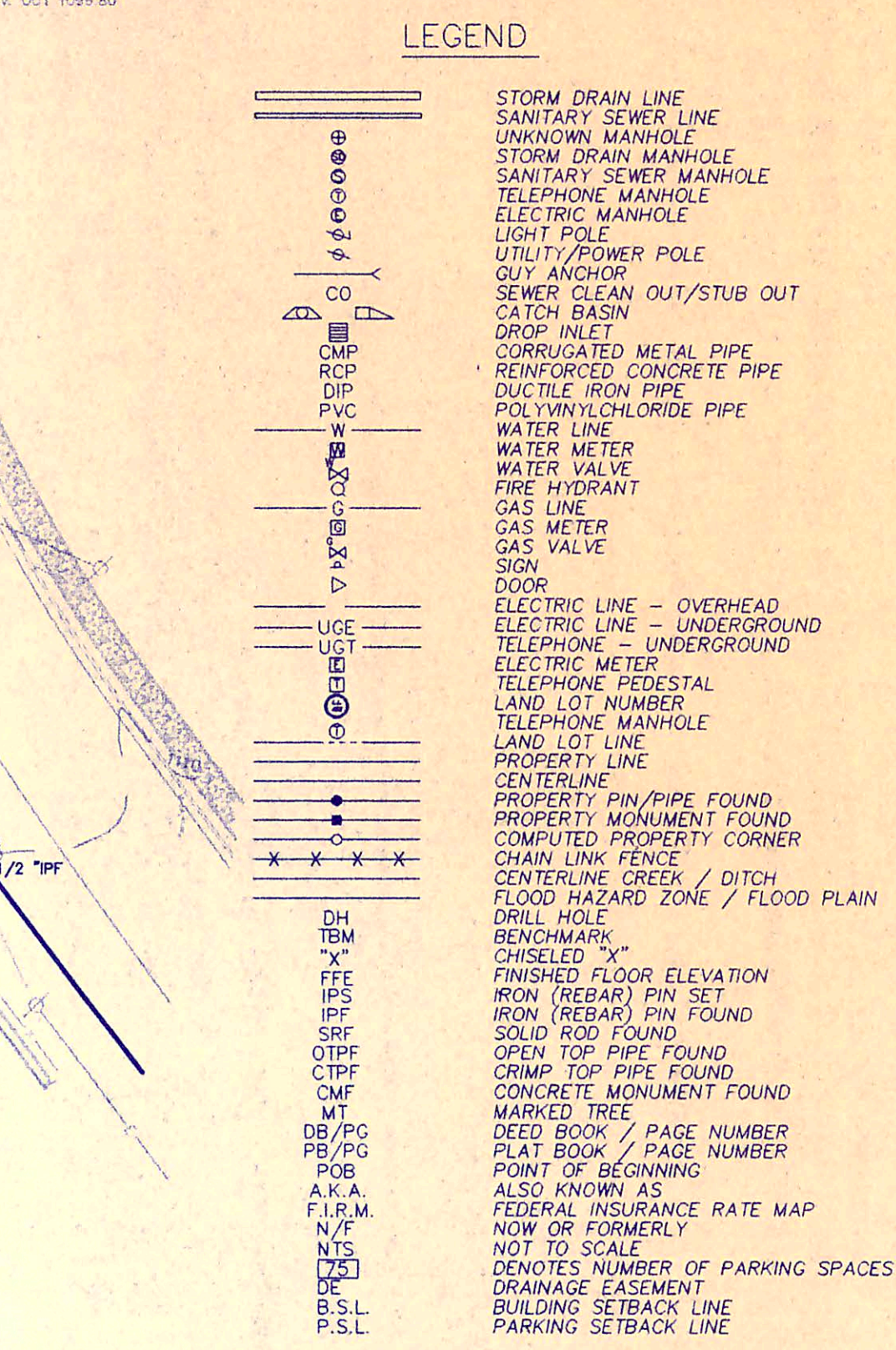
THENCE along the northerly right of way of said Maddox Street North 84 degrees 24 minutes 46 seconds West for a distance of 27 feet to a point;

Sold property contains 2.2666 acres more or less.

1. QUILCLAIM DEED
RECORDED IN DB. 18450 PG. 249
FULTON COUNTY RECORDS
2. RIGHT OF WAY EASEMENT
RECORDED IN DB. 1457 PG. 208
AFORSAID RECORDS
(APPARENTLY NO LONGER AFFECTS SUBJECT PROPERTY)
3. EASEMENT RECORDED IN DB. 1714 PG. 397
AFORSAID RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)
4. RIGHT OF WAY DEED
RECORDED IN DB. 1884 PG. 06
AFORSAID RECORDS
(APPARENTLY NO LONGER AFFECTS SUBJECT PROPERTY)
5. DEPARTMENT OF TRANSPORTATION DEEDS
RECORDED IN DB. 18400 PG. 274, DB. 18400 PG. 278
DB. 18400 PG. 283 AND DB. 18400 PG. 251
(AFFECTS SUBJECT PROPERTY AS SHOWN)

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 18123 FEET AND AN ANGULAR ERROR OF 5.3 PER ANGLE, AND WAS ADJUSTED USING THE COMPOUND RULE ADJUSTMENT.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A SOKKIA SET 3100 TOTAL STATION.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,556,951 FEET.
4. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLONE AREA AS SHOWN ON CITY OF ALPHARETTA, GEORGIA F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 130084A 0001 B, EFFECTIVE FEB. 15,1978.
5. THE BEARINGS SHOWN ON THIS PLAT WERE COMPUTED FIELD ANGLES BASED ON A MAGNETIC BEARING.
6. LOCATION AND AVOIDANCE OF UNDERGROUND UTILITIES ARE PROVIDED BY A MAGNETIC FIELD SURVEY. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES LOCATED BY OTHER MEANS ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER'S CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
7. CONTOURS ARE SHOWN AT 2 FOOT INTERVALS
8. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON OCT. 04, 1997
9. ELEVATIONS ARE BASED ON FULTON COUNTY DEPARTMENT OF PUBLIC WORKS MONUMENT # 420
10. ELEVATION OF MONUMENT # 420 (1121.868)
10. ZONING REQUIREMENTS:

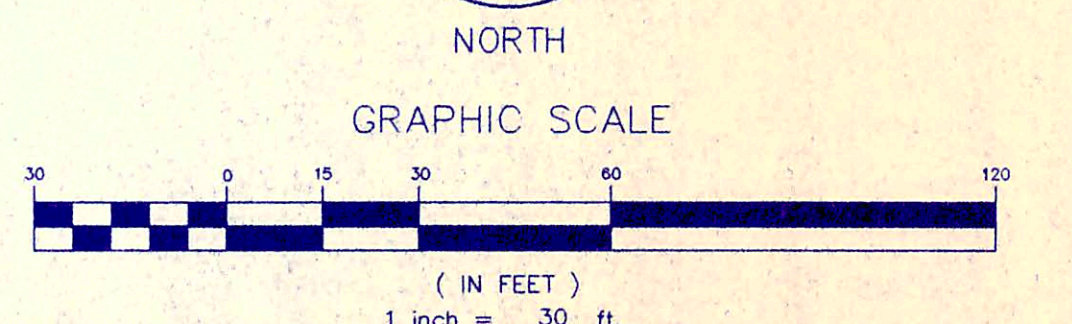
1. THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN, AND ANY RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN, RECORDED AND UNRECORDED.
2. THE RECORD OWNER OF THE RECORD PROPERTY AS OF THE DATE OF THIS SURVEY IS BUR ROG, INC.
3. SUBJECT PROPERTY HAS ACCESS TO THE PREVIOUSLY DEDICATED RIGHT-OF-WAY OF SOUTH MAIN STREET (AKA HWY 9) & NORCROSS ST.
4. TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER, 1308, DATED OCT. 07, 1997, RECEIVED FROM ALTMAN, BROWN & ASSOCIATES, INC., DATED 01/09/1998.
5. NO RECORD DESCRIPTION OF ADJOINING PROPERTIES HAVE BEEN PROVIDED BY THE CLIENT AS OF THE DATE OF SURVEY.



ECKERD
HIGHWAY 9 & S.R. 120
LAND LOT 695, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA
WASTEWATER SERVICE AREA: BIG CREEK DRAINAGE BASIN

NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.

TOTAL SANITARY SEWER INSTALLED: 268 FT
TOTAL SANITARY SEWER REMOVED: 327 FT



NO.	DATE

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ECKERD
HIGHWAY 9 & S.R. 120
PREPARED FOR
THE SEMBLER COMPANY
ELEVEN PIEDMONT CENTER 3495 PIEDMONT ROAD

EXISTING CONDITIONS
PRE ENGINEERING
Civil Engineering
1475 Peachtree St. N.E., Suite 220
Atlanta, Georgia 30309
Tel: 404.525.8800
Fax: 404.525.8801
E-Mail: info@pre-engineering.com
Web: www.pre-engineering.com

EX

L R E

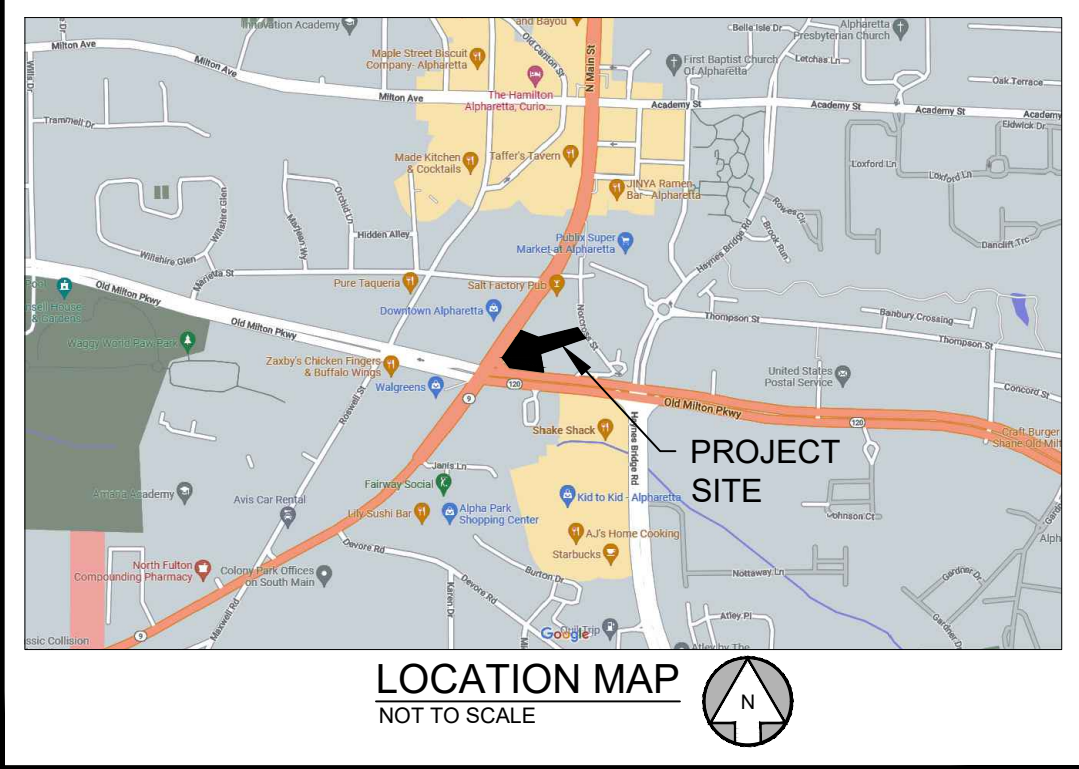
engineering, inc

DRAWN BY: DSA	CHECKED BY: CKO	PROJECT NO. 07400
SHEET C-2.0		

9/189

NOT ISSUED FOR CONSTRUCTION

Drawing name: C:\Users\chris.Mentz\LucCraw Engineering\Dropbox\Shared Folders\LeCraw Engineering\04016 - VOG - Off-Leash - Alpharetta - GACAD\DXF\HBITB\2022-03-30 - CONCEPT PLAN.dwg SITE PLAN Mar 31, 2022 8:06am By: chris.Mentz



SITE SUMMARY	
SITE AREA	
SITE AREA:	2.22 ACRES (96,587 SF)
IMPERVIOUS AREA:	-- SF (~%)
PERVIOUS AREA:	-- SF (~%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C2 (DOWNTOWN OVERLAY)
BUILDING SETBACKS	
FRONT:	CONDITNAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
SIDE:	CONDITNAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	12,517 S.F.
BUILDING COVERAGE:	12.9%
PARKING SUMMARY	
PARKING REQ.:	RESTAURANT: 1 SPACES/500 S.F. (MIN)
	12 SPACES
ASSEMBLY / INDOOR RECREATION:	1 SPACES/500 S.F. PLAYING AREA
	OR 1 SPACE / 200 SF PATRON USE
	14 SPACES
PARKING PROV.:	4.56 SPACES/1,000 S.F.
	51 SPACES
STANDARD STALL DIMENSIONS:	18' x 9'
MIN. DRIVE WIDTH:	24'

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY. GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.
- 4) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

PREPARED IN THE OFFICE OF

LECRAW

ENGINEERING

© 2022 LECRAW ENGINEERING, INC.
3475 COUNTRY LANE WAY
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0288
WWW.LECRAWENGINEERING.COM
PE005078

DATE

CHECKED BY

DRAWN BY

REV #

CLIENT

VICKERS DESIGN GROUP

41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT

OFF-LEASH - ALPHARETTA

142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:

PRELIMINARY 3/31/22

DESIGN TEAM:

DRAWN BY: CMK

DESIGNED BY: CMK

REVIEWED BY: TK5

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

0' 10' 20' 40'

SCALE: 1"=20'

JOB #:

048016

DATE:

March 31, 2022

CONCEPT SITE PLAN

CS-1

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Off Leash

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 (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.

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.

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

ALPHARETTA BK VENTURE LLC
6400 POWERS FERRY RD STE 100
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

ARC CAFEUSA001 LLC
2325 E CAMELBACK RD STE 1100
PHOENIX AZ 85016

CANOPY MAIN STREET INC
300 WILMOT
DEERFIELD IL 60015

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

ARIEL HOLDINGS II FIFTY FOUR ROSWE
LL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

PUBLIX SUPER MARKETS INC
P O BOX 32025
LAKELAND FL 33802-2025

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-1932

DUANE JAMES G & EDITH E
12460 CRABAPPLE RD STE 202 #317
ALPHARETTA GA 30004

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

COLLINS MARINE GROUP THE
725 COOPER SANDY CV
MILTON GA 30004

BUR ROG INC
P O BOX 3165
HARRISBURG PA 17105

open-alpha:alpha.opendata.arcgis.com/datasets/code-enforcement-explorer?location=34.0630093C-114.273163W&2C13.91&showTable=true

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Filters

Showing 25 of 91 rows

View Map

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location	Reference I
Code Enforcement-Co...	CE170033	Accessory Structures	OPEN		3/30/2017, 3:01 PM	13720 Bethany Road	11175
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2/25/2019, 4:12 PM	1825 Mayfield Road	27970
Code Enforcement-Co...	CE190026	Business vehicle in residential...	OPEN		3/11/2019, 2:51 PM	11170 Wrenridge Drive	28330
Code Enforcement-Co...	CE190043	Business vehicles in residential...	OPEN		4/2/2019, 3:02 PM	10585 Kingsmark Trail	28699
Code Enforcement-Co...	CE190099	Structural Issues	OPEN		9/5/2019, 3:35 PM	44 Birch Hill 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 Tunford Drive	32800
Code Enforcement-Co...	CE190108	Stop Work Order	OPEN		9/27/2019, 1:09 PM	1230 Tusany Court	32801
Code Enforcement-Co...	CE200004	Stop Work Order	OPEN		1/14/2020, 3:44 PM	1363 Highway Pines Pass	34799
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
Code Enforcement-Co...	CE200097	STOP WORK ORDER, High G...	OPEN		5/27/2020, 3:18 PM	1031 Colony Drive	37632
Code Enforcement-Trees	CE200110	Stop work order	OPEN		6/4/2020, 12:13 PM	4650 Lakeway Place	37806
Code Enforcement-Co...	CE200130	Stop Work Order	OPEN		6/29/2020, 7:57 AM	645 Brook Landing Court	38319
Code Enforcement-Co...	CE200131	Stop Work Order	OPEN		6/29/2020, 8:56 AM	11595 Vista Forest Drive	38324

Type here to search

11:33 AM 7/8/2022



SPECIMEN TREE REPORT

FOR

OFF-LEASH ALPHARETTA

LOCATION:
125 NORCROSS ST.
ALPHARETTA, GA

PREPARED BY
JULIA B. SCHIEBEL, RLA
CERTIFIED ARBORIST
ISA NUMBER SO-5445A

DATE: 3-17-22
FIELD SURVEY DATE: 3-15-22



1266 Powder Springs Road, Marietta, Georgia 30064
Phone: (770) 424-7168 Fax: (770) 424-7593

TREE NO. 3712
Magnolia grandiflora
21" cal. Southern Magnolia

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

thinning crown, heavy vines

STRUCTURE:

overall poor structure, asymmetrical, topped

TRUNK:

Covered by vines, cavity with woundwood but decay developing

ROOTS:

Poor root flare, Compacted critical root zone

BARK:

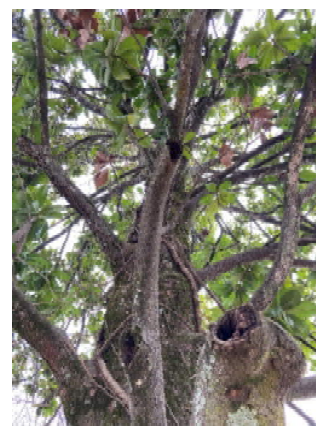
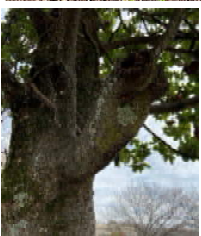
possible damage to bark due to heavy vines, moss and lichens

DECAY/DISEASE/PESTS:

extensive vine growth

COMMENTS:

Not specimen quality



TREE NO. 3713
Quercus nigra
27.5" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, one dead limb with sap rot, mistletoe in crown

STRUCTURE:

Asymmetrical crown, trunk leans

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Large girdled roots, compacted CRZ

BARK:

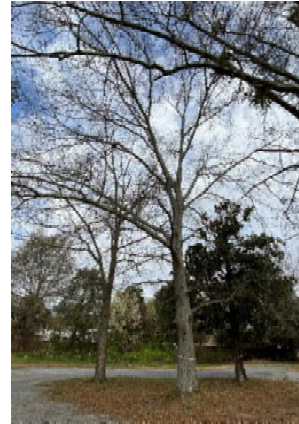
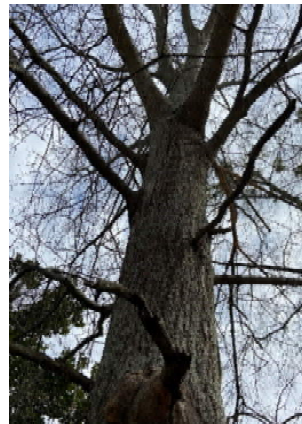
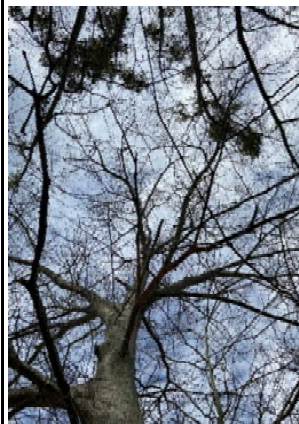
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3714
Quercus nigra
33" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, mistletoe in crown, epicormic shoots

STRUCTURE:

Asymmetrical crown, trunk leans. Apparent torsion load on trunk. Several large lower limbs removed, improper pruning

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Compacted critical root zone.

BARK:

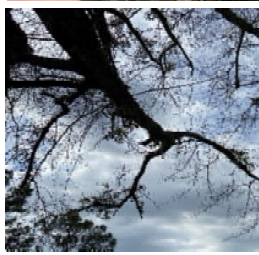
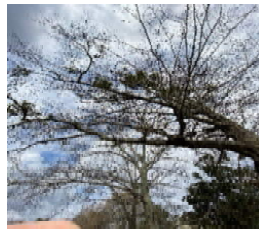
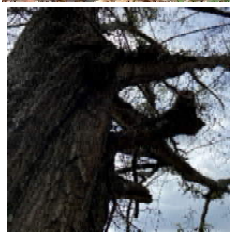
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3743
Acer negundo
25.5" cal. Boxelder

Tree Data:

LOCATION:

along southern boundary of site

FOLIAGE:

Thinning crown with dead/broken limbs, vines growing into crown

STRUCTURE:

Poor structure, multi-trunk with low split

TRUNK:

Vines. Wounds, scars where limbs were removed

ROOTS:

Good root flare

BARK:

Appears to be normal, typical for species.

DECAY/DISEASE/PESTS:

Vines

COMMENTS:

Not specimen quality



TREE NO. 3754
Quercus nigra
25.5" cal. Water Oak

Tree Data:

LOCATION:

Northwestern boundary of site, at fence line

FOLIAGE:

dead/broken limbs, lower limbs pruned

STRUCTURE:

Normal, appears typical for species.

TRUNK:

growing into fence

ROOTS:

Severely girdled roots, Compacted critical root zone.

BARK:

Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

none evident

COMMENTS:

Not specimen quality

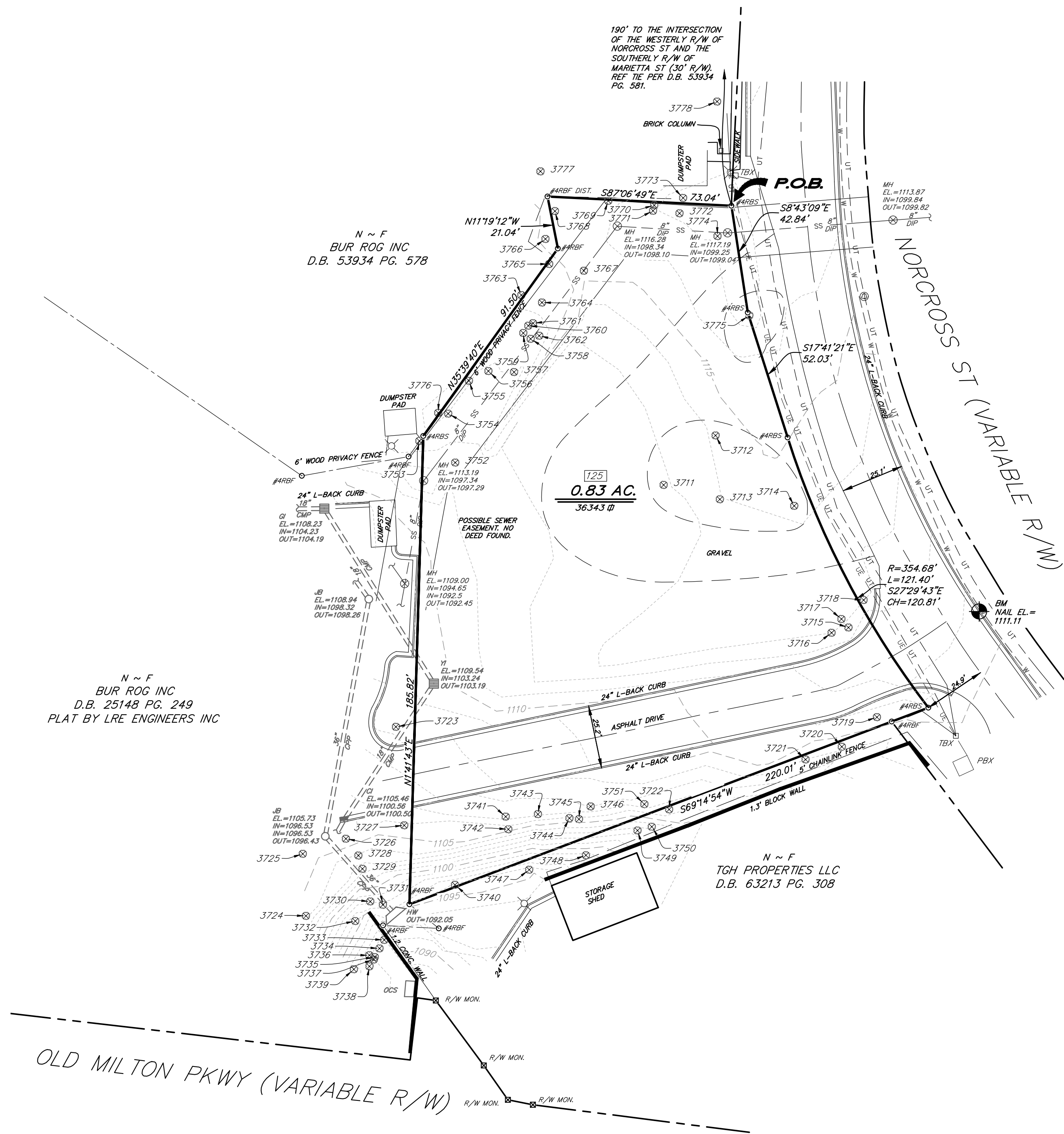


IMAGES: S:\BND\FULTON\01\UTL\06045 OFF-LEASH ALPHARETTA RESEARCH FULTON GS.M

XREFS:

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

125 NORCROSS ST. - TREE INVENTORY & ASSESSMENT		
TAG NO.	DBH (IN)	TYPE
3711	21	PECAN
3712	21	MAGNOLIA
3713	27.5	WATER OAK
3714	33	WATER OAK
3715	17.5	MIMOSA
3716	7.5	RED OAK
3717	4.5	WATER OAK
3718	4.5	CHERRY
3719	28.5	PINE
3720	13	PINE
3721	15.5	PINE
3722	13.5	PINE
3723	13.5	SHUMARD OAK
3724	13.5	RIVER BIRCH
3725	19.5	RIVER BIRCH
3726	22.5	WATER OAK
3727	20.5	SHUMARD OAK
3728	9	PECAN
3729	8	PEAR
3730	5.5	ELM
3731	4.5	ELM
3732	4	CHERRY
3733	10.5	BLACK WILLOW
3734	9	BLACK WILLOW
3735	11.5	BLACK WILLOW
3736	9	SYCAMORE
3737	12	BLACK WILLOW
3738	5	SYCAMORE
3739	8	ELM
3740	13.5	WATER OAK
3741	6	ELM
3742	6	ELM
3743	25.5	BOXELDER
3744	6	WATER OAK
3745	9	PECAN
3746	17	PECAN
3747	11.5	BOX ELDER
3748	15	PINE
3749	8.5	PINE
3750	8	PINE
3751	15	MIMOSA
3752	11	PEAR
3753	6	WATER OAK
3754	25.5	WATER OAK
3755	11	CHERRY
3756	13.5	PINE
3757	9	PINE
3758	6.5	PEAR
3759	4	PEAR
3760	4.5	PEAR
3761	4	PEAR
3762	5	PEAR
3763	15	MAGNOLIA
3764	4.5	PEAR
3765	10	CHERRY
3766	14	PINE
3767	13	PINE
3768	14	PINE
3769	18	PEAR
3770	8.5	CHERRY
3771	5	PEAR
3772	13.5	PINE
3773	23	WATER OAK
3774	13.5	PINE
3775	18	ELM
3776	11	MAGNOLIA
3777	23.5	PEAR
3778	14	MAPLE



SURVEYOR REFERENCES:
D.B. 25148 PG. 249
D.B. 53934 PG. 578
D.B. 63213, PG. 308

CURRENT OWNER
BUR ROG INC
D.B. 51078, PG. 59

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130084, MAP NUMBER # 13121C0058F DATED 09/18/2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/49580; ANGULAR ERROR: 04" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/1782907. MATTERS OF TITLE ARE EXCEPTED.

30 0 30 60
SCALE IN FEET

DRAWN BY: CAM
CHECKED BY: DCO
FILE: S:\BND\FULTON\...
FIELD DATE: 03/21/2021
OFFICE DATE: 03/31/2021
SCALE: 1"=30'
REVISIONS

Gaskins
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT
www.gksurvey.com LSF# 789

Marietta Office 1266 Powder Springs Rd Marietta, GA 30064 Phone: (770) 424-7168	Canton Office 147 Reinhardt College Hwy Soc 3 Canton, GA 30114 Phone: (770) 479-9698
Lawrenceville Office 558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046 Phone: (770) 299-1005	Newman Office 4046 Ga. Hwy 154, Ste. 109 Newman, GA 30265 Phone: (770) 424-7168

BOUNDARY RETRACEMENT AND
TOPOGRAPHIC SURVEY FOR
OFF-LEASH
125 NORCROSS ST.

LOCATED IN L.L. 695
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA.

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



Dean C. Olson 03-31-22
DATE



Real Estate

View Bill

View bill image

As of	3/8/2022
Bill Year	2021
Bill	2106267
Owner	BUR ROG INC
Parcel ID	12 -2584-0695-110-2

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,301.65	\$3,301.65	\$0.00	\$0.00	\$0.00
TOTAL		\$3,301.65	\$3,301.65	\$0.00	\$0.00	\$0.00

open-alpharetta.opendata.arcgis.com/datasets/code-enforcement/explore?location=34.063093%2C-84.273100%2C13.91&showTable=true

AppsueAppeals court rules...mc Sec. 8.1.11. - Nonco...Quarry penalised fo...HomeLandlord/TenantPracticePanthier - TL...mixed useS21a0840.pdfS21a0718.pdfStanford v. City of...Reading list

ALPHARETTA

Filters

Code Enforcement

Filters

Styling

Filter as map moves

Location

142 South Main Street

No results

Select attribute filters (8)

Type Description

3 values

Number

92 values

Tag

61 values

Status Code

1 values

Assigned To

2 values

Initiated Date

Showing 25 of 91 rows

View Map

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location	Reference
Code Enforcement-Co...	CE170033	Accessory Structures	OPEN		3/30/2017, 3:01 PM	12720 Bethany Road	11175
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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
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Code Enforcement-Trees	CE200110	Stop work order	OPEN		6/4/2020, 12:13 PM	4650 Lakeway Place	37806
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Code Enforcement-Co...	CE200131	Stop Work Order	OPEN		6/29/2020, 8:56 AM	11595 Vista Forest Drive	38324

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Rain off and on11:33 AM3/8/2022



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

CITY COUNCIL SPONSOR: STAFF INITIATED

I. AGENDA ITEM TITLE: PH-22-08 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – RESIDENTIAL OVERLAY DISTRICT

PLANNING COMMISSION: JULY 14, 2022

CITY COUNCIL: AUGUST 1, 2022

II. REPORT IN BRIEF:

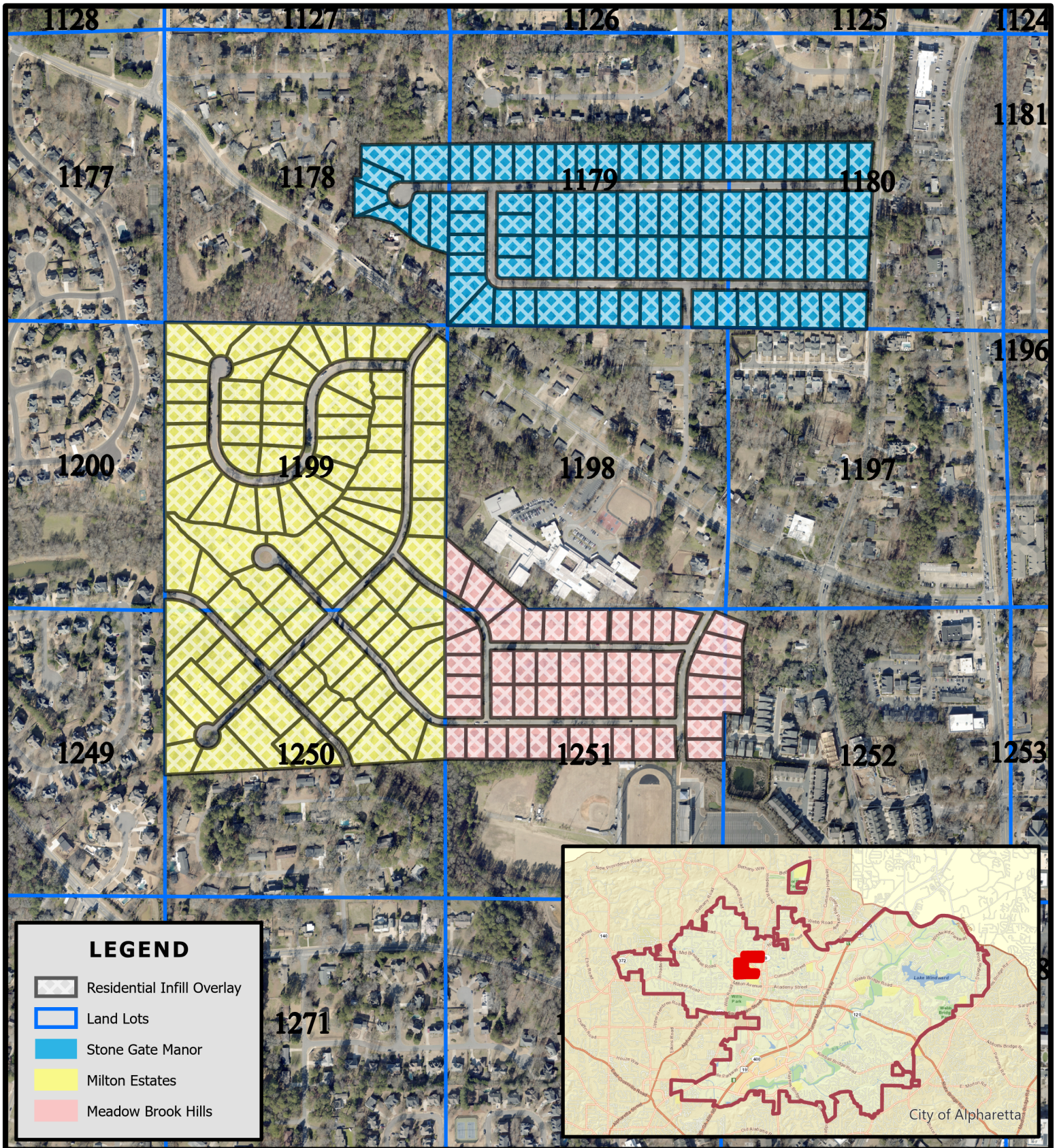
Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions to amend the definition of 'Building Height' and creating a new section Appendix B: Residential Overlay District to add regulations specific to the Meadow Brook Hills, Milton Estates and Stone Gate Manor subdivisions as it relates to lot and building standards and tree preservation.

DISCUSSION

City Staff was contacted in early 2022 by residents of the Meadow Brook Hills, Milton Estates and Stone Gate Manor neighborhoods regarding negative impacts from the redevelopment of homes in their neighborhoods. In response, Staff hosted two (2) meetings on January 26th and February 8th to listen to the resident's concerns which were primarily centered around stormwater, flooding, tree removal and incompatible development (building height, architecture, massing, etc.). Staff prepared regulations addressing these concerns and presented them at a meeting on May 17th. After the public comment period, the regulations were further revised. The resulting text amendments include a new definition for 'Building Height', as well as Residential Overlay District regulations addressing lot and building standards (design standards, stormwater design requirements, land disturbance) and tree preservation.

III. ATTACHMENTS:

- UDC Text Amendments



D/LL: 2/2/1178,
1179, 1180, 1197,
1198, 1199, 1250, 1251



Residential Infill Overlay Location Map

Location Map Provided by:
Community Development - GIS

Proposal:

UDC SECTION 1.4 DEFINITIONS:

Remove:

Height: The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.

Replace with:

Height: The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof. For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.

APPENDIX B. OVERLAY DISTRICT REGULATIONS FOR MEADOWBROOK HILLS,
MILTON ESTATES, STONE GATE MANOR

Purpose

The purpose of the Residential Overlay District is to establish criteria to regulate “new development” defined as construction on vacant, underutilized, or reused parcels of land generally served by utilities and surrounded by existing development, including single-family homes including additions as defined in this section under “new development”.

The intent of the Residential Overlay District is to:

1. Maintain streetscape character while accommodating new residential development.
2. Address and mitigate the impacts of new development on stormwater management and loss of tree canopy within established residential areas and provide tree save incentives.
3. Provide options for parking on lots under construction in order to limit roadway parking.

Applicability

The provisions of this article are intended to regulate development within single-family residential areas and shall apply to all parcels designated “Residential Overlay District” on the official zoning map currently restricted to Stonegate Manor, Meadowbrook and Milton Estates. All development, including construction of new homes and/or applicable additions to homes as defined by this overlay, shall be in accordance with the provisions of the zoning ordinance and land development regulations, as well as

this article. In the event of a conflict or inconsistency between the provisions of this article and any other provision of the Unified Development Code, this article shall govern the development of the property within the boundaries of the overlay.

The overlay applies to all New Development that includes one or more of the following:

1. Any development on vacant or unused lots
2. Redevelopment of more than one-third (1/3) of the existing or preexisting building footprint
3. An addition or accessory dwelling exceeding the lesser of 600 square feet or 20% of existing building footprint

Lot and Building Standards

- A. *Design Standards for New Development, as defined on the previous page.*
 1. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
 2. Architectural Variety. Proposed residences within an established neighborhood must incorporate architectural variety to their front facade, ensuring housing style diversity. Duplicative front facade elevations adjacent to each other are prohibited. Simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In order to ensure architectural variety, three or more design elements per infill residence must be utilized:
 - a. Different window opening locations and designs;
 - b. Different roof line configurations;
 - c. Different entry/porch designs;
 - d. Different exterior materials and finishes;
 - e. Different garage location, configuration, and design.
- B. Stormwater design requirements (Previously adopted March 2022)
 1. Soils infiltration testing prior to issuing any development permit required to install an infiltration practice for all development that adds between 1,000 SF and 4,999 SF of new impervious area. The soils infiltration testing will include:
 - a. infiltration rates
 - b. depth to water table
 - c. depth to bedrock.
 2. Certification that the green infrastructure measure was installed as designed at the end of construction shall be required as well as a maintenance covenant be recorded with the property records office for all future homeowners.
 3. Development that adds or replaces 5,000 SF of more of impervious area shall complete:
 - a. a full stormwater management study
 - b. soil testing
 - c. measure certification
 - d. recording of a maintenance covenant.
- C. Land Disturbance
 1. Silt Fencing shall be permitted to be set back from the existing roadway by up to 20' from the edge of pavement for the purpose of creating a gravel area to assist with sub parking as well as material drop off. This area shall be maintained to avoid tracking into the roadways.

Tree Preservation

To maintain and promote the public health, safety, and welfare, the city has established city-wide regulations governing the conservation, planting, and replacement of trees. Trees contribute to the community's quality of life, improve the visual quality of the city, assist with rainwater interception and infiltration, and increase property values. These overlay guidelines will apply above and beyond the City's Land Development Ordinance to address the specific challenges and conditions of tree preservation within the overlay's boundaries and provide additional incentives for saving existing trees.

A. Deviations from Unified Development Code.

1. ***Minimum Tree Density.*** Within the overlay district boundaries, all 'For-Sale' residential lots shall maintain a minimum tree density as described in section 3.2.7 of the Tree Ordinance by making reasonable efforts to incorporate existing trees on the property, especially within the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).
2. ***Rear Landscape Strip.*** Within the overlay district boundaries, all 'For-Sale' residential lots shall include a 10' undisturbed or replanted landscape strip along the rear property line.
 - a. If property includes stream buffers, floodplain, or other zoning buffers, this rear buffer location and width maybe shifted, removed or altered as approved by the city Arborist to accommodate alternate layouts.
3. ***Additional Tree Credits.*** The City Arborist may authorize additional tree credits for trees preserved with an approved alternate design.
 - a. Specimen trees may receive a density credit of three times the inches as long as the encroachment into the critical root zone is below 20%. Trees of Quality and Tree Groupings may reduce recompense plantings. The reduction shall be calculated considering two times the inches of the Trees of Quality or Tree Groupings that are preserved as long as the encroachment into the critical root zone is below 20%.
4. ***Tree Replanting.*** Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.
 - a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.
 - b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist.,
 - c. Streetscape/Landscape strip trees shall be planted in the front yard along the road frontage within the 10' landscape strip. Alternative designs and locations may be considered where existing utilities conflict with these requirements.
 - d. Spacing and number of trees shall be calculated based upon the average canopy spread of the species selected, as outlined in the Arborist Guidance document, in relation to the linear length of property road frontage.
 - e. When tree spacing exceeds 30' OC, at least one ornamental tree shall be incorporated into the design and planted in the front yard.

- f. In order to create/maintain street character shade trees selected for the streetscape shall be overstory canopy trees of the Quercus (oak), Acer (maple), Ulmus (elm), and Platanus (sycamore) genus or as approved by the City Arborist.

DRAFT

From: [Chris K](#)
To: [Bazinet, Jill](#)
Subject: 3110 Maple In Flooding
Date: Tuesday, February 8, 2022 9:23:23 PM

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.

This should show progression of the water for a few years.

<https://drive.google.com/drive/folders/17OcNo80JSSOcidGWO0JuMlr5GhtBuZNb>

Flooding concerns in Milton Estates: 3120 Maple Ln, Alpharetta

Emily Narchus [REDACTED]

Fri 3/18/2022 5:21 PM

To: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>

Cc: David Silver [REDACTED]

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 afternoon-

I'm writing in regards to the flooding issues in the Milton Estates neighborhood. Apologies for the delay, I have been meaning to send this sooner.

We purchased our home in June 2020, unaware of the severity of the flooding issues. Had we known then what we know now, we would have probably made a different decision. Aug 2020 was our first experience with a flood. Looking out our windows in disbelief, we had over 3ft of water running through our backyard, inches away from rushing through the back door into our home. Thankfully, the rain cleared up and the water drained before making an entrance. It would have only taken another 20-30 minutes of rainfall and this water would have been in our home. Fast forward to Sept 2021, same situation. (photos and videos from both floods in WeTransfer Link here: <https://we.tl/t-Ui2wkRbRFm>). In between flooding, we deal with a murky yard, destroyed landscaping, and a lot of constant clean-up, even with average rainfall. Aside from these issues, we have learned that the flood water contains bacteria, parasites, and feces. This is incredibly unsafe for everyone, and a liability to the city and homeowners. How this hasn't been addressed before now is shocking and disappointing, to say the least.

We love our neighborhood and have spent a significant amount of money fixing up a house that was neglected for many years. We have invested our time, money, and hearts here and hope it wasn't all for nothing. On behalf of our neighborhood, we are begging for your help.

While I will not pose as an expert in this arena, it is obvious there are a few high-level items that would help mitigate the flooding issues:

- The water has nowhere to go. We need retention ponds. Have you considered buying properties where the water floods the worst and turning these into water-retention areas? There are two homes that I'm aware of that are barely livable due to the flooding issues (along the creek on Meadow Dr and Maple Ln). I would think these would be two good areas for the city to consider purchasing.
- It is obvious Foe Killer Creek has not been maintained over the years. It is eroded and full of debris. Are there any plans to refurbish the creek?
- The city needs to reevaluate permitting and closely monitor what is being done to the terrain. In the last meeting, the City Team told us that permits are not granted to expand the footprint on existing homes in this area. That is completely untrue, as we have a home on our street that has begun adding on to the existing footprint, roughly double. They brought in truckloads of dirt for construction; it will be interesting to see how this affects flooding of neighboring homes with the next heavy rain.
- Have you considered offering trees from your tree reserve to residents? A lot of very established, water-loving trees are being cut down for new development. This is certainly impacting the flooding issues. I would be happy to plant some trees on my property to help drink the water, I know other residents feel the same.

We have faith our concerns and requests aren't falling on deaf ears. The meetings and feedback are all reassuring. But, we hope actions take place. If the neighbors could fix this problem on their own, it would have already been done. We need the city to help us.

If there is anything we can do, please let us know. Looking forward to the upcoming meeting on March 24.
We appreciate your time and consideration. Let's keep Alpharetta the crown jewel of suburbia Atlanta.

<https://we.tl/t-Ui2wkRbRFm>

Thank you,
Emily Narchus
3120 Maple Ln, Alpharetta

From: [Anna Henderson](#)
To: [Bazinet, Jill](#)
Subject: Re: Foe Killer Creek- Milton Glen Milton Estates
Date: Thursday, February 10, 2022 7:36:49 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 Jill.

I was at the Community Meeting on Tuesday night along with about 80 residents of our neighborhood with increasing issues related to drainage and flooding, even with moderate rains. You'll notice from the email thread from almost 4 years ago, I was concerned about the 12 foot concrete slab eroding into the creek. Fast forward to now and it is sitting in the creek. It is on my back neighbor's side of the creek but impacts all of us downstream and impacts the overall health of the creek. How is this not the responsibility of the city to take care of this? My neighbor can't afford to remove it. She has had to repair her fence multiple times due to erosion and flooding that she has endured because of the creek overflowing. She can't sell her house because of what has been happening with the floods.

The question was asked about when the creek was last assessed and frankly none of us were satisfied with that response. Just behind me are drainage pipes, wooden fences and general debris like papers, cups, hoses, just a mush mash of stuff.

Please come take a look again. I live at 375 Heritage Lane. With advance notice, I can make myself available to personally show you. Last time, you or someone simply showed up. It makes a difference to be face and face and explain the situation in person.

Thank you.

Anna Henderson









Sent from my iPhone

On Mar 19, 2018, at 11:25 AM, Anna Henderson [REDACTED] wrote:

Ok. Thank you for your quick response.
Anna Henderson

Sent from my iPhone

On Mar 19, 2018, at 10:38 AM, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Anna-

I was able to make it out to the property on Friday. You were not home, but your across the stream neighbor was there and showed us the concrete. It appears that at some time in the past an owner poured concrete along the bank of stream in this location to try to protect it from erosion. While this is not a preferred technique anymore, it was likely done hoping for a similar

result as the rock that is found along the other banks in the area. We can see where the concrete slab has slipped down the bank, but we do not think it is going to cause an issue in the stream. If it does continue to move or shifts to a point where water flow is blocked, it would be the responsibility of the property owner to hire someone to remove it.

Please let me know if you have additional questions.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: 678-297-6200
Fax: 678-297-6201
Cell: 678-410-4644
www.alpharetta.ga.us

From: Anna Henderson [REDACTED]
[REDACTED]
[REDACTED] Jill <jbazinet@alpharetta.ga.us>
Subject: Foe Killer Creek- Milton Glen Milton Estates

Hi Jill.

Per our conversation Friday, I appreciate you working to send someone out to my house this week to assess the concrete slab that is in Foe Killer Creek behind my house- 375 Heritage Lane.

My phone number is [REDACTED] Below is a picture of the concrete slab.

Thank you.
Anna Henderson

<image001.jpg>

Sent from my iPhone

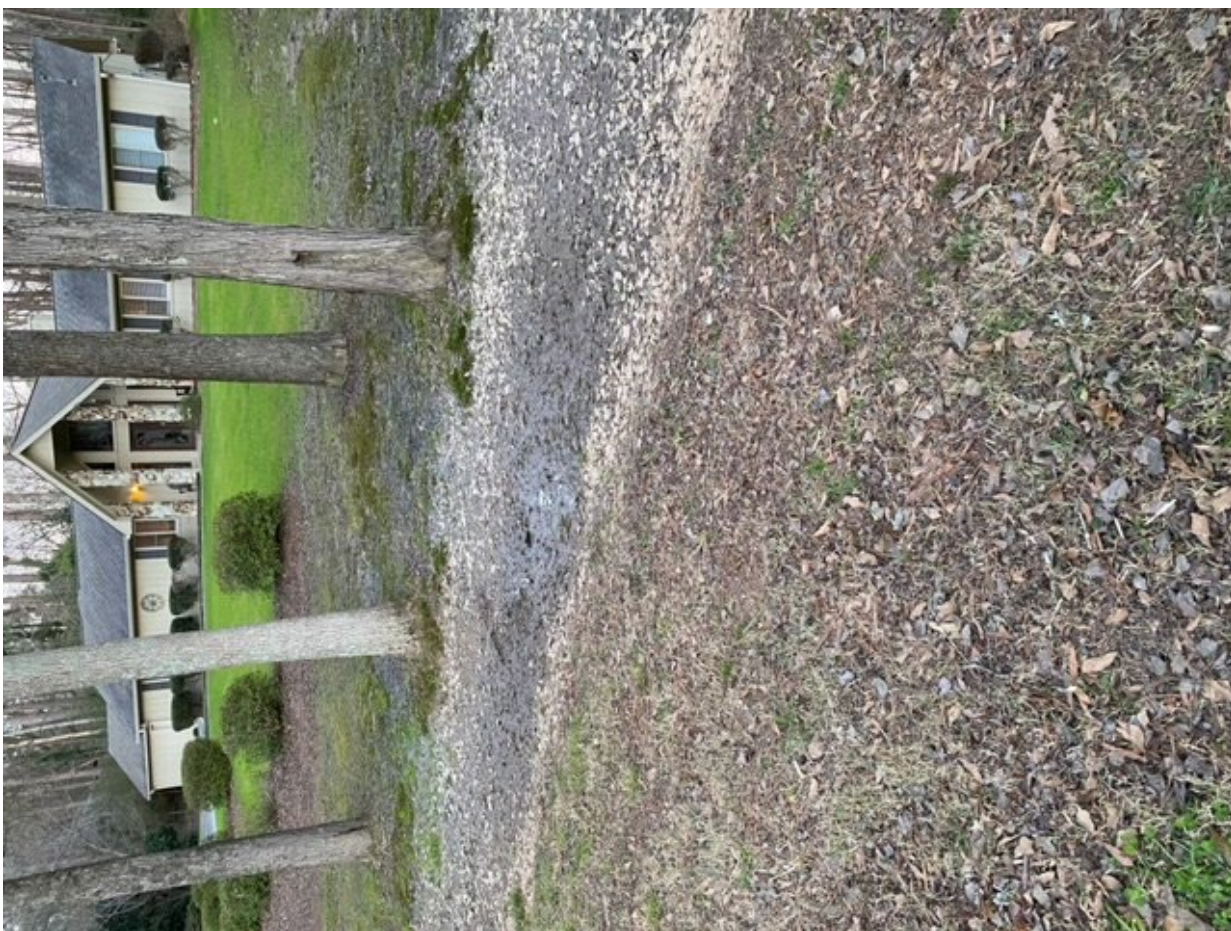
From: [Anna Henderson](#)
To: [Bazinet, Jill](#)
Subject: Standing water on Mayfield Circle
Date: Friday, February 11, 2022 6:25:35 AM

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 Jill,

At the Community meeting on Tuesday, I mentioned there is an area on Mayfield Circle that retains water for days. Below are pictures of standing water that has been there since last Thursday's rain. This is what remains of it 8 days later (we have not had rain since last Friday/Saturday). The warm weather dried up most of it by the time I captured these photos yesterday but it is unacceptable that there is still an area that cannot absorb the rain. An area like this becomes a really big deal in the summer with mosquitoes. This is 215 Mayfield Circle. - Anna Henderson





Anna Henderson

Sent from my iPhone

From: [Leah Arnold](#)
To: [Bazinet, Jill](#)
Subject: Creek Flooding
Date: Thursday, February 17, 2022 9:27:18 AM

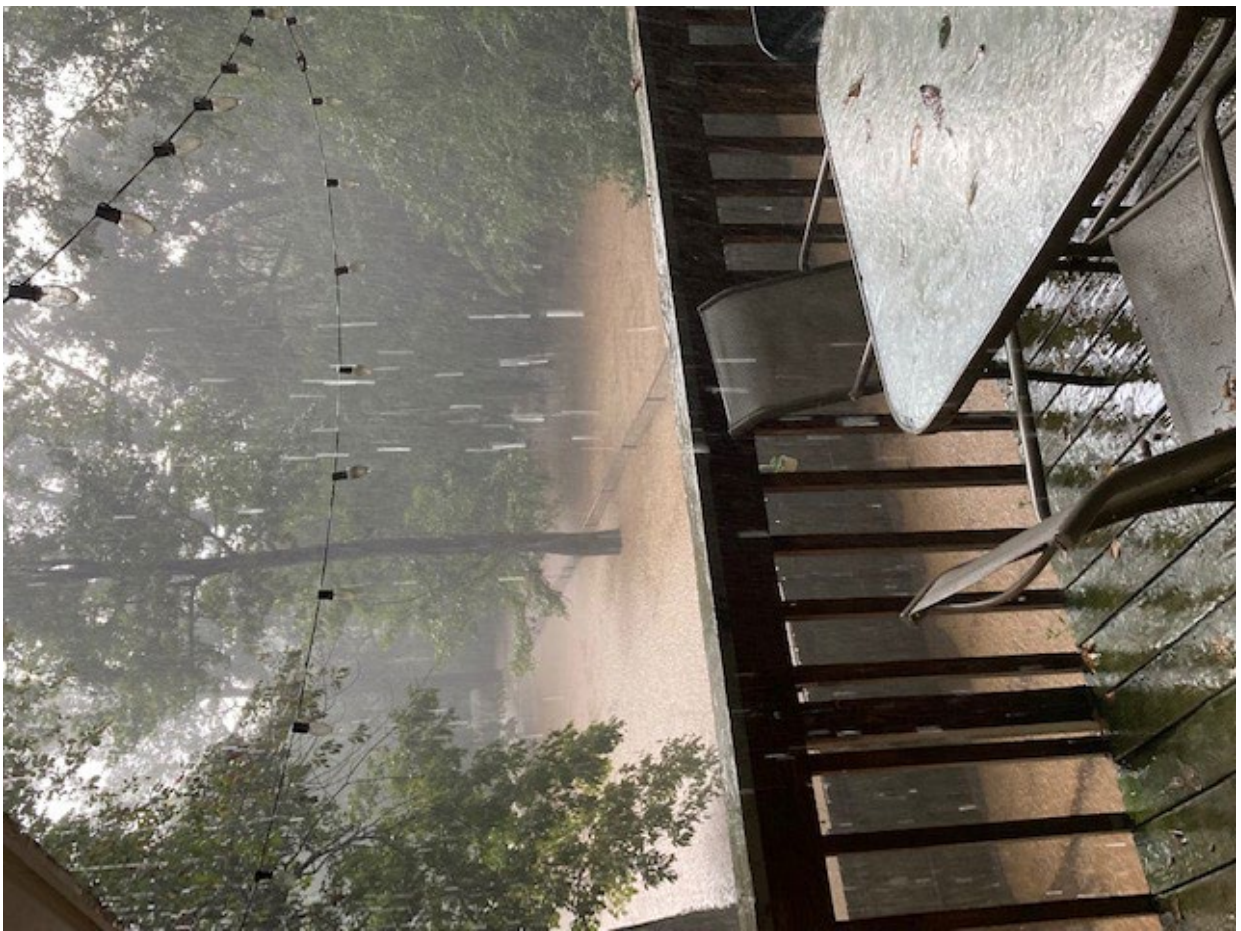
CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a follow up to our neighborhood meeting, I am providing pictures of the creek flooding behind 345 & 325 Heritage Lane. We have had this property since 2007 and this has never occurred before. It seemed the creek was blocked as it flowed through quickly after these photos as if something had been cleared even though the rain continued. However the damage to yards was already done based on this and water got into our neighbor's home. This also was flooding the street at Mayfield Circle where the city had replaced the drain under that road but it still seems too small to support the runoff from the high school and downtown we are now receiving from all of that development.

Thank you,
Leah Arnold





Sent from my iPhone

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Meadow Brook Hills subdivision
Date: Monday, February 21, 2022 4:25:14 PM

Please add him to the email list. Thank you!

From: ronrose10@gmail.com [REDACTED]
Sent: Friday, February 18, 2022 7:00 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Meadow Brook Hills subdivision

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 - if you could provide me a copy of the notes from Meadow Brook subdivision meeting it would be greatly appreciated. Hope the meeting went well.

Thank you.

Ron Rose
[REDACTED]

> On Feb 1, 2022, at 4:38 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:
>
> Good afternoon, Ron.
>
> The meeting on 2/8 will be in-person and will not be recorded. We do have a consultant that will be moderating the meeting and will be taking notes. I can provide a meeting summary with notes after the meeting, if that will help. Please feel free to follow up with me for the meeting notes.
>
> Best regards,
>
> Michael A. Woodman, AICP
> Planning and Development Services Manager
>
> City of Alpharetta
> Community Development Department
> 2 Park Plaza
> Alpharetta, Georgia 30009
> (678) 297-6072
> www.alpharetta.ga.us
>
>
>

>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Tuesday, February 01, 2022 3:42 PM

> To: Woodman, Michael <mwoodman@alpharetta.ga.us>

> Subject: Meadow Brook Hills subdivision

>

> 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 after Michael - we are in the process of buying a home in Meadow Brook Hills subdivision and understand there is a meeting scheduled for 5:30 pm on February 8th, to discuss concerns that have been expressed by some of the owners. We are out of town that day and wondered if there is a chance to listen to the conversations remotely.

>

> Thank you and hope the meeting is productive.

>

> Ron Rose

> [REDACTED]

>

From: [Cook, Kathi](#)
To: [Woodman, Michael](#); "eric.bosman@kimley-horn.com"
Cc: [Callum, Alexandra](#); [Graves, Eric](#)
Subject: FW: Meadowbrook Hills / Milton Estates / Milton Glen architecture
Date: Friday, March 25, 2022 11:12:40 AM

FYI, the meeting last night was focused on stormwater but several brought up the fact that they do not want architectural standards, more focus on measuring height as well as tree canopy, grade change.

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

From: Suzanne [REDACTED]
Sent: Friday, March 25, 2022 9:12 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Meadowbrook Hills / Milton Estates / Milton Glen architecture

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.

Kathi,

I found last night's meeting very informative and appreciate all the time and effort being put in to help address some issues in our neighborhood. Your statement about increasing tree canopy in front yards is much appreciated. This enhances the neighborhood appearance, provides shade for our many walkers, and supports birds and pollinators. (We recently planted some front yard trees including a willow oak which should soak up some water!)

Last night was the first I had heard about restricting widths of house facades. I already had concerns about height restrictions and limits on architectural style, and I'm now concerned about property rights in general. I count over 140 homes in our combined neighborhood but have only heard a handful of people complain about the size, appearance or scale of new homes. I personally like the mix of styles and sizes.

I attended an early meeting in our neighborhood of almost twenty people. At the end, the host asked each of us to state our biggest concern. Overwhelmingly the top concerns were stormwater and tree canopy.

My suggestion is that the architectural aspects be, for now, limited to those which serve the purpose of improving stormwater management and preserving tree canopy. Height restrictions are actually at odds with these goals - for example, some lots have front yards that slope upward from the street and the proposed 35' from-street height restrictions may prevent those owners from building a two-story house. This either causes a larger footprint ranch to be built (more impervious surface, fewer trees) or negatively impacts the value of their property.

I look forward to seeing the recommendations for the proposed overlay. My husband Hal and I will review them from these perspectives:

1. Does this help enhance stormwater management?
2. Does this help preserve tree canopy and stream buffers?
3. Does this preserve or limit future improvements to our home that we are considering?

Thank you for listening!

Suzanne McCaskey
180 Meadow Drive

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Meadowbrook neighborhood meeting
Date: Monday, February 21, 2022 4:26:29 PM

Please add him to the email list. Thank you!

From: Ric Anderson [REDACTED]
Sent: Saturday, February 05, 2022 4:54 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Meadowbrook neighborhood meeting

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Mr. Woodman,

I've just found your letter in my mailbox, thanks for including Maple Lane for the meeting. I am very concerned with the problems I see being caused by the overdevelopment in the area behind the elementary school. My home backs up to Foe Killer Creek and my backyard flooded easily before all the construction started. Has gotten worse with each new McMansion covering up all the land that once had a chance of soaking up some of the rainwater. I wish, as this building will continue as long as there are any available lots to re-do, that some requirements would be put on the developers/contractors to address the stormwater infrastructure as part of their securing a building permits. I know the city can't stop the redevelopment, and I get why the city wants it to happen, but it only seems fair that these folks start paying their freight.

I really wish I could attend Tuesday's session, but my shift goes until 6:00, in south Canton, so making a 5:30 meeting isn't happening.

I appreciate your time.

Cheers,

Ric Anderson

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Milton Glen Aug 2020 rain water from school
Date: Tuesday, February 15, 2022 8:47:13 AM
Attachments: [IMG_7267.mov](#)

For the file

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Sunday, February 13, 2022 5:52 PM
To: Graves, Eric <egraves@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>
Subject: Fwd: Milton Glen Aug 2020 rain water from school

FYI.

Sent from my iPhone

Begin forwarded message:

From: Bonnie Majher <[REDACTED]>
Date: February 13, 2022 at 1:59:02 PM EST
To: "Bazinet, Jill" <jbazinet@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Milton Glen Aug 2020 rain water from school

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.

Jill and Kathi

I'm forwarding some video clips for 170 meadow and 133 upshaw in a few emails due to size.

I'd like to reiterate what I said at the town meeting this past week. This neighborhood has had water issues for many many years (pre-progress) It's a known fact it's low lying and has underground springs everywhere.

I believe education is imperative in calming the group.

New construction homes have to meet a much higher standard than existing homes for rain water runoff. A new 2,000 sq ft footprint (4000 sq ft total stacked home) has less runoff than a 1,000 sq ft existing ranch home based on the stringent requirements.

Alpharetta has the most restrictive storm water building requirements in the state.

The average new Infill build is spending 50,000 in water mitigation per lot.

Unprecedented rain events like the Sept 2021 event flooded all parts of Alpharetta, not just Milton Glen.

Floodplain FEMA maps have been increased numerous times in the past 20 years for the entire country due to global warming. Buying in a floodplain has always been a risk for 100's of years.

Construction traffic is a nuisance just like other gatherings in the neighborhood for private parties, the answer is not taking another 10% of land from each homeowner to widen the streets. The school bus couldn't get through because of a neighbors Open House traffic NOT because of construction parking. In fact deliveries couldn't get in either.

The egregious behavior of 1 builder is not the norm for all builds and the rules/ordinances shouldn't be changed. That isolated situation has been handled accordingly.

The vigilantly approach by some residents to try and shut down Job-sites is not only straining City resources but false claims need to be handled accordingly (they tried to shut down 240 meadow 3 times before the town meeting because they needed another example to use and ignorantly believed Rosen built over the building box like Royal oak) but it was discovered that it was 230 meadows fence that is over the property line of 240 meadow by 6 inches creating the visual that Rosen violated the rules by "6 inches" on his foundation. Jason was called to the site "immediately" 3 different times and threatened to shut the job down (costing a builder 1,000's of dollars) if "He" didn't resolve it. He didn't demand that the fence be removed because their chickens would be impacted in doing so. Again EDUCATION and clear minds need to be governing the rules and work. Squeaky wheels are not what should be governing.

Taxes: New builds do NOT create higher taxes. The real estate Market has gone up all over the country by 25% or more. That's what's raising taxes. Higher taxes help resolve the "issues" the owners are upset about. The new home taxes are around 30,000 (per 3 million build) compared to the 3,000 tax bill of an existing ranch home. That's 10 times per lot of more taxes for good use to add more parks, green space, police, and services available to ALL residents.

Newly imposed Overlay restrictions would apply to ALL permitting including renovations.

The old drainage system AND the creeks (clean out) do need attention. The School

land does drain into Meadow Brook/milton Glen. The videos I'm attaching are from BOTH the big event and another heavier rain day in 2020. These are helpful to understand where the water comes from not only in a big event but on any rain day (Zoom in to see the water coming down the steps, hillsides etc). The retention pond by Georgian manor runs into this storm water area along side 133 upshaw.

Last but not least, a moratorium is NOT the answer. I have internal emails that are flying around acting in a mob mentality that needs educated immediately. These residents have decided to shout from the rooftops to anyone that will listen including the Mayor and Media. I believe we can all live and work together and that once educated and enlightened on how well the City is ran and how the water issues can be improved or resolved will take away the big developer/builder Vs little people mindset. Alpharetta has done an incredible job with its Growth. It's what makes it the #1 City in the area.

Thank you for your time and efforts.

Bonnie Majher

Associate Broker

Atlanta Fine Homes/ Sotheby's International Realty

[1125 Sanctuary Parkway, Suite 400](#)

[Alpharetta, GA 30009](#)



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From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Tuesday Meeting?
Date: Monday, February 21, 2022 4:27:05 PM

Please add him to the email list - Milton Estates, etc.

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

From: Richard Knox - TechNet <rknox@tnri.net>
Sent: Monday, February 07, 2022 9:51 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Tuesday 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.

Michael,

Unfortunately my wife and I are out of town, but would like to participate in the meeting tomorrow evening, regarding the redevelopment of homes and the greatly increased subsequent flooding downstream. We own a home that has witnessed the extreme increase in flooding, as a result of the redevelopment and lack of water retention requirements by the city.

Will this meeting be on Zoom, so we can participate? If so, please send the Zoom link.

Thanks,
Richard Knox



From: [CHARLES MCINTYRE](#)
To: [Bazinet, Jill](#)
Subject: Hi Jill Here is the Video you Requested Related to Last Night's Meeting
Date: Wednesday, February 9, 2022 6:53:04 PM

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 Jill, here is the link to the video you requested last night related to the flooding at Milton Glen Milton Estates and Meadow Brook Hills:

https://www.youtube.com/watch?v=9_V-sPcKwKE

From: [David Silver](#)
To: [Bazinet, Jill](#); [Emily Narchus](#)
Subject: Maple Lane Flooding
Date: Thursday, February 10, 2022 11:23:44 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.

Hello,

We attended the recent town hall and will be providing additional photos/videos to show the severity of the flooding occurring. Emily, copied, will provide most of these, but the attached is 1 with some comic relief compared to most you've received I'm sure. At it's deepest point along the back fence, it's height was at least 2 feet. We're at 3120 Maple Lane.

Can you provide the timing/notes of the last inspection of Foe Killer Creek and its findings? As I mentioned during the meeting, some simple maintenance would be a reasonable start to addressing this significant issue.

Thank you,
David and Emily



From: [Hal MCCASKEY](#)
To: [Bazinet, Jill](#)
Subject: Meadow Brook flooding video
Date: Thursday, February 10, 2022 11:06:41 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.

Download Attachment
Available until Mar 12, 2022

September 8 2021. Taken from 180 meadow looking at flooding at 179 Meadow. This has happened several times in the last year is so.

Hal McCaskey
180 Meadow Drive

[Click to Download](#)

IMG_3298.MOV
0 bytes

Page: 1
Name: [REDACTED]
Date: [REDACTED]

CAUTION: This email contains information that may be confidential. If you are not the intended recipient, please do not open, copy, or distribute this information.

April 1, 2021 - Police Officer [REDACTED] is being assigned to the [REDACTED] Division. This has happened several times in the past with family issues.

Best,

[REDACTED]
[REDACTED]



From: [Mike Yeargin](#)
To: [Woodman, Michael](#)
Subject: Comments for the discussion session for Meadow Brook Hills and abutting SDs regarding flooding, new construction et al Feb 8 2022
Date: Tuesday, February 08, 2022 5:02:54 PM

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.

Mr. Woodman,

This week you indicated that parties who could not attend could submit comments or questions by email. This is for that purpose.

Thanks,

Mike Yeargin

Resident of Mayfield Circle

a. First of all follow all the current rules and regulations currently in place related to infill lots, remodeling, new homes in existing older developments.

b. As to any flooding, again apply all current rules, but if drainage is an issue, then include the best solutions as conditions of any new permits issued.

c. As to limiting gentrification or improvements to neighborhoods, I am opposed to any irrationale moratoriums on allowing owners to develop their land.

Long term moratoriums on building permits can be financially devastating to owners of any type and backwards effective rule changes combined could result in

something akin to inverse condemnation of property rights and in some cases force some parties into bankruptcy, which is not a good thing at all.

d. As to the free enterprise and American freedom to buy and sell at a profit and to construct approved plans on approved lots don't arbitrarily restrict that.

e. Gentrification and remodeling are a natural life cycle for older neighborhoods and that keeps the areas looking nice, values sustained or increasing and prevents eyesores and deteriorating houses from hurting abutting properties and the area in general and subsequently improves the tax base to support the community and to fund upkeep of streets, lighting, sidewalks, drainage and all that cost money and should NOT be ignored and the City should play its role in the upkeep of those common facilities that also make the area livable and walkable and attractive to the occupants and their guests. Tax dollars should flow at the same pace needed to accommodate the growth, expansion and overall development of older subdivisions as well as newly approved subdivisions. Given the tax base, there should be no shortage of funds to keep all non-private streets and roads under the City's purview well maintained, smooth and not patched up.

f. There will be some owners that do not keep up their properties at all and that should be addressed by the City's Code Enforcement officials. If the code is too lax or not enforced timely and equitably then that means the City is not doing their job of keeping non-compliant homes and lots up to code with swift and affirmative action to bring the properties into compliance for the benefit of the Citizens who have to live by it or look at it daily. Enforce existing code violations.

g. Older neighborhoods generally lack HOA groups to assist in enforcement of code violations for existing and yes, new construction like silt fencing etc. That puts more responsibility on the City officials to monitor, receive complaints and act on them timely and with maximum enforcement efforts.

h. As to a mixture rule, absent any development rules on the size, look, lot ratio, setbacks, then

the market place should be the only controlling factor as to what design a home can be built new, remodeled or expanded etc. If new rules are to be added that impacts especially older 1960s or 1970s developments then the public, investors, homeowners, developers and others will all want an opportunity to attend hearings and voice an opinion of what is proposed to be the new rules as that could result in a quasi version of reverse condemnation by changing the rules after people have invested possibly millions in property rights only to be impacted without adequate notice.

i. As to trees, canopies and the like in older areas that have mature trees, I assume there are arborists reviewing all removals and following existing rules and guidelines to the book to protect old growth trees or somehow requiring replacement or tree recompense etc to maintain natural ancient trees while not totally bringing growth or development to a total halt using common sense to protect the vistas that many love about older, well treed mature neighborhoods. There is a balance hopefully between the status quo and reasonable growth and the property rights of all land holders of all types and preferences. There is no perfect solution, just balancing of as many interests as possible please.

Thanks,
Mike

From: [Bonnie Majher](#)
To: [Bazinet, Jill](#); [Cook, Kathi](#)
Subject: Milton Glen Aug 2020 rain water from school
Date: Sunday, February 13, 2022 1:59:05 PM
Attachments: [IMG_7267.mov](#)

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Jill and Kathi

I'm forwarding some video clips for 170 meadow and 133 upshaw in a few emails due to size.

I'd like to reiterate what I said at the town meeting this past week. This neighborhood has had water issues for many many years (pre-progress) It's a known fact it's low lying and has underground springs everywhere.

I believe education is imperative in calming the group.

New construction homes have to meet a much higher standard than existing homes for rain water runoff. A new 2,000 sq ft footprint (4000 sq ft total stacked home) has less runoff than a 1,000 sq ft existing ranch home based on the stringent requirements.

Alpharetta has the most restrictive storm water building requirements in the state.

The average new Infill build is spending 50,000 in water mitigation per lot.

Unprecedented rain events like the Sept 2021 event flooded all parts of Alpharetta, not just Milton Glen.

Floodplain FEMA maps have been increased numerous times in the past 20 years for the entire country due to global warming. Buying in a floodplain has always been a risk for 100's of years.

Construction traffic is a nuisance just like other gatherings in the neighborhood for private parties, the answer is not taking another 10% of land from each homeowner to widen the streets. The school bus couldn't get through because of a neighbors Open House traffic NOT because of construction parking. In fact deliveries couldn't get in either.

The egregious behavior of 1 builder is not the norm for all builds and the rules/ordinances shouldn't be changed. That isolated situation has been handled accordingly.

The vigilantly approach by some residents to try and shut down Job-sites is not only straining City resources but false claims need to be handled accordingly (they tried to shut down 240 meadow 3 times before the town meeting because they needed another example to use and ignorantly believed Rosen built over the building box like Royal oak) but it was discovered that it was 230 meadows fence that is over the property line of 240 meadow by 6 inches creating the visual that Rosen violated the rules by "6 inches" on his foundation. Jason was called to the site "immediately" 3 different times and threatened to shut the job down (costing

a builder 1,000's of dollars) if "He" didn't resolve it. He didn't demand that the fence be removed because their chickens would be impacted in doing so. Again EDUCATION and clear minds need to be governing the rules and work. Squeaky wheels are not what should be governing.

Taxes: New builds do NOT create higher taxes. The real estate Market has gone up all over the country by 25% or more. That's what's raising taxes. Higher taxes help resolve the "issues" the owners are upset about. The new home taxes are around 30,000 (per 3 million build) compared to the 3,000 tax bill of an existing ranch home. That's 10 times per lot of more taxes for good use to add more parks, green space, police, and services available to ALL residents.

Newly imposed Overlay restrictions would apply to ALL permitting including renovations.

The old drainage system AND the creeks (clean out) do need attention. The School land does drain into Meadow Brook/milton Glen. The videos I'm attaching are from BOTH the big event and another heavier rain day in 2020. These are helpful to understand where the water comes from not only in a big event but on any rain day (Zoom in to see the water coming down the steps, hillsides etc). The retention pond by Georgian manor runs into this storm water area along side 133 upshaw.

Last but not least, a moratorium is NOT the answer. I have internal emails that are flying around acting in a mob mentality that needs educated immediately. These residents have decided to shout from the rooftops to anyone that will listen including the Mayor and Media. I believe we can all live and work together and that once educated and enlightened on how well the City is ran and how the water issues can be improved or resolved will take away the big developer/builder Vs little people mindset. Alpharetta has done an incredible job with its Growth. It's what makes it the #1 City in the area.

Thank you for your time and efforts.

Bonnie Majher

Associate Broker
Atlanta Fine Homes/ Sotheby's International Realty
[1125 Sanctuary Parkway, Suite 400](#)
[Alpharetta, GA 30009](#)

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From: [jpass1](#)
To: [Borden, Brian](#); [Cook, Kathi](#); [Shostak, David](#); [Graves, Eric](#); [Bazinet, Jill](#)
Subject: Re: 270 Meadow Storm water drainage plan
Date: Tuesday, February 8, 2022 9:01:54 PM

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Jill,

Thanks for being at the meeting tonight. After learning the severity of the issues many people have suffered in our neighborhood with water issues that have cropped up within the past few years, I hope you understand our request was not based on an irrational fear of how the changes next door could affect us.

The answer to sue our neighbor would not be sufficient if the engineering guidelines and codes in place for the builders are insufficient for preventing these problems. I know it is evident to everyone in our neighborhood that that is the case and hopefully it is self evident to the city staff after tonight. We've been here almost 20 years and have not seen this severity until the past couple of years. Mr. Bailey has been here 40 and says the same thing.

People are upset and in some cases the emotion is justified based on what they've been through (with no answers in sight.) I hope everyone can focus on a solution to this issue, but I also think some people got the message that all this was all new to the city and, at this point, I think that did not sit well with the folks who have been affected by it for so long.

I do think it is time to discuss moratoriums on new building in the downtown area (or at least the immediate water shed area) until these issues can be rectified. I think it is only just for the people who are affected by flooding.

Paul Whitehead

On Friday, November 12, 2021, 03:44:57 PM EST, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

I have pulled out the plans for 270 Meadow Drive. They did not use the existing trees in their stormwater treatment calculations, so the removal does not impact the size or location of their treatment planned for the site. All of the home downspouts are directed to a gravel trench in the center of their back yard. This trench releases toward their existing tree line in their very back yard.

Sincerely,

Jill

From: jpass1 [REDACTED]
Sent: Friday, November 12, 2021 8:37 AM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Graves, Eric <egraves@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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Good Morning Jill,

After much discussion with different arborists we have decided that due to the impingement, over pruning, and willful negligence of Royal Oak that our three mature water oaks will have to be removed. The water oaks provided a nice canopy/drip line that not only drank a lot of water, they also dispersed the water when it rained. Without these 3 trees we are concerned about flooding in our yard. We do understand that water runs down hill and that our home sits lower than 270 meadow and it always has. We also have NEVER had a flooding issue. I am sure this is due to the trees and the small modest home that was at 270 Meadow. We are asking the city to please take another look at this lot while it is under construction and without the trees to help disperse the water. I realize they will have to replace the trees but they will not be 100 foot mature oaks and thus will not help as much with drainage at least not in the near future. As for suing my neighbor? This is a builder who is building a home to sell. His hands will be washed clean when the unassuming buyer buys this house so that is not really fair, not when the drainage could be looked at and improved prior to the construction.

Paul and Angela Whitehead

On Wednesday, October 6, 2021, 04:00:52 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Typically the gravel is the last thing that goes in to prevent it from clogging with red clay. It will be underground, so you won't see it once it is in.

The gravel pit doesn't stop all water from sheet flowing across the yard. It is a first phase way to infiltrate water deeper in the ground. Once the rock trench is filled with water, the overflow will pop out the top and sheet flow. The sizing is based on area of the home draining to it. It is designed to capture approximately the first inch of rainfall.

Your recourse for flooding would be to sue your neighbor. But, water runs downhill and this area did drain your direction prior to construction, so I'm not sure how this would be handled in the courts.

Sincerely,

Jill

From: jpass1 [REDACTED]
Sent: Wednesday, October 6, 2021 1:20 PM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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Thanks Jill I walked over to the back yard and there is no gravel trench in place unless there is gravel directly adjacent to the concrete footer on the back wall....it is currently under water.

If this does not work and we end up getting a wash area in our back yard...or flooding...what is our recourse?

Paul

On Wednesday, October 6, 2021, 12:57:09 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

On the plan I sent to you, the proposed contours are in bold. The front yard drains back toward the house and driveway to the southwest. The driveway grades would sheet flow to your front yard in front of the trees. The plan shows a wall on the side of the driveway that goes from the back of the driveway to almost even with the front of the dumpster. (the wall is max 3'6").

The side yard would drain toward you. The home is collected in downspouts and directed to the gravel trench – this is provided in a note under the Water Quality Calculations next to the green stamp box.

Based on the existing (pre construction ground), it appears that they have matched the same flow pattern as before – their lot generally drained from the northeast corner to the southwest with flow coming to you along the entire length of the side property line.

Jill

From: jpass1 <[REDACTED]>
Sent: Wednesday, October 6, 2021 12:35 PM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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Thank you for this information. How is the water collected and channelled from the driveway and the grounds?

Sincerely Angela and Paul

On Wednesday, October 6, 2021, 12:30:16 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Paul-

Attached is a copy of the approved plan. In the back of the house you can see a gravel trench. The home downspouts are to be directed to this gravel trench to infiltrate first.

The detail of the trench is found on page 2.

Sincerely,

Jill

From: jpass1 <[REDACTED]>
Sent: Wednesday, October 6, 2021 11:34 AM

To: Borden, Brian <bborden@alpharetta.ga.us>
Cc: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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Thanks Brian. That would be awesome if the trees can stay and are safe. Yesterday I was told the opposite with 100% certainty and that was a gut punch. I spoke with David and there will be another measurement so we will see what the issue will be after the survey. From the point of view of the tree it should be a simple matter of running a tape measure to the slab and/or excavation. If there is to be more digging for drainage it will come even closer to the base of the tree.

Jill, please advise how we can get a review on the drainage plan for this site. I would like to understand what the drainage system/plan consists of.

Thanks in advance,

Paul Whitehead.

[Sent from AT&T Yahoo Mail for iPhone](#)

On Wednesday, October 6, 2021, 9:35 AM, Borden, Brian <bborden@alpharetta.ga.us> wrote:

Paul,

Jill Bazinet is our Stormwater Engineer. She is probably the best person to respond to your questions about potential water impacts. The next time you speak with David Shostak, you may also want to discuss that with him as well. There are certain species of trees that hold the water better than others. So, he may be able to give you some suggestions along that route also.

I'm not sure how much has been communicated to you, but Staff has requested a survey be completed to make sure the tree save fence and erosion control fencing was installed in the correct location. So, we are awaiting that information now. It is possible that they did not damage the trees any further than had already been identified on the approved plans.

I've copied Jill to this email for your reference. You can also reach out to her at 678-297-6203.

Brian Borden, AICP

Zoning Administrator

2 Park Plaza

Alpharetta, GA 30009

Office: 678-297-6076



From: jpass1 [REDACTED]
Sent: Wednesday, October 6, 2021 7:41 AM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: 270 Meadow Storm water drainage plan

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.

Brian,

I apologize for contacting you again. Please let me know if you are not the proper channel for this and please feel free to forward as needed

We were discussing the impact of the removal of the oak trees last night and realized that it will likely have a significant effect on the water run-off on the property. We are down hill from the adjacent lot. Those trees disperse/ buffer the rain, serve as a ground barrier, and soak up a lot of water.

A few weeks ago, we had about 2 hours of hard rain and some of the houses in the neighborhood literally looked like they were in the middle of a river when you took a picture of the house by itself. We have been here 18 years and have never seen water problems like that. It looked catastrophic. Thankfully, our yard did not flood, but I don't want to be the

next one dealing with flood issues due to the new construction.

We heard there was supposed to be some type of drainage system/dike/barrier installed between our houses to ensure the run off from that property doesn't dump into our property. With the initial work, we cannot see any evidence of a drainage system being installed. Currently, they only have a few feet left to the property line and that of course is even closer to the trees (which apparently will no longer be an issue and that is likely what the builder intended to begin with based on his comments).

Is there a way we can have the storm drainage plan (if one exists) reviewed and updated based on the removal of the large trees between the properties?

This guy has obviously given the middle finger to the city regulations and we are coming out the big losers here. This was no oversight or mistake. They are professionals. This was intentional. We have done everything right and have cooperated with every request they made of us (until this point).

I do see the stop work order on the property, but he has another property a few doors down. Can that be shut down as well until this is properly resolved? I see that property has NOV's on the permit sign as well with a list of violations. This guy has done enough damage. Will there be any fines for this willful conduct? This is a true David and Goliath situation for us and we really need the city's backing with as much pressure as can possibly be delivered.

We are heart sick about these trees coming down.

Thanks in advance,

Paul Whitehead

From: [jpass1](#)
To: [Bazinet, Jill](#)
Subject: September 2021 storm
Date: Wednesday, February 9, 2022 8:59:40 AM
Attachments: [VID_20210908_190907905.mp4](#)

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The last 2 pictures are of a home on the corner of Mayfield Circle and heritage Lane. This is an original owner whose house is now for sale. The water came all the way up her chainlink fence and stopped before the second to last links at the top. The water was so deep it was actually flowing uphill. I have lived here for 18 years and NEVER seen anything like it. I am sure you will see many more photos and videos today. I am very concerned about the sewer/septics and creeks all running together.

Paul and Angela Whitehead

Callum, Alexandra

From: Richard Knox - TechNet [REDACTED]
Sent: Monday, February 7, 2022 9:51 AM
To: Woodman, Michael
Subject: Tuesday Meeting?

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Michael,

Unfortunately my wife and I are out of town, but would like to participate in the meeting tomorrow evening, regarding the redevelopment of homes and the greatly increased subsequent flooding downstream. We own a home that has witnessed the extreme increase in flooding, as a result of the redevelopment and lack of water retention requirements by the city.

Will this meeting be on Zoom, so we can participate? If so, please send the Zoom link.

Thanks,
Richard Knox

[REDACTED]

Callum, Alexandra

From: Ric Anderson - [REDACTED]
Sent: Saturday, February 5, 2022 4:54 PM
To: Woodman, Michael
Subject: Meadowbrook neighborhood meeting

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Mr. Woodman,

I've just found your letter in my mailbox, thanks for including Maple Lane for the meeting. I am very concerned with the problems I see being caused by the overdevelopment in the area behind the elementary school. My home backs up to Foe Killer Creek and my backyard flooded easily before all the construction started. Has gotten worse with each new McMansion covering up all the land that once had a chance of soaking up some of the rainwater. I wish, as this building will continue as long as there are any available lots to re-do, that some requirements would be put on the developers/contractors to address the stormwater infrastructure as part of their securing a building permits. I know the city can't stop the redevelopment, and I get why the city wants it to happen, but it only seems fair that these folks start paying their freight.

I really wish I could attend Tuesday's session, but my shift goes until 6:00, in south Canton, so making a 5:30 meeting isn't happening.

Callum, Alexandra

From: Elaine Morgan [REDACTED]
Sent: Wednesday, February 2, 2022 5:04 PM
To: Woodman, Michael; Cook, Kathi; Callum, Alexandra
Subject: Neighborhood Forum - Tuesday Feb 8 @ 5:30

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.

Hello Mike, Kathi and Alexandra,

First, thank you so much for arranging this forum for our neighborhood. I've been hearing from lots of neighbors that they are eager to join, and are thankful for a forum to do so. I think there will be a strong attendance and lots of discussion.

I wanted to share a couple of items that are consistently surfacing in discussion:

1) I'm sure you know that there is a big concern about drainage and flooding - we have heard that there is a drainage infrastructure plan but no one seems to have details about the plan, timeline and scope of the enhancements being planned. Could your team be prepared to share the overall plan? My understanding is that there is a defined plan for Meadowbrook Hills (Meadow, Kenneth, Brooke, Upshaw) but there is a broader concern about where water ultimately goes and how it is impacting connecting neighbors. As an example, Mr. Buck Bailie (resident for 40 years) shared that for the first time in 40 years they had flooding in their back yard that came up to the decks. Some of the homes at the end of Meadow have experienced very serious flooding over the last few years as the development has increased. I think it will be very helpful to share the overall master plan.

2) In the meeting, could you also share how these adjoining neighborhoods are defined? I shared with Alexandra - most of us didn't even know that we were in Meadowbrook Hills! Most of us thought we lived in Milton Glenn and were part of one big neighborhood down thru Heritage and Mayfield Circle. This would simply help to clarify the scope and ongoing references. A few also asked if we were considered a part of the "Garden District" (and if that is simply a realtor reference or an official Alpharetta defined area).

Let me know if this is helpful in creating a productive forum, or if I can add any other insight on some of the informal conversations.

Thanks again!

Elaine

From: [Deborah Eves](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Alpharetta Overlay Proposal Response
Date: Tuesday, May 31, 2022 8:20:20 PM

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,

Thank you all for your time and effort putting together the proposal. I add my complete support for the email from the Alpharetta Conservancy.

In addition, I'd like to add my perspective. As an active duty military spouse of 16 years, I have lived in many cities. The ones I chose to live in all had one thing in common. They had preserved the character of the cities with trees and historic buildings. These cities include Wilmington, NC, Charleston, SC, Annapolis, MD, Old Town Alexandria, VA, Portsmouth, VA.

I hope the city of Alpharetta can find a way forward to preserving the character and charm too.

Again, thank you for listening to us and your support.

Sincerely,

Deborah Eves

115 Pebble Trail

From: [Barbara Kebanli](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Alpharetta Overlay response
Date: Tuesday, May 31, 2022 7:12:14 PM

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A quick note about my perspective and interest in this situation:

- I purchased my home on Shady Grove Lane in 2007.
- I have made approx \$200k in improvements to the existing home with no changes to footprint, height or trees, proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance. All while improving property value.

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: I see and hear many instances where the current City Arborist sides with the developer and established, healthy trees continue to be approved for removal despite their importance in the character, canopy, drainage situation, etc of our community. Understanding it is hearsay but for the means of example, a perfectly healthy tree was approved for removal b/c the arborist said "it will die in 15 yrs" - why are things like this happening? It needs to be addressed.
 - I recently received a permit to take down 5 oak trees in my yard and it took about 4 months to get approval. I decided NOT to take the trees down. However, All the lots around me are being completely razed by the builders. Will they have to "replace the trees" as I was told I would have to do for trees more than 24" in diameter??
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance -- I was told by the city arborist that this IS enforced -- is that NOT the case?

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The 2030/2040 vision talks about the desire for Alpharetta to become an authorized Tree City. I see no evidence of focusing on maintaining current tree canopy and prevention of removal. A small fine is not going to stop someone who's building a \$2M or profiting from building that home.
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.

Thank you for your support. Feel free to reach out with any questions.

Barbara Kebanli
280 Shady Grove Lane

From: [Derek Gant](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#); [Shawn Gant](#)
Subject: Feedback on Proposed Overlay 2030/2040
Date: Friday, June 3, 2022 2:33:01 PM

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.

Subject: Feedback on Proposed Overlay

Hi all – I hope you will take our comments into consideration regarding the overlay proposal. I don't believe they are substantially different from those of my neighbors as we all want to keep this place we call home looking and feeling like home. I support the Alpharetta Conservancy Group in all its efforts.

First of all, thank you for serving the city and listening to all of our responses. The overlay is a good idea but we feel it may need to have more teeth.

My wife and I live at 100 Pebble Trail, in the Shady Grove neighborhood. My neighbors Ben and Leah Ashwell just went through an extensive home renovation without changing the street visible size or character of their home. It is a fantastic example of keeping the character of the neighborhood. All the trees were kept, there were substantial add ons but not some wholesale destruction, grading, and rebuild. They chose not to tear down and the end result fits beautifully while they got increased square footage and a home for the ages. This is a good example of preservation of the neighborhood. I recognize that sometimes the entire home needs to be demolished, but I really think the size needs to fit amongst the existing homes. My wife and I kept the existing home and only renovated the inside keeping the outside in line with the neighborhood. Clearly, I have a desire for the tradition of the neighborhood to be honored as much as possible.

The 1500sqft facade seems reasonable but optional variances should be exceedingly rare(almost non-existent) and the area should have a chance to comment if they are considered. The 20' setback not counting in the 1500 feels overly generous, instead of insisting on designing within the 1500sqft parameters. Regarding the height of homes, when dirt is added to the lot I think the 35' may be met in practice but not in the spirit of the regulation. That is not to say the homes that are being built are not beautiful, they are. They simply make the next door homes seem out of place, almost forcing them to change or sell out. Just drive up Hook Street to see what I mean. It looks like one of the homes there is going to swallow the smaller original home. When this is going to happen to 20% of the homes in the neighborhood it is not preservation.

When it comes to Tree Preservation I think there needs to be more concern with specimen and hardwood trees. No specimen or hardwood tree should be cut down unless there is certainty it will not live for another 5+ years. Let's face it, many of the trees the developers or new home builders have cut down would have lived for many, many years but are getting variances for reasons that won't kill the tree for a long time, if ever. Just look at the trees on Canton, or the recently cut trees at the corner of Pebble and Shady Grove. Beautiful, healthy enough, conspicuously missing trees. There are many other examples. Rarely, I know some of these trees need to be removed but this should be the rarest of exceptions, not the rule, and only if the tree interferes with the reasonably necessary footprint of the proposed new home. In other words, the first choice should always be to preserve trees and design around them rather than cut them down. The overlay document sure sounds like there is a lot of wiggle room for the contractors in particular. Finally, tree planting enforcement after the loss of these trees should be required and enforced before the home can be sold or moved into for any new construction.

The 2030/2040 vision to preserve the character of the city is good and necessary. I personally don't believe every home in this area needs to be a behemoth like in some of Alpharetta's other neighborhoods. If the developer or the prospective home owner doesn't appreciate fitting into a neighborhood look and feel, the overlay is the only protection for the neighborhood. There are plenty of neighborhoods like Windward and others where these home would match perfectly. They happen to be the neighborhoods some of us moved out of, coincidentally. Infilling, which is what we are talking about, needs to be better controlled and bigger is not always better.

Thank you.

Sincerely,

Derek and Shawn Gant
100 Pebble Trail



From: [Ben Ashwell](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Feedback on Proposed Overlay
Date: Tuesday, May 31, 2022 1:57:07 PM

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 all –

Thank you again for the time you have put into listening to residential concerns around the building and tree clearing in our neighborhood.

A quick note about the circumstances for my family:

- A few weeks ago we completed a renovation of our house purchased in 2012. In respect of our neighbors and the character of our neighborhood, we invested more than needed in the renovation in order to preserve:
 - The front façade with no new additions
 - All trees were kept
 - The impervious structure with no new additions
- We were able to increase square footage, replace all plumbing, electric, HVAC to modern standards
- Proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: where the lot meets to exceeds 30% coverage, an assessment of the total inches on the property is made and a maximum of 25% of this tree density can be removed. 130 inches is just 4 medium sized trees on a lot that could have 50 inches
 - Suggestion: specimen trees simply cannot be taken down unless dangerous
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.
- I full support the position of the Alpharetta Conservancy Group

Thank you for your consideration

Ben Ashwell

110 Pebble Trail

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: FW: Brooke drive
Date: Tuesday, May 31, 2022 3:19:05 PM
Attachments: [image001.png](#)



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Kassie Smith [REDACTED]
Sent: Tuesday, May 31, 2022 10:27 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Brooke drive

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Good morning!

I live at 224 Brooke Dr and I just wanted to contribute my thoughts to the long, ongoing discussions.

I appreciate all the work that the city has been putting into investigating the problems in this neighborhood.

My biggest concern is water. I have meet and talked numerous times with Jill Bazinet, Zach Truelove, and Matt Malone regarding the issues at my property and in the whole neighborhood.

I have put a substantial amount of time, money, and labor into my yard to provide a path for a ridiculous amount of water to pass through my property and onto the road. I personally do not believe this should have been my responsibility in the first place. With any amount of rain, I got a pool of water in my backyard. I am happy to send additional images or videos to you, though I know the city has already seen them.

My biggest concern with the ongoing construction is still strictly water. I do not believe I would have had this problem if the neighbor behind/diagonal to me had constructed their pool property and put in correct drainage to maintain their water on their property instead of pushing it on to mine. That

brings me to the next development behind me. What kind of limitations or requirements are in place and how can we ensure that any changes in landscape will work with my existing water path?

New buildings have been approved where the new 'ground floor' are at the height of the roof of existing houses. This just continues to flood out neighbors and push water onto others.

My front yard (about the closest 6-8 ft) stays wet just about at all times.

I am looking forward to what the neighborhood study reveals, as I know it is an intricate problem.

I'd be happy to talk about it anytime.

[REDACTED]

Thanks,

Kassie

Sent from my iPhone

From: [jpass1](#)
To: [Callum, Alexandra](#)
Subject: Fw: Comments on Overlay
Date: Tuesday, May 31, 2022 10:43:18 AM

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----- Forwarded Message -----

From: jpass1 [REDACTED]
To: Kathi Cook <kcook@alpharetta.ga.us>
Sent: Monday, May 30, 2022, 04:27:08 PM EDT
Subject: Comments on Overlay

Kathi,

Thank you for putting out a good frame work for the overlay! I have a few suggestions that may help Milton Glen / Milton Estates develop with some level of continuity and character. If things keep going the way they are, there will simply be rows of large white houses like a sterile, planned community and not a mature downtown neighborhood that evolved over the course of many decades. These types of neighborhoods are a "dime a dozen" throughout metro Atlanta and (though the houses are impressive), there is really nothing warm or special about them.

Further, there is a stark contrast between existing homes and new homes that gives the neighborhood an unsettled look. Here are my proposed additions/amendments to the overlay:

1. Restrict the maximum roof height to 27' and keep the 1500 ft² restriction on the street projections of the houses. This would serve to moderate the next houses to go in and blend the large and small homes in the subdivision. It would also help some of the tree save and water run off issues.
2. I do not know if this is possible and I could not find anything similar on line from another community but, it would be good to require any new houses to have some level of contrast to the neighboring houses. Maybe something like a color Delta E standard of at least 15 units for new permits. I am not sure how easy this would be to regulate quite honestly, but it will be a shame if we let one of the oldest downtown neighborhoods look like a planned community.
3. Add a restriction to the removal of any trees 16" DBH + within 15' of the property lines. This would help the builders honor the footprint of the previous house.

Thank you for your time and consideration!

Paul Whitehead
280 Meadow

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: FW: Feedback on neighborhood overlay
Date: Wednesday, June 1, 2022 2:10:24 PM
Attachments: [image001.png](#)



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Stephanie Long [REDACTED]
Sent: Wednesday, June 01, 2022 8:58 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Feedback on neighborhood overlay

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Hello, I apologize for this email being 1 day late. I live at 214 Kenneth Drive. My house was shown in your Power Point presentation, and I am in one of the newer, larger houses in the neighborhood. I do appreciate how my builder designed the house to be an appropriate size with my lot. I couldn't attend the prior meeting but I did watch the video replay. I think having some limits on the size of the houses is a good idea. For example, there is a new house being built on the corner of Kenneth and Brook Dr. We walk by it every day when we take our nightly walk. The house is built very high to accommodate a basement. The house, in my opinion, doesn't look appealing. It is too high, and it doesn't fit the lot size. It also destroys any privacy for the house that is behind it. I think some kind of happy medium can be accomplished between the new, larger houses coming in, and the older, existing ranch homes. I would be in favor of some kind of limitation on sizing for the newer homes being built. I really am excited for all of the newer homes being built as I have seen our property values increase just in the short time we have lived in the neighborhood.

If you wish to contact me, please note the following:

Stephanie and David Long
214 Kenneth Drive, Alpharetta, 30009
[REDACTED]

From: [Cook, Kathi](#)
To: [Woodman, Michael](#); [Callum, Alexandra](#)
Subject: FW: Follow up Milton Glen et al meeting
Date: Tuesday, May 31, 2022 1:37:23 PM

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

From: Drinkard, James <jdrinkard@alpharetta.ga.us>
Sent: Tuesday, May 31, 2022 12:39 PM
To: ronrose10@gmail.com; Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: RE: Follow up Milton Glen et al meeting

Thank you for sharing your feedback and the thought that went into your comments. It will be helpful as our team works to refine the proposal that will ultimately be presented to City Council for consideration.

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014
CELL: 770.653.1738
FAX: 678.802.3293
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

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

From: ronrose10@gmail.com [REDACTED]
Sent: Tuesday, May 31, 2022 11:25 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Follow up Milton Glen et al meeting

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Good morning- thank you all so much for the work you have put in to helping our communities. For the most part we believe the plan you are proposing is excellent. With so many people involved it will be difficult to make even a majority happy let alone everyone.

We recently moved to 154 Upshaw Drive only a stones throw away from our previous home at 225 Jasmine Garden Way in Canton Street Commons. We love downtown Alpharetta and this will be our last move.

We have walked and run in our new community for the last 3 years. We have watched it evolve from a 30 year old community to a mixture of new upscale homes, original homes remodeled, and original homes retaining their charm. While our home was rebuilt in 2017, it sits comfortably somewhere in the mix of old vs new.

We certainly understand that developers and some existing homeowners want to capitalize on the boom that

Alpharetta continues to enjoy. It is our belief that most everyone embraces the hope that our property values will continue to grow. However, the obvious question is what is the balance between developing the new and retaining the integrity of the existing. How do the two coexist as long as the existing homeowners desire to retain their existing properties without feeling like their properties and lives are being encroached upon.

We believe there are a couple of things you might consider as the final draft is drawn.

1) the proposal for a 1500 sf front facing buildout makes sense to us directionally. There are current homes being constructed that seem to greatly exceed that limit and are therefore dwarfing the lot they stand on and encroaching on the privacy of other homeowners. Our thought is that formula be developed that included the desire to limit the front of the structure while taking into consideration the dimensions of the lot. For example, if the lot were 150 ft wide x 150 feet deep, the square footage of the front of the home would be smaller than a property that is 200 feet wide x 200 feet deep. In all cases the height would be restricted as proposed based on the existing home foundation line. If you look at the new home on the left as you enter Upshaw Dr., my guess is it would exceed the 1500 sf limit. However, since the lot is quite wide for the neighborhood, the home fits quite well with no encouragement. 2) our other suggestion involves privacy. This one gets more complicated. However, to retain the current neighborhood character, there needs to be some effort to keep the height of the back of the home from towering above an adjacent neighbor so the existing property doesn't face a situation where their new neighbors have direct line of sight access to their entire back yard and back of the house.

Again, we appreciate all your hard work. We would be glad to elaborate or discuss our thoughts and hope they make sense. Please ask any questions as appropriate.

In addition to this we are looking forward to the discussions about drainage as we see that as a critical part of this overall plan.

Thank you

Nancy & Ron Rose



From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: infill overlay district
Date: Wednesday, June 1, 2022 1:11:37 PM

From: Steve Beecham [REDACTED]
Sent: Thursday, May 19, 2022 9:46 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Gilvin, Jim - [REDACTED] Dan
Merkel [REDACTED]
John/Karen Hipes [REDACTED] Brian Will
[REDACTED] Drinkard, James <jdrinkard@alpharetta.ga.us>; Mitchell, Donald - External
[REDACTED]; Jason Binder [REDACTED]
Doug DeRito [REDACTED] Shostak, David
<dshostak@alpharetta.ga.us>; Graves, Eric <egraves@alpharetta.ga.us>; Borden, Brian
<bborden@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: infill overlay district

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Went to the meeting and want you to know I do not agree with this overlay. I understand peoples frustration on the new houses but we are a growing hot community and the growth issue is far better than the opposite. I do not like the farm house design but I also don't like the 1950-60 design either. I think we will start to see people remodel the existing homes more because of the cost. I feel qualified to express my opinion since I live in a remodeled home surrounded by two mansions. I tell people you have to get a in-town mindset. It's louder, it's closer to your neighbor, it's different types of housing but the location is awesome!

Compatibility to existing structures.

When people sell at a high price you have to figure a way to justify that price. The average residential builder needs a multiple of at LEAST 4 to make the number work. If you pay 500-600k for a house you need to be in the \$2-2.5m range. You can not build a \$2m house and make it compatible to a 1960's ranch. You need more square footage. You need to add garages and out buildings and pools. The Farm houses are not my favorite but most people don't want to pay \$600k and then spend \$250 to remodel it and still have a ranch with low ceilings and a fairly flat roof. I'm sorry it hurts some peoples feelings about the progress but for the city of Alpharetta this is a wonderful thing. Everybody wants to be walkable and not everybody can. Not everybody can live walkable but the prices are sure helping the bikeable communities.

Face of house being 1500 Sq Ft.

Now we are getting to be a HOA. All of us want to build what we like on our property. I remember one of the things that got our town going was when we decided to take away all the parking restrictions downtown. By opening up for new stuff we actually improved the

product. The design I want to build is a historic antebellum type house with a front porch across the front. I'm worried I want be able to do that. I have already spent 40k on design and many others have done the same thing. I also want to put my home office in the back and would like to build a pool but this kind of stuff makes it hard to work it all in. The lots are small but we are city living now in these walkable communities and I think we need a new mind set that we are not a country town anymore. Reminds me of when people were upset with us redoing downtown(fenced in and under construction) and now most folks love it.

Trees

I think what we are doing now is fine. We cant let trees dictate people and property. Most of the trees were planted when these folks built their house and we are just redoing the same with new construction. There is not a tree shortage in Georgia or Alpharetta. I do think we should allow construction to take up more canopy space than we do now. Other towns have done it with great success and build closer to their trees. I think we are a little outdated on this subject.

The extra planting of trees is not warranted. This sounds like we are trying to do commercial stuff here. The other neighbor can do like I did and plant more trees if they don't like what is going on next door. That's what everyone else does.

Setbacks

This one really bugs me. When looking at house plans in Southern Living you will find that most houses are wide and not long and narrow. The change would force more shot gun looking houses. The side setbacks and tree planting in them will dramatically affect the type of housing built on these lots. Often we need the setbacks to Driveways and turn arounds. One thing we have not done is pushed houses closer to the street. We should allow for this. Makes neighbors more friendly and has been done in lots of preplanned and old downtown communities for years.

Towns typically have high density townhomes and condos next to downtowns. Then you get into the estate type properties. This is what is going on in our awesome town and I feel like this overlay will change that. We need the character of people building their dream homes close to downtown if they can afford it. When you ride thru old towns that is what you see. People were allowed to express their opinion on the type of house they wanted.

Stormwater

This has gotten out of hand. The underground retention systems we are currently requiring are over kill. All the engineers I have talked to have said so. I like the idea but the size and cost are to much. Reminds me of the detention ponds we have all around our town and how much overkill they are. We need to reduce the size and cost of these.

Impervious surface.

I think the current format is fine. Why do we want to tie up more variance applications and restrict this further especially since you have underground retention systems. Doesn't make sense.

So Kathi, Mayor and Council please do not enact this overlay district. Don't let a few bad apples spoil a whole bunch of good progress. I love this town and love what we have done and hope you will take this input as someone who owns 60's ranch homes, remodeled the ranch homes and is eager to tear one down and build a new home.

When your city brings more citizens downtown the other businesses want to be there. The private sector becomes interested. In Alpharetta they are considering more residential restrictions because it's tuff when your town starts to grow. It attracts the new but old citizens get scared with the progress. The key is to let the private sector do its thing because the price of the land and buildings dictates what you get. Change is uncomfortable but you HAVE to change positively or you will negatively. Positive is better long term. Alpharetta has up to now embraced growth and Roswell has denied it. Consequently more folks think Alpharetta is cooler. Canton has embraced it but Cumming did not. Every city needs to protect property rights of the land owners and not become like a HOA. One local Mayor told me he fills like he isw running a HOA. People want to complain about everything.

The new cities are great because we get more local input but like everything else government gets involved with the regulations crank up. Most builders will tell you the process takes far too long in Alpharetta. It is hard to let the city take it's natural path and to stay out of the way but that is what makes a place special.

Steve Beecham

NMLS #166799

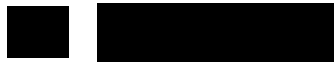
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From: [jpass1](#)
To: [Callum, Alexandra](#)
Subject: Fw: Overlay
Date: Tuesday, May 31, 2022 10:43:38 AM

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----- Forwarded Message -----

From: jpass1 [REDACTED]
To: Kathi Cook <kcook@alpharetta.ga.us>; James Drinkard <jdrinkard@alpharetta.ga.us>; City Council and Mayor <citycouncilandmayor@alpharetta.ga.us>
Sent: Tuesday, May 31, 2022, 10:38:05 AM EDT
Subject: Overlay

Good Morning,

Thank you so much for working so diligently on an overlay for our neighborhood. My husband wrote an email yesterday and I wanted to add a bit.

When we moved here nearly 20 years ago we always knew the neighborhood would change, it was just a matter of when. We never dreamed it would changed to what it is today. My biggest concern with the neighborhood is the lack of privacy we now have. My modest home sits at 280 Meadow and slightly down hill from a new build. When I sit on my deck I am now staring into the master bedroom window of 270 Meadow. This creates an awkward situation for both us and whomever purchases the home. I understand that our homes are not every ones idea of a dream space but can we at least agree that these enormous homes are out of scale? My hopes for an overlay are not a particular style. I believe its too late for that as one builder has built 5 houses that look basically the same but some would argue that our homes were all ranches before and had a similar vibe. I would like to request that new builds should be no taller than 27-28 feet. Having a medium sized house mixed in would perhaps blend what is here now which is either huge or short.

I believe trees should be saved whenever possible and builders should pay a steep fine when removing trees. There is no reason homes cannot be built more in scale with the lot and existing trees. We have a lot of drainage issues in this neighborhood so saving as many trees as possible is important and goes hand in hand with scale. I hope the neighborhood doesn't take on the look of a planned community. One thing that has always made our neighborhood special is the trees and feeling of coziness.

Thank you for your consideration.

Angela Whitehead

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: Fwd: Infill Overlay District
Date: Thursday, June 2, 2022 6:17:04 AM

Sent from my iPad

Begin forwarded message:

From: Michael Gordy [REDACTED]
Date: June 2, 2022 at 6:12:17 AM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Borden, Brian" <bborden@alpharetta.ga.us>, "Graves, Eric" <egraves@alpharetta.ga.us>, "Shostak, David" <dshostak@alpharetta.ga.us>, "Drinkard, James" <jdrinkard@alpharetta.ga.us>, City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>, "Gilvin, Jim" <jgilvin@alpharetta.ga.us>, "Mitchell, Donald" <dmitchell@alpharetta.ga.us>, "Will, Brian" <BWill@alpharetta.ga.us>, "DeRito, Doug" <DDerito@alpharetta.ga.us>, "Hipes, John" <jhipes@alpharetta.ga.us>, "Binder, Jason" <jbinder@alpharetta.ga.us>, "Merkel, Dan" <dmerkel@alpharetta.ga.us>
Subject: Infill Overlay District

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Good morning,

I am writing to make my opposition known to the proposed Infill Overlay District. As a home owner and business owner in an area that will be affected by the proposal, I think this is the wrong way to go for the city and would be against private property rights for individuals. It would unnecessarily hurt property values and would be against the cities best interest as well as against the interest of it's residents. I have been speaking to my neighbors in Andover North, and everyone who I've spoken to is against this proposal. If we need to formulate a formal letter of opposition as an area that may be affected by this, we will.

I ask for this proposal to be tabled or voted down. The City has done an amazing job in creating one of the best places on earth to live. Let's not go backwards with a proposal such as the Infill Overlay District and undo some of the great that has been done.

I am happy to have conversations with anyone about this. My number is [REDACTED]
My address is 4024 Dover Ave Alpharetta GA 30009.

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Fwd: Milton Estates
Date: Tuesday, May 31, 2022 5:59:19 PM

Sent from my iPhone

Begin forwarded message:

From: Susan Shea <shea8201@gmail.com>
Date: May 31, 2022 at 5:34:10 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Milton Estates

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Hello,

I am writing to let you know that we appreciate your help in keeping the charm in our neighborhood while still accommodating the new growth.

I have lived here 14 years. My home was built in 2000. We have enjoyed a close knit community until recently when so much dissection has come about over the larger homes.

I am interested in protecting the tree cover, definitely mitigating storm water runoff, & limiting the size of front facades.

I like the overlay plan very much.

Thank you for your time & consideration in this effort.

Susan Shea

--

Susan Shea

Everything got started in Him, & finds it's purpose in Him. Col.1:16

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#)
Subject: Fwd: Neighborhood meeting
Date: Wednesday, June 1, 2022 6:08:26 PM
Attachments: [image003.png](#)

Sent from my iPhone

Begin forwarded message:

From: Randall Schiltz <randy@toliveproperties.com>
Date: May 18, 2022 at 10:20:44 AM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: **Neighborhood meeting**

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Hi Kathi,

As you hopefully have seen, t-Olive works to follow the rules and are willing to provide input, as requested.

The meeting last night was a bit shocking to me in regards to size limits and new buffers, among other things. Taking away essentially 20' (10' each side for a green zone) is not a good idea. We need the opportunity for driveways to be able to run up the property line and taking that away is limiting the configuration of the house. I was told the 12 on Canton homes would not fit on their lots with this rule in place. A property line fence would now be rejected. This is not a good idea.

The 1500' façade debacle is completely encroaching on a persons freedoms. If somebody wants to build a big home (in the eyes of some) then so be it. It is hard enough to navigate the engineering and building department, but for somebody to have to measure the massing of a home seems like a complete waste of time and city

resources, adding yet more time to the permitting process. The city's lots are not large and having this 20' façade jog as acceptable won't work in many cases, as the required flow wells, protected trees and often requested pools will prevent this. If we must build to "what is around us" size wise, then many of my client's houses will be rejected, as neighbors are still in the originally built homes. Nothing is wrong with people staying in original homes, but why does this dictate what can be built next door?

The public has no idea about flow wells. They blame water/flooding on new homes, when it is just the opposite. Flow wells cost my clients \$60-\$80k and are designed by professional engineers to handle water. The fact that a professionally designed system will (in some cases) require a variance is ridiculous. Why does the city question an engineer's data? Again, a waste of time and resources. The flooding in many cases is a result of the existing homes not having systems in place (like the new homes do) of controlling water. Many don't even have gutter systems in place and have sat idle since 1970.

Trees are a sensitive topic. When many of these homes were built, the specimen trees we see today were half the size they are now. The public has no idea of the steps taken on each job to evaluate and often care for the trees on site. We have to do a tree survey, evaluate the trees effected by the new footprint, calculate the critical root zone that is impacted by a professional arborist, submit a tree care program, install tree save, calculate what will need to be replanted, and often times, pay a recompense fee for removed trees. Somebody said a builder "clear cut" a lot. David would shut that job down in 2 seconds if somebody was stupid enough to do that. I sent you and Brian B a report from my arborist yesterday stating that one of the trees at 283 Canton street needs to come down for safety reasons because it is dying. If I get this job, the public will immediately blame my company as a tree killer. They are not informed. I actually am thinking about putting signage up stating

that an arborist has deemed the tree as a hazard and should be removed before a massive limb, or the tree itself, falls on somebody's car. We were clearing a lot on Shady grove, with our arborist present, and people were filming the activity, as if we were committing a crime. Once our arborist explained who she was and that what we were doing was acceptable and thoughtfully planned out, they walked away.

I appreciate the city allowing the public to speak. That is what it is all about. I would encourage the city to be thoughtful on restrictions. I had several current and potential new clients in the room last night and they were not happy about what they heard, as many have paid thousands for plans that won't permit for several months. They may have wasted time and money on an plans that will be rejected. I have paid over \$50k for a plan for that according to the proposed restrictions, will be denied.

In summary, water control should remain a hot topic. New homes are handling it. Old ones are not. Do not change any of the strenuous rules currently in place regarding tree care and house massing.

Thanks for all you and the city of Alpharetta do to make it such a great place.

Randy Schiltz

t-Olive Properties





150 Pebble Trail
Alpharetta, Georgia 30009
(404) 732-6726
kkaplaw@icloud.com

Kenneth S. Kaplan
Managing Partner

*Admitted in Georgia, New York and the
District of Columbia

May 31, 2022

VIA ELECTRONIC MAIL

Ms. Kathi Cook,
Mr. Michael Woodman,
Mr. James Drinkard
Mr. Alexandra Callum

Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

Re: *The Alpharetta Conservancy*
Comments to Proposed Alpharetta Residential
Infill Overlay District

Kathi, Michael, James and Alexandra,

I am writing to you as a Constituent and Resident of Alpharetta and on behalf of the 50+ Members of ***The Alpharetta Conservancy*** (some of whom are Original owners who have lived in the Neighborhood for almost 50 Years), an association of Homeowners in several Alpharetta Neighborhoods including *Stonegate Manor, Meadow Brook Hills, Milton Estates, and Milton Glen*. We have also heard from Residents of other Alpharetta Neighborhoods with whom we will be discussing issues of common concern, which will be included in future communications. The purpose of this Letter is to provide Comments to the initial Draft of the proposed “**Alpharetta Residential Infill Overlay District**” that you collectively (the “Staff”) presented at a Public Hearing at Alpharetta City Hall on May 17, 2022 (the “Overlay Proposal”).

As you are aware, the Overlay Proposal was intended to address serious concerns expressed by Homeowners in Alpharetta, including Members of *The Alpharetta Conservancy*, about the significant damage that is being done to the unique character of our neighborhoods in recent months as the result of rampant demolition of homes, clear-cutting and destruction of old growth trees, regrading of lots in our beautiful Alpharetta neighborhoods. While we applaud the City Council Staff in this first attempt to address these issues, we respectfully present these Comments for your consideration and forward to an opportunity to sit down with you to discuss them before you present the final Overlay Proposal to the City Council.

Community Standards vs Property Rights

At the outset, I would like to dispel a misconception that we have heard that some in the Developer Community have been spreading. The members of *The Alpharetta Conservancy* are NOT Anti-Development or, for that matter, Anti-Anything. Everyone understands and accepts Alpharetta is changing and growing and that responsible growth is good for the Community. We also understand there is no such thing as a “development free” community but, at the same time, there is no such thing as “absolute property rights”. We are all subject to reasonable limitations on what we can and cannot do with our property to protect public health and safety and to comply with Community Standards reflected in laws and regulations enacted by the City Council (i.e., we can’t build a 10-story office building or hotel on our residential lots, or start manufacturing munitions in our homes, etc.). There are always limits on property rights. This is not Political. This is what democratic societies do to avoid anarchy and preserve the health and safety and the Community and reflect the Community Standards of its Residents.

We also understand that the City Council has the difficult job of Balancing the interests of different constituencies, often with very different interests, such as “anti-developers” on one side and radical “property rights” advocates on the other side. We represent neither extreme. We are advocating FOR the preservation of the beauty and unique character of Alpharetta, part of which the City Council has pointedly designated as the “**Garden District**” of Alpharetta in the **Horizon 2040 Comprehensive Plan** adopted by the City Council on October 25, 2021 (the “2040 Plan”). We look to the City Council, our elected Representatives, to Balance the preservation of the unique, and beautiful, Character of our Alpharetta Neighborhoods against the interests of those whose primary objective is to maximize the profit they can make tearing down homes, stripping lots of trees, significantly changing lot grading and, in many instances, impairing the views and sunlight of existing homes with excessively large new structures on relatively small lots. The central question for the Staff and, ultimately, for the City Council is: **What is the proper Balance to permit continued economic Growth in Alpharetta while, at the same time, preserving the beauty and unique character of our Neighborhoods?**

We present our thoughts and recommendations below.

The Situation in Our Neighborhoods

In the *Stonegate Manor* neighborhood, as an example, **18** of approximately 100 homes (almost **20%**) have recently been demolished or sit abandoned for months at a time, often with unkempt yards, waiting to be torn down. Many of those lots have been “clear-cut” of trees, many of which were large, old growth trees of 30-40 inches in diameter and converted to active construction sites, where grade levels are being significantly increased, causing excessive rainwater runoff, where building current City Building Code regulations are being openly ignored, and where trash and building materials are strewn about in plain view (SEE Photos Attached). While there are many examples of these acts of neighborhood blight, some of the most egregious are evident in the enormous new home being constructed on the corner of Canton Street and Shady Grove Lane (in the Stonegate Manor neighborhood), the huge old growth trees torn down across from that property on Canton Street, and the numerous lots on Shady Grove Lane and Pebble Trail that have recently been clear-cut.

It is clear from the above examples and many others, and from the photos attached below, that the current City Code Regulations are insufficient to meet the aspirations of the **2040 Plan**, particularly with

respect to “...maintain[ing] natural areas, protect[ing] established neighborhoods ... (Plan, Page 34), ...preserv[ing] the tree canopy....” (Plan, Page 36), and, most importantly, “...preserv[ing] the character of distinct residential areas...” of Alpharetta (Plan, Page 40). It is also clear that the City’s current enforcement regime falls far short of the unambiguous objective of the Plan to “...Preserve and protect the quality of existing neighborhoods **proactively** through code enforcement and land use decisions that protect neighborhood integrity...” (Plan, Page 47).

We applaud the Staff in recognizing these deficiencies and their attempt to address them by issuing the Overlay Proposal at the City Hall Meeting May 17, 2021. The balance of these Comments will address Questions we have regarding the Overlay Proposal and Recommendations for additional actions the City Council can take to help make the aspirations of the Plan a reality, and to protect the truly unique character and beauty of our Neighborhoods, and all of Alpharetta.

Specific Comments/Questions on Draft Overlay Proposal

1. Support for Infill Overlay District. *The Alpharetta Conservancy **unequivocally supports** the implementation of an “Infill Overlay District” for the affected Neighborhoods (once defined clearly) as a **first step** to preserving the Character of our Neighborhoods and a clear expression of the Community Standards of our Neighborhoods.*
2. Comments and Questions on the Overlay Proposal: We will be separately forwarding a redlined copy of the Overlay Proposal that contains our specific Comments and Questions, which we would like to discuss with the Staff at their earliest convenience. Once these issues are addressed, we believe we can come to a consensus with the Staff on a final Overlay Proposal to be submitted to the broader Alpharetta Community for Comment and, finally, to the City Council for consideration. Among the more salient issues that need clarification are the following:
 - A. New vs Existing Tree Regulations: Based on the Comparison Chart provided by Staff on 5/26/22 there seems to be NO substantive change in the current **130”/Acre** Tree coverage. Query: Where did the 130”/Acre Coverage # come from? Did Staff do any “benchmarking” against other Cities to see if this is sufficient or should be increased for mature Neighborhoods? In reality, 130” could mean just **FOUR** 35” Trees or **FIVE** 30” Trees on an entire one-acre lot which seems to avoid the objective of promoting a “Garden District” Community. Similarly, where did the **TWO** Tree per One Acre Residential Lot minimum come from and how does this protect current old growth trees from being destroyed? Additionally, whatever the final minimum tree mandate is, it should be made clear that in order to maintain the unique and mature “tree-scape” of the Overlay Neighborhoods, that the minimum cannot be met by merely leaving some trees at the back of the lot. Unless there is an overriding health and safety concern, there should be some minimum tree mandate for the street-facing side of every property so that there is no more clear-cutting along neighborhood streets.
 - B. Disparate Treatment of Existing Homeowners vs Developers: We have heard anecdotes that current Homeowners have faced aggressive enforcement of the current Tree Regulations while Developers seem to ignore the Regulations or suffer small fines that do not serve as a deterrence to such violations. How can we level the

playing field to ensure that Homeowners and Developers are treated equally, at the very least?

- C. **Priority of Different Tree Criteria:** The Overlay Proposal should clarify which, if any, of the alternative tree criteria have priority over others. At present, it seems like Developers can just “choose” whichever criteria cost them the least, without consideration of how that choice will affect the Character of the Neighborhood. This “least costly” criteria seems contrary to the aspirations of the 2024 Plan to “...**Preserve and protect the quality of existing neighborhoods...**”.
 - D. **Standards for “Exemptions” or “Variances”:** While some of the proposals in the Staff’s Draft Plan could, in theory, alleviate some of the neighborhood degradation outlined in these Comments, it appears that Developers have often applied for and have been granted Exemptions or Variances from current Building Code regulations. To better understand this process, can you please define the Standards that such Exemptions and Variances are currently granted and, if not currently public, we recommend that such standards be made public and that all Variances or Exemptions be made public, together with the Basis upon which it was granted, if such decisions are not already published for public scrutiny.
3. **Recommendations:** In addition to the Overlay Proposal, the Members of *The Alpharetta Conservancy* respectfully recommend the following additional Actions by the City Council to prevent further damage to the character of the affected Neighborhoods and fulfill the aspirations of the **Horizon 2040 Comprehensive Plan**:
- A. **Public Notice:** As is the case for new business permits in the City, before issuing Permits for demolition of homes and clear-cutting of residential lots, Public Notices should be Posted on the affected properties and a Hearing should be held for Public Comment.
 - B. **Sunlight Provisions:** Proposed Decisions by the City Staff approving clear-cutting of residential lots, removal of old growth Specimen Trees and/or exemptions from tree removal, grade change or building requirements of the Building Code should be **publicly available** for review by residents of Alpharetta, including the written **basis** upon which such decisions were made. A limited “hold” should be placed on issuing permits based on such Decisions and a reasonable “Appeals” process should be implemented for Residents of Alpharetta to express their comments and/or concerns before such permits are issued.
 - C. **Enhanced Deterrence:** The current penalties/fines for violation of the Building Code, including violation of the tree removal, grade change and building height provisions of the proposed Infill Overlay District should be **significantly increased** to serve as a meaningful deterrence of such violations. The reality is that the current fines are no deterrence for the developer of a \$2Million or \$3Million residence. In addition to increasing the fines, there should be harsh penalties for anyone who repeatedly violates these Code Provisions, including, but not limited to temporary prohibition of the offender from obtaining building permits in Alpharetta for some fixed period of time.

- D. Benchmarking Effective Development Regulations: The City Council should commission a Study of other Communities (in Georgia and Elsewhere), such as Serenbe and Savannah, GA, Charleston, SC, Annapolis, MD and Olde Towne, VA, that have successfully enacted Development and Preservation regulations to enhance and preserve the unique character and beauty of their Cities.

Conclusions

In conclusion, we are pleased that the Staff heard our concerns, and the concerns of other Alpharetta Neighborhoods, and has provided us with the Draft Overlay Proposal for review and Comment. We believe this is a great First Step to enact meaningful changes to the Alpharetta Code that is necessary to preserve and protect the unique and beautiful Character of our Neighborhoods, as intended by the **2040 Plan**. We also respectfully request that Staff seriously review our Comments and Recommendations which are intended to improve the Overlay Plan by creating more transparency on existing processes, ensuring that Residents of our Neighborhoods have a real voice in decisions that affect their daily lives, promote effective enforcement and adjusts penalties for Code Violations that will act as a true deterrent to acts that violate our Community Standards and threaten the unique Character and Beauty of our Alpharetta Neighborhoods.

We look forward to discussing these Comments and Recommendations with each of you at your earliest Convenience.

Best regards,

KAPLAN LAW GROUP, LLC

By: /Kenneth S. Kaplan/
Managing Partner

cc: Michael Buchanon
Deborah Eves
Ben Ashwell
Martha K. Kaplan

Photo Exhibits:

Pebble Trail
(A Garden District Exemplar)



Lot Clear-Cutting on Shady Grove



Destruction of Old Growth Trees





Developer Neglected Lots
(Downed Trees in Street For Weeks)



From: [Phay Peltier](#)
To: [Drinkard, James](#); [Cook, Kathi](#); mwoodman@alpharett.ga.us; [Callum, Alexandra](#)
Subject: May 17, 2022 Meeting - Meadowbrook Hills/Milton Glen/Milton Estates
Date: Tuesday, May 31, 2022 5:26:20 PM

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I completely support the City's plan to assist us little guy with the overlay, height restrictions of the new builds, and other requirements to help with the flooding issues we have had.

My main concern is who will be enforcing the new codes for when the developers/builders stray from the guidelines. What repercussions will the builders have? We already have one builder who submitted the specs for a house being built but didn't stay within his own specs and encroached on an existing long time resident's easement of their property line. No one from the City came to inspect what the builder was doing. Are you going to just fine the builders/developers and move on without ever thinking of the little guy? From personal experience, my lawn was run over by the construction vehicles of two mcmansions being built on Meadow Drive. Not only my own yard, but I personally saw two other neighbors' lawns getting run over by construction vehicles. Absolute utter disregard for people's properties by the builders' construction crews.

The quaintness of this neighborhood is no longer that - quaint. The facades of the newer homes all look the same because it's almost always the same developer building cookie cutter mcmansions.

I love being a resident of the City of Alpharetta but sometimes I feel the small guy is being pushed out in favor of those with steep pockets. We are the taxpayers of this neighborhood who elected you to represent us and need your voice.

From: [Shea Looft](#)
To: [Callum, Alexandra](#)
Subject: Meadow Brook Hills Overlay
Date: Wednesday, June 1, 2022 3:38:07 PM

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Hi Alexandra-

Thank you and the rest of the team there for working on this downtown neighborhood overlay for Meadow Brook Hills and the surrounding neighborhoods. We agree with the majority of the proposed overlay presented at the meeting on May 17th.

Our main points are to keep the side setbacks (at least 10 feet on either side) without variance allowance. I think it is important to have breathing room between our houses, for both aesthetic and privacy reasons. I believe if the side setbacks are enforced and the 35' maximum height (measured from original structure), along with the 40% maximum impervious surface, the houses should be in scale to their lot.

We would like it if a design team could review the architectural plans before granting a permit to begin construction in order to ensure that the same house design is not being approved over and over on the same road. Character and charm are our desires for this neighborhood. Instead of a builder constructing "spec" homes, it would be preferred to have unique homes that reflect the owners' individual style, or at least more creatively designed "custom" homes from builders.

Preserving as many of the beautiful trees in our city would be ideal. The suggestion to keep trees located within the setbacks is great, as well as incentives to keep healthy specimen trees.

Thank you again & we look forward to hearing more as the city council meeting approaches.

Shea & Jay Looft
162 Kenneth Drive

From: [David Luffel](#)
To: [Callum, Alexandra](#)
Subject: Meadowbrook Hills / Milton Estates / Milton Glen Infill Overlay District Plan
Date: Tuesday, May 31, 2022 5:04:09 PM

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Dear City of Alpharetta,

Thank you for listening to the needs of residents in these neighborhoods and creating the infill overlay plan. My family and I have lived in the neighborhood for over 20 years. As long-time residents of this neighborhood, it is disturbing to see some of the negative impacts of uncontrolled development and redevelopment.

Our biggest concern is the flooding issues. We have seen Foe Killer Creek flood before, but the flooding has increased in frequency with the building boom of the last 5-10 years. It is very concerning to us when we see new homes being built above the current elevation and with increased concrete (impervious surface) footprints. This leaves current homes more susceptible to flooding from runoff water as well as the creek overflowing. In addition, there is less ground to absorb the water. About 15 years ago, the city proposed adding drainage ponds in the neighborhood, but nothing was ever done. We would like to see the city address these issues.

Another big concern with the new construction is the building heights. Some new homes tower over the adjacent homes, which raises privacy issues. In addition, one of the beauties of this neighborhood is our large tree canopy. Similar to the sign ordinances in the City of Alpharetta, we would like to keep the homes below the tree cover. Furthermore, we would like to see the neighborhood trees preserved as much as possible. When that is not possible, having trees replanted will help.

Architecturally, some of the new, modern homes look out of place in our neighborhood. We would prefer to see new homes built to blend into the neighborhood.

I appreciate your thoughtful consideration of our concerns. Please reach out if you need any additional information or have any questions.

Sincerely,

Bonnie Luffel
3125 Maple Lane
Alpharetta, GA


From: [Anna Henderson](#)
To: [Callum, Alexandra](#)
Subject: Meadowbrook Hills feedback
Date: Monday, May 30, 2022 12:11:20 PM

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Hi there. I live at 375 Heritage Lane, and I have attended all of the meetings we have had this far regarding Meadowbrook Hills' flooding/drainage and architecture concerns.

I would like to express that I would like an overlay. When we had our last meeting earlier this month, we thought the city was going to bring forth more suggestions regarding style of homes, but in fact, the city did not want to restrict what houses in our neighborhood looked like. This is not what we have been talking about. The neighborhood will continue to look like a hot mess hodge lodge of homes if we do not set some guardrails around what the homes should look like- generally speaking. No one here wants an HOA, but this neighborhood's new homes are ranging from farmhouse to modern to a few that actually look really nice with the renovations done. There is no cohesive look. This neighborhood is too important to ignore because of its location and too close to downtown to not consider the ramifications of not placing an overlay. The gentleman with the Alpharetta Conservancy who spoke at the meeting posed an excellent question- what do we want downtown Alpharetta's Garden District to look like? I doubt it's an uncoordinated, mismatched neighborhood of prime real estate of homeowners who are taxpayers and patrons of the district's businesses. I don't think we can ignore the need for an overlay, and I think suggestions from the city should be brought forth at the next meeting.

Thank you.

Anna Henderson

Sent from my iPhone

From: [Deanna Francis](#)
To: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Milton Glen
Date: Tuesday, May 31, 2022 3:11:19 PM

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Good afternoon,

I am a resident at 3003 Maple Ln. in the Milton Glen subdivision. I am one of many concerned neighbors about the water issues in our neighborhood. My home sits right next to the Foe killer creek and has been flooded three times in the last four years. My home has had extensive damage from these floods and it is only a matter of time before my home is hit by another flood. What is the city doing to prevent situations like this from happening again? It is imperative that our neighborhood be taken care of and our issues addressed by the city. We cannot have new builders come in and ruin this neighborhood and cause more water issues for the established homes. We all appreciate your help and open mindedness to help solve this problem. If you have any questions please don't hesitate to reach out to me.

Deanna Francis

From: [Trish Watkins](#)
To: [Callum, Alexandra](#)
Subject: Milton Glen/Milton Estates
Date: Tuesday, May 31, 2022 12:50:41 PM

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Hi, Ms Callum!

I would like to start off by saying how impressed I was with you and the city staff at the last meeting. It was my first one, and I was surprised how neighbors would talk to you, who is trying to do the right thing, and to their neighbors. I thought you all handled yourselves really well.

I am writing this email to express my support for the overlay you proposed. I like the option that the builders can talk to their neighbors and get certain things approved. To me, that is a much better solution than giving builders a blank check to do what they want. My neighbor wanted an additional garage a few years ago and he asked us to sign off on it as it would be within the 10feet of our property. We were happy to do that and happy that he chose to handle it that way. We felt like we still had some control.

So please take this email as a vote for the overlay you proposed.

Thanks again for all you do for our community!

Trish Watkins
3151 Maple Lane

Sent from my iPhone

From: [Judy Guven](#)
To: Citycouncilmayor@alpharetta.ga.us; [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Milton Glenn/ Milton Estates/Meadow Brook Hills
Date: Tuesday, May 31, 2022 2:51:02 PM

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In reference to the meeting May 17, 2022, I totally support the overlay,height restrictions, set back and hardscape requirements proposed at our meeting. We have a major drainage issue that the city has known about for years and no regard was given to this problem when issuing permits to these builders. They have been allowed to clear cut and regrade these lots and build huge houses that over shadow the existing home in our neighborhood. This has caused increased drainage issues and flooding.I have watched builders repeatedly cut down beautiful huge specimen trees which also contributes to the fooding issues due to root loss. Smaller replacement trees don't provide the root systems required to soak up the excess water run off created by these excessively large homes and hardscapes. The existing homeowners and taxpayers who elected you should be shown your utmost consideration on these issues, you are our voice. Please protect our rights, we matter too. I feel like our neighborhood is being raped with no consideration from these builders for any of our rights. They block our streets, tear up our lawns and for some residents they are negatively impacting our property valves due to flooding and in some cases our health. For those of you fighting for us, Thank You. Judy Guven 300 Meadow Dr. [REDACTED]

From: jhivr@me.com
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#)
Subject: Proposed overlay-Stonegate Manor
Date: Tuesday, May 31, 2022 9:40:13 PM
Attachments: [image001.png](#)

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Good evening all

First of all, I wanted to thank you for your time and the effort that has gone in to hearing the residents out.

We were the first to build a new, big house on Pebble Trail a few years ago so it would be hypocritical of me to try to prescribe to others what they may and may not build in our neighborhood. There are however a few things that we would like to see enforced:

- That at least 90% of the trees in the side and rear set back be preserved.
- That at least 33% of the tree in the front setback be preserved.
- Storm water retention/management be required.
- Sediment control be enforced which includes keeping our roads clean from debris, nails, screws and mud.
- The building site be kept clean from trash and a dumpster be on site at all times.
- If recompense is agreed upon for trees taken down that the issuance of the CO be contingent upon the recompense.

Thank you again.

Johan & Christelle van Rensburg
230 Pebble Trail

From: Callum, Alexandra <acallum@alpharetta.ga.us>
Sent: Friday, May 20, 2022 3:21:11 PM
To: Callum, Alexandra <acallum@alpharetta.ga.us>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Follow Up To May 17, 2022 Meeting

Good afternoon.

Thank you to everyone who was able to join us this past Tuesday for the discussion of components of a possible infill development overlay. This was the third meeting that we have had with residents and property owners in Meadowbrook Hills, Milton Estates, and Milton Glen as we work to address concerns that many of you have shared with us about stormwater, the tree canopy, and preserving neighborhood character.

From: [Reynolds, Josh](#)
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#)
Subject: RE: Comparison Chart
Date: Thursday, May 26, 2022 1:40:34 PM
Attachments: [image001.png](#)

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Thanks for taking the time to meet with us. I really appreciate the time the city staff and consultants have put into this. There definitely has been a lot of time and thought invested in the overlay.

Hopefully you're getting a lot of feedback and thoughts from residents of the affected neighborhoods and not just builders/realtors or other people just interested or upset about trying to build in our neighborhoods.

Trees

Is there a way to post that trees will be removed? No additional steps on approvals, but I think that some of the complaints around trees would go away if residents knew when trees were coming down before they came down. There's something upsetting about leaving in the morning and then coming home to see a whole property of trees removed in a day.

Also, posting something would let residents know that everything is permitted. A lot of the tree removal occurs on Saturdays and having confirmation it had all be approved would simplify things.

There still appears to not be very much teeth in the tree ordinance. There are some good ideas about the sideyards and the limits of disturbance, but could fees be adjusted for removal of the larger trees? Or somehow put those fees back more directly into the neighborhoods?

New Buildings

In addition to helping to define the average grade around the building, is there also a way more clearly define the height of the building? Per a recent e-mail shared with me, 35-feet isn't the maximum total building height. It's the average of the roof. That just seems like a method that builders could take advantage of with the design of the house. Per the markup you just shared, 35-foot is listed as the maximum building height.

Is there any evidence that any of these stormwater improvements are making a difference? I like the idea of limiting the overall impervious %, but the lots as a whole are just changing completely versus what was there before. Maybe there's not a one size fits all approach to stormwater that can be analyzed for each lot? Something definitely needs to be done for new buildings, but maybe it's not just pipes and more pipes.

Existing Ordinance

I think it is important to enforce the code in a consistent manor. I know per our zoning there is at 35-foot front setback. But it is being enforced as a 50-foot buffer to more closely match the existing homes. I like the 50-foot buffer as it provides consistency along the streets but the City needs to

If this area is as popular as everyone seems to say, seems like more cost could be put into plans to create more custom homes that fit into the neighborhood. Our neighborhoods are not the cookie cutter type where they should be able to just place their standard house on every lot. If they have one that fits, great, but otherwise, create something that fits into the area it's being built.

Thanks.

Kimley-Horn

Sent: Thursday, May 26, 2022 1:27 PM

[illegible]

From: [Leah Arnold](#)
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#); [Dudley Arnold](#)
Subject: Re: Comparison Chart
Date: Thursday, June 2, 2022 11:46:47 AM
Attachments: [image001.png](#)

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Good afternoon,

I wanted to respond to the proposal as a home owner at 325 Heritage Lane. I have been attending the meetings to gather information and hear opinions on both sides even though they seem mainly loudest from those who oppose the new homes. We appreciate the change occurring in the neighborhood as it greatly increases the value for all in the neighborhood and has brought in more families. I understand the concern of the flooding / drainage but I am not fully convinced it is all due to home development in our neighborhood. I would like to continue to see the neighborhood thrive and allow development and change. This is a similar transition that happened in Buckhead years ago and those who do not want to change their home are not required to but should not be controlling what other home owners can do to their property especially since there is no HOA. While I can appreciate keeping trees there is also a need to remove as we are not even able to grow grass in our yard due to the large tree coverage and would have a more attractive yard if we could remove some. There is always a balance to everything and it seems would mostly be met with what the city is proposing. Overall, I believe the property owners should be able to make changes to their properties within the current confines the city has as there are many restrictions already in place. I appreciate the city's time being spent on this but would prefer to address drainage concerns more than how a specific house may or may not look and the number of trees it has in the yard.

Thank you,
Leah & Dudley Arnold

On Thursday, May 26, 2022, 01:27:04 PM EDT, Callum, Alexandra <acallum@alpharetta.ga.us> wrote:

Good afternoon,

Please see attached for the comparison chart that was discussed at the May 17, 2022 meeting. Please note that there is no additional new information, only what was requested. Our staff is currently still in the process of reviewing all comments. Thank you for your patience, and if you have any additional questions, feel free to email me.

Thank you,

From: [Drinkard, James](#)
To: [Elaine Morgan](#); [Cook, Kathi](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: RE: Feedback on Proposed Overlay
Date: Friday, May 27, 2022 11:43:08 AM

Elaine:

Thank you for sharing your thoughts and for your ongoing support of this effort.

James

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014
CELL: 770.653.1738
FAX: 678.802.3293
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: Elaine Morgan [REDACTED]
Sent: Friday, May 27, 2022 9:44 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Feedback on Proposed Overlay

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Hello,

First, I want to acknowledge the efforts put into this discussion. I very much appreciate the additional resources assigned to research and review this issue. I do feel that the team has listened to our concerns, and candidly I don't envy the challenge of Community Development or City Council in finding fair/equitable solutions. I recognize the complexity. I also recognize that this matter is highly time-sensitive with the rate of requested new builds, and the parallel path to define a plan to address stormwater/drainage issues.

My perspective is based on the following:

- I am a 4-year resident of Meadowbrook Hills, invested in a renovated ranch
- Meadowbrook Hills is a distinct neighborhood but connected to communities defined as Milton Glen and Milton Estates - development that occurs in Meadowbrook Hills has an impact on the adjoining neighborhoods
- Meadowbrook Hills has the current highest % of new large homes that have been built with no additional overlay/building restrictions within the "garden district" and **should be recognized as distinct**

- 19* of 51** (37%) existing homes have been replaced with new homes, many with pools that exceed 1) 50% impervious 2) height/width 3) elevated lot and/or 4) improper tree removal or replacement. 9* of 51** homes have been updated/renovated. These two numbers combined place us at 50% of the original 51 homes; we are at a tipping point of "preserving" any original character * This number reflects homes that are already built and/or in building stage under permit

** This is based on the original plat for Meadowbrook Hills - may vary slightly if the plat has been modified/expanded in recent years

- It has been established that our neighborhood and adjoining neighborhoods have a significant drainage and flooding issue, dating back to the mid-1980s, currently sitting with City Council and a highly-visible issue; what is not established is the full scope, the root cause, the solution, the timeline of a comprehensive and sustainable solution

- Until a full analysis is conducted to determine these factors, additional development must be **thoughtfully and proactively** managed so as not to further contribute to the flooding/drainage issues. If the new overlay is not approved, we will strongly advocate for a moratorium on additional permits until the drainage/flooding analysis is complete.

- While builders, developers and realtors hold a short-term interest in our community, the homeowners hold the long-term perspective on value and interest in preserving the character of the neighborhood

Feedback:

Lot and Building Standards - AGREE with maximum 1500 sq ft facade; height of homes should not exceed 30 feet from existing lot; however, additional design review required to ensure this fits scale of the lot, the home and neighborhood. Need limits on multiple consecutive maximum height homes to prevent "cookie-cutter" neighborhood.

Stormwater Mitigation: STRONGLY AGREE Must be limited to 40% impervious surface at least until full study of drainage/flooding in this neighborhood. Any request for variance must be posted publicly in neighborhood prior to presentation at city hall

Tree Preservation: AGREE Additional consideration to be given to existing water oaks and specimen trees. All trees are not equal (as quoted by Councilman Hipes) indicating that Water Oaks absorb 10x the water as other trees. Removal of these trees must be seen as impacting stormwater mitigation. Post notice of request for tree removal

Design / Architectural: STRONGLY SUPPORT ADDING a design review board to be established for this neighborhood (following City of Alpharetta model) to mitigate risk of designs that 1) do not blend with current and 2) are not in line with the scale, design and 3) preserve the character of this distinct area. This can be done via prohibiting certain styles (ultra-modern, castles, temples), colors (purple, pink, yellow) or by guiding principles following the required housing designs for downtown Alpharetta. **This is the only way to support the policy defined in the 2040 Community Housing Vision.**

Background/rationale:

Community Housing Vision from 2040 Comprehensive Plan:

Promote and encourage residential densities and designs that ensure varied living areas and housing types

- **Preserve the character of distinct residential areas**
- **Design quality and long-term value into residential development to maintain appearance and property value**
- Defined/Approved Policy: **Preserve the character of distinct residential areas:**
 - **Preserve Garden District of Alpharetta**
 - Explore regulations that limit height, massing and lot coverage in order to protect existing neighborhoods from incompatible infill development
 - **Manage scale of homes to lot size**
 - Manage density
 - **Preserve** history in the city
 - **Preserve tree canopy**

2030 Comprehensive Plan:




The proposed overlay is simply the extension of these already-agreed-upon strategies and the only way to preserve any remaining character of these neighborhoods. I strongly support the proposed overlay with the addition of a design review that has a holistic view of the long-term vision of the city and can ensure that the defined strategies are followed.

Elaine Morgan
245 Meadow Drive

From: [Cook, Kathi](#)
To: [Garrett Wiley](#)
Cc: [Woodman, Michael](#); [Callum, Alexandra](#); [Drinkard, James](#)
Subject: RE: Greater Atlanta Home Builders Association - Overlay District Changes
Date: Friday, May 27, 2022 4:20:14 PM
Attachments: [image002.png](#)
[image003.png](#)

Garrett,

Thanks for reaching out and we most certainly are seeking comments, I would like to see your specific concerns. You reference an upcoming meeting on June 21 regarding stormwater which is a meeting that Community Development staff will not be attending and the overlay will not be discussed. The June 21 meeting is regarding existing stormwater concerns and possible solutions and will not address possible new construction requirements.

Michael and I can meet with you June 15 or 16 between 9 am and 11 am, let me know if either day/time works for you.
Have a great weekend!



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Garrett Wiley [REDACTED] >
Sent: Friday, May 27, 2022 4:10 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>
Subject: Greater Atlanta Home Builders Association - Overlay District Changes

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Good Afternoon,

Happy Memorial Day weekend!

Earlier this week, several of our builders reached out regarding the proposed changes to the overlay district. We had the opportunity to watch the most recent community meeting regarding these changes and determined that you all might appreciate the feedback from the residential

construction community as well.

Please see the attached letter and let me know a convenient time for all of us to get together for a discussion.

We look forward to a constructive conversation regarding the proposal, and hope that we can work together with City staff and residents on a positive outcome.

Thank you,

Garrett Wiley

Greater Atlanta Home Builders Association

Government Affairs Director

[REDACTED]

[REDACTED]

[REDACTED]

www.atlantahomebuilders.com



From: [Joe Gillis](#)
To: [Drinkard, James](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: RE: Meadow Brook Hills / Milton Estates / Milton Glen Drainage and Development
Date: Tuesday, May 31, 2022 5:58:45 PM

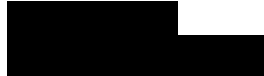
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Good afternoon,

I understand you are looking for feedback on the meeting May 17th - I looked at the comparison chart and was very pleased - it looks to be some steps in the right direction. I was unable to attend the last meeting but I appreciate the effort the City is making on this issue.

Sincerely,
Joe Gillis

Joe K. Gillis



Linkedin: joegillis
Twitter: @Gilltrans

On 05/20/2022 11:43 AM Drinkard, James <jdrinkard@alpharetta.ga.us> wrote:

Brandi:

We will be sending the link along with the presentation slides and handout from Tuesday's meeting to everyone this afternoon.

James

JAMES T. DRINKARD

ASSISTANT CITY ADMINISTRATOR

CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014

Subject: Re: Meadow Brook Hills / Milton Estates / Milton Glen Drainage and Development

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Hi James,

Where can i find the recording of the meeting on Tuesday?

On Sun, May 15, 2022 at 12:04 PM Drinkard, James <jdrinkard@alpharetta.ga.us> wrote:

Brandi:

The meeting is set to start at 5:30 PM. A reminder email with details will be sent to everyone tomorrow from our Community Development Department.

James

JAMES T. DRINKARD

ASSISTANT CITY ADMINISTRATOR

CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014

CELL: 770.653.1738

FAX: 678.802.3293

EMAIL: jdrinkard@alpharetta.ga.us

[2 Park Plaza](#)

Alpharetta, GA 30009

Phone: 678.297.6000

From: [Binder, Jason](#)
To: [Brandi Reynolds](#)
Cc: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Re: Meadow Brook Hills/ Milton Estates/ Milton Glen OVERLAY
Date: Tuesday, May 31, 2022 9:51:47 AM

Good morning Ms. Reynolds,

Thank you for reaching out. I know that our staff is working diligently to propose a common sense solution that will help provide an overlay that will balance any new development within the existing neighborhood.

It's great to hear from existing residents who have already invested in our community for years. I'm especially sensitive in making sure we understand any and all impacts to your property. I'm a firm believer that people can exercise their rights to rebuild their property as long as it doesn't infringe on their neighbors. Keeping the character of the neighborhood, a healthy tree canopy and stormwater water concerns are valid and should be addressed by any new investors within the overlay. Staff is doing a good job to understand where that line should be between existing character and redevelopment before they propose a solution to City Council.

Thanks again for your email. It is always good to hear from our homeowners. Feel free to contact me if you need anything else.

Best,

Jason Binder

Sent from my iPhone

On May 31, 2022, at 9:12 AM, Brandi Reynolds <breynolds1286@gmail.com> wrote:

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Good morning,

Thanks so much for taking your time and working with the neighborhood. Hopefully the residents are reaching out with their input and not just builders and realtors that don't live here. They definitely have an incentive to not change the status quo. With how popular our neighborhoods are, seems like a little extra attention could be made to keep our area special.

I agree with the recommendations made within the overlay. There are

definitely some high level things that should be considered.

- Keep the character of the neighborhood. Making sure that the new homes and the existing homes have a cohesive feel. Without new homes towering over the existing homes. Not only does this look off with the current homes, it is also creating privacy issues. I think there was a missed opportunity here. There are many quaint neighborhoods in Atlanta that are charming and full of homes that have been remodeled or rebuilt but kept the cohesiveness and character of the neighborhood. Many of those homes are without garages or pools in the back, yet people are still willing to pay a high price to live there.
- Ensure that the improvements aren't negatively impacting downstream drainage. Even with these new drainage requirements, how are we ensuring that the downstream homes aren't hurting? With elevating these new homes, how does this affect the homes next door? It's sad to see there wasn't much thought put into our neighborhood, especially since the area has a known drainage issue. That should have been taken into consideration before these larger footprint homes were built and are continuing to be built. This just seems careless to me.
- Trees are an important part of our neighborhoods and it would be great to keep as many of the large trees that are in good condition. I like that there are additional requirements proposed to keep as many as possible. I think this is necessary otherwise all the lots will keep getting clear cut to allow as big of homes as possible.
- Consistency with the zoning code. Mostly regarding the front setbacks and the building heights. It seems like answers from the city vary based on the lot.
- Is there anything that can be done to ease the impact of construction on the neighbors? The builders come in and block the streets, reduce privacy of the neighbors, and then get out. While the neighbors are experiencing a complete shift in their lifestyle. There are many of these construction sites that have dumpsters yet for some reason there is trash all over the ground. I cannot tell you the gross things my toddler has picked up or the dogs that are finding chicken bones while out on their walk.
- Seems like there is a push from the builders and realtors about individual property rights but seems like it should also be about the rights of the existing property owners as well. Why should a new house

be able to negatively impact the existing owners?

Thank you again for hearing us. I appreciate all the work that has gone into this. It was really discouraging for us to hear that a realtor who lives in our neighborhood had emailed the builder and realtor community to attend the last meeting and to pushback on any restrictions. So, I hope you are listening to the actual residents who live in our neighborhoods.

Thank you,

Brandi Reynolds
230 Meadow Dr.

--

Brandi Reynold



From: [Cook, Kathi](#)
To: [Cara Becker](#)
Cc: [Shostak, David](#); [Callum, Alexandra](#)
Subject: RE: Meadowbrook Hills overlay draft
Date: Friday, May 27, 2022 2:08:30 PM
Attachments: [image001.png](#)

Cara,

It may be a good idea if we include in the overlay that staff can provide up to a 20% variance for setbacks in order to save existing trees.



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Cara Becker <carabecker1@gmail.com>
Sent: Thursday, May 26, 2022 10:35 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Meadowbrook Hills overlay draft

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,

Thank you for the time and thought put into the overlay draft. I found it to be a considered and balanced approach to managing the growing pains that the neighborhood is currently experiencing. I believe defining a 1500 sq foot frontage (with 20-ft set-backs that don't count toward that 1500 sq ft) will result in more custom homes, which would be designed with consideration for their lots and surroundings.

I support this, even though it may complicate our own building plans due to the size/shape of our lot (.4 acre wedge) and my desire to save a specimen water oak in the backyard. As you can see from the survey, building "back" is very limited. Will there be any consideration in frontage and/or set backs for those who are legitimately limited by lot dimensions and trees?

During the meeting last week, some attendees expressed concerns about "government overreach". I've always thought the role of government was to represent the desires of its citizens- and to balance those desires when conflict arises. I believe this overlay draft does so.

From: [Valerie McIntyre](#)
To: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Response to City Meeting
Date: Tuesday, May 31, 2022 3:56:24 PM

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.

First of all, I want to thank you all for the attention that has been and is being given to the issues surrounding construction, flooding issues, etc. as relates to the Milton Glen Estates and Meadowbrook subdivisions. My concerns are as follows:

1. First of all, flooding. My husband and I have been here since 1993 and have seen many instances of major flooding which is a multifaceted issue but as relates to recent construction, seems to be made worse by the increase in impervious surfaces promoted by the larger square footage of much of the more recent construction in conjunction with removal of larger, water-loving trees with no requirement to replant on the same property where these trees were originally removed from. (I have wondered how long Alpharetta may be able to retain its Tree City status unless more care is taken in this area).
2. To me, a secondary issue is one of creating a cohesive, unified look to the subdivision. (For example the white-washing of older residences to give more of an updated look and to help blend older and newer construction.) I think to foster a spirit of unity, **a little give-and-take seems to be in order**. For instance, the privacy issues that can develop when you have a house that towers over the one next door with windows which face the shorter home. Everyone needs to feel like they have a little privacy in their own homes.
3. I get out daily to walk our dog and literally cannot have a leisurely walk because of the sheer volume of construction vehicles on our roads. Don't really know what can be done about this. Hopefully this issue is temporary and will be self-correcting.

Thank you!
Valerie McIntyre
218 Mayfield Circle
Alpharetta

5/18/22

ROSEN CUSTOM HOMES
11960 Williams Club PL
ROSWELL, GA 30075
ROSENCUSTOMHOMES.COM
ROSENCUSTOMHOMES@YAHOO.COM
678-233-7813

When I built my first house many years ago, I went to the building department, filled out an application, paid a small fee, and walked out of the office with the permit in hand, all under an hour of time. Construction started the next day. Now it takes me approximately of 6 months to get a permit, and tens of thousands of dollars in engineering reports to meet the stringent requirements in place. This adds costs to the home and makes housing less affordable. It also restricts supply because I used to build 2 houses in the same amount of time it takes me now to build one.

When I hear about more regulations and restrictions being talked about, it frustrates me. It's natural for people to want shelter, almost a necessity of survival. When one does not have shelter, they like construction, and seek out areas where there are available homes. Yet, once they have a roof over their head, they want all construction in their neighborhood to stop, immediately. It is a selfish mindset that inflicts a small, very vocal group of individuals. Once they have theirs, who cares about anyone else.

This philosophy has taken ahold in California particularly , and as a result they have a housing crisis. Not only are their homes the most expensive in the nation, they also have the highest percentage of homeless people. This is a result of failed housing policies. They restricted what and how could be built so much, that it created a catastrophe.

For some reason, there are jurisdictions in areas I currently build in the state of Georgia that are trying to emulate the California housing policies. I truly believe its because the vocal minority are getting their way, and no one wants to stand up against them. Fear to stand up for what is right is causing housing supply to decrease in respect to population growth. This restricted supply of course causes prices to rise disproportionately.

As of now, the city of Alpharetta has the most stringent requirements and restrictions of any jurisdiction I build in. I think to myself at least it could not get any worse. Then I hear about proposed changes that would make it almost impossible to build new homes. I will have no part of it. It will force me to build in other areas that want housing.

As far as Meadow Brook Hills subdivision, it's the selfish trying to rule everyone else. Here are the facts; when their house was built, there was no silt fence or tree saved used to control erosion and protect trees. There was no water quality management required. Some did not follow setback rules either. Their houses still dump water onto other people's homes and they do nothing to mitigate it. Their houses are not energy efficient like a new home, and most of them contain asbestos, which is an environmental hazard.

Why are they not regulated to clean up their mess at their own expense. I would argue those houses are more detrimental to the Meadow Brook Hills community than the new, energy efficient , environmentally friendly new homes being built. The new homes have to control the silt, protect the trees, and contain their water.

If we let the small mob control housing policy, we will suffer with reduced supply and increased prices. I never mentioned the word FREEDOM yet, as that is the ultimate price people pay when the selfish take control. Let's not reward the narrow minded, selfish, hateful group trying to ruin this city.

Sincerely

A handwritten signature in cursive script, appearing to read "Jason Rosen".

Jason Rosen

From: [Jennifer Sheppard](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Stonegate Manor - Response to Overlay
Date: Tuesday, May 31, 2022 7:02:04 PM

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.

Hello –

Thank you again for the time you have put into listening to residential concerns around the building and tree clearing in our neighborhood.

A quick note about my perspective and interest in this situation:

- I purchased my home on Pebble Trail in 2017.
- I have made approx \$130k in improvements to the existing home with no changes to footprint, height or trees. Proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance. All while improving property value.

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: I see and hear many instances where the current City Arborist sides with the developer and established, healthy trees continue to be approved for removal despite their importance in the character, canopy, drainage situation, etc of our community. Understanding it is hearsay but for the means of example, a perfectly healthy tree was approved for removal b/c the arborist said “it will die in 15 yrs” - why are things like this happening? It needs to be addressed.
 - Suggestion: where the lot meets to exceeds 30% coverage, an assessment of the total inches on the property is made and a maximum of 25% of this tree density can be removed. 130 inches is just 4 medium sized trees on a lot that could have 50 inches
 - Suggestion: specimen trees simply cannot be taken down unless dangerous
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The 2030/2040 vision talks about the desire for Alpharetta to become an authorized Tree City. I see no evidence of focusing on maintaining current tree canopy and prevention of removal. A small fine is not going to stop someone who's building a \$2M or profiting from building that home.
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.
- I fully support the position of the Alpharetta Conservancy Group

Thank you for your support. Feel free to reach out with any questions.

Best,

Jennifer Sheppard
265 Pebble Trail

