



PLANNING COMMISSION MEETING NOVEMBER 3, 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 October 6, 2022

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

- a. a. Reconsider approval of the amended meeting minutes of August 4, 2022

VI. PUBLIC HEARING

- a. **Z-22-14 / CU-22-08 / V-22-27 / North Fulton Pharmacy/ 2385 Old Milton Parkway** **DEFERRED: This item has been deferred by the applicant. It will not be heard or considered during the November 3, 2022 Planning Commission meeting.** Consideration of a rezoning, conditional use and variances to allow for the construction of an 8,000 SF office over retail building and 9 'For-Sale' townhomes on 1.31 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow a 'Drug Store (Pharmacy)' and 'Restaurant' to allow a coffee shop. Variances are requested to allow some front-loaded townhome units and to allow an alternative parking lot island layout. The property is located at 2385 Old Milton Parkway and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.
- b. **CU-22-10 / Foamworks Alpharetta / 11725 Cotton Creek Entry**
Consideration of a conditional use to allow a 'Car Wash' for Foamworks on a property previously developed and used for a car wash. The property is located at 11725 Cotton Creek Entry and is legally described as being located in Land Lot 44, 1st District, 1st Section, Fulton County, Georgia.
- c. **PH-22-12 / Brookside Small Area Plan**
Consideration of a resolution to adopt the Brookside Small Area Plan.

VII. ADJOURNMENT



Planning Commission Meeting October 6, 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

- Community Development Office Manager, Alex Callum called meeting to order at 6:30 p.m.

II. ROLL CALL

A. Planning Commissioners Present

- Karen Richard
- Todd Stratton
- Jill Reynolds
- William Perkins
- Martine Zurinkas
- Jamie Bendall (Alternate)

B. Planning Commissioners Absent:

- Francis Kung'u
- Fergal Brady
- Valerie Manley (Alternate)

C. Staff Present:

- Kathi Cook, Director of Community Development
- Michael Woodman, Planning + Development Services Manager
- Eric Graves, Senior Transportation Engineer/Planner
- Alexandra Callum/Tracy Jackson, Planning + Zoning Coordinator

D. Nomination of Chair

In the absence of Chairman Kung'u and Vice Chair Fergal there was a nomination of a commissioner to serve as chair during the October 6, 2022, Planning Commission meeting.

- ❖ Commissioner Reynolds offered a motion to appoint Commissioner Richard as the Chair of the Planning Commission during the October 6, 2022, meeting.

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

III. APPROVAL OF MEETING MINUTES

Commissioner Reynolds offered a motion to approve the meeting minutes from September 1, 2022.

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

IV. ITEMS FROM BOARD MEMBERS

- There were no items for Commissioners.

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

1. CLUP-22-03 / Z-22-11 / V-22-20 / Mid Broadwell Residential

- Planning & Development Services, Manager, Woodman came forward to present this item.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of seventeen (17) 'For-Sale' single-family detached homes and 26 'For-Sale' townhomes on 10.77 acres. A comprehensive land use plan amendment is requested from 'Commercial' and 'Medium Density Residential' to 'Medium Density Residential' and a rezoning is requested from C-2 (General Commercial), O-I (Office-Institutional) and R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential) to R-4A/D (Dwelling, 'For-Sale', Attached/Detached, Residential – Medium Density). Variances are requested to reduce the minimum width of townhomes, reduce front and rear setbacks, increase maximum building coverage, and reduce undisturbed buffers. The property is located at 510 Mid Broadwell Road and O Broadwell Road Rear and is legally described as being located in Land Lots 1248 & 1249, 2nd District, 2nd Section, Fulton County, Georgia.

- The applicant, Toll Brothers, is requesting a comprehensive land use plan amendment, rezoning and variances to allow for the construction of seventeen (17) 'For-Sale' single-family detached homes and 26 'For-Sale' townhomes on 10.77 acres. The proposed density is 3.99 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Commercial' and 'Medium Density Residential' to 'Medium Density Residential' and a rezoning is requested from C-2 (General Commercial), O-I (Office-Institutional) and R-10M (Dwelling, 'For-Rent' and 'For-Sale', Residential) to R-4A/D (Dwelling, 'For-Sale', Attached/Detached Residential – Medium Density). Variances are requested to reduce minimum townhome width, reduce front and rear setbacks, increase maximum building coverage, and reduce undisturbed buffers. The subject property is located at 510 Mid Broadwell Road and O Broadwell Road Rear on the southwest side of Mid Broadwell Road and west of Wills Road.

- The undeveloped property is heavily wooded and has an intermittent stream near the middle of the property.
- The submitted site plan depicts eighteen (18), two (2) story 'For-Sale' townhomes oriented to Mid Broadwell Road with another eight (8), three (3) story townhome units and seventeen (17), two (2) story single-family detached homes on the remaining portion of the property.
- The average lot size of the detached product is 6,933 square feet and 2,015 square feet for townhomes. The 24' wide townhomes are rear loaded and detached homes are front loaded. Access to the property is proposed from a new driveway on Mid Broadwell Road.
- The property is heavily wooded, consisting of a mix of hardwoods and pines. The applicant's arborist assessment identifies twenty (20) specimen trees on the property, of which seven (7) are depicted to be saved. Only one (1) tree save is depicted outside of a required buffer. Additional specimen trees, tree groupings and/or trees of quality should be identified and saved. A non-perennial stream is located in the midsection of the property near the Cortland Lex. Two (2) detention and water quality areas are depicted on either side of the stream. If approved, detention ponds should be designed to have a natural appearance and improved as a neighborhood amenity.
- The applicant studied whether or not a westbound left-turn lane or eastbound right- turn lane were warranted for the proposed development along Mid Broadwell Road. The study concluded that the westbound left-turn lane was needed; however, the eastbound right-turn lane was not. The project access should be designed to comply with applicable design standards, including sight distance and appropriate shift taper and storage length.
- Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning and variance. The comprehensive land use plan amendment and rezoning from commercial to residential can be supported, given that the surrounding area is developed with residential uses and a portion of the property already carries a 'Medium Density Residential' future land use designation. In addition, the property is located just outside the Downtown in an area representing a transition from lower to higher densities. Also, the change in use would likely have less impacts on public facilities and services.
- The unusual shape and topography are challenges impacting the property and the area is on the edge of the Downtown, representing a transition between lower and higher densities. The variance requests are related to a desire for transitional regulations, i.e., shallower setbacks and greater building coverage. Also, there is a large amount of open space within the development due to buffers and stream buffers, which helps offset an increase in maximum building coverage. If approved, it is recommended that encroachments into undisturbed buffers be limited in order to protect surrounding development.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with Hunter's Oaks residents on June 21, 2022. According to the applicant, the main concerns were provision of a buffer adjacent to Hunter's Oaks and existing flooding problems near the western boundary of the property. A representative from Hunter's Oaks provided the applicant with a list of requests, which included a 20' buffer (evergreens and privacy fence) adjacent to Hunter's Oaks, maintain 50' undisturbed buffer adjacent to Cortland Lex, reduce density (1:1 lot ratio), provide dimensions for detached homes, arborist report with boundary trees, and leave western portion of the property undisturbed.

The city has received correspondence from residents in the area with concerns over density, traffic, timing of traffic study, buffer variance, provide buffer adjacent to Hunter's Oaks, stormwater runoff, 1:1 lot ratio adjacent to Hunter's Oaks, tree removal, impacts to boundary trees, and lack of greenspace. City Staff met with Hunter's Oaks residents on July 25, 2022. Concerns voiced at the meeting were similar to those listed above and below.

- The CZIM was held on July 13, 2022. There were several questions and comments from the public with concerns over high density, traffic, impacts to environment, variances, timing of traffic study should be when school is in session, townhomes, stormwater runoff, tree removal, separation or buffer adjacent to Hunter's Oaks, proximity of project to intersection at Wills and Mid Broadwell, 1:1 lot ratio adjacent to Hunter's Oaks, modifications to Mid Broadwell Road, removal of undisturbed buffer adjacent to the Lex, noise, guest parking, stream impacts, and impact on off-site boundary trees.
- The applicant amended the public hearing request and revised the site plan based on a rezoning to R-4A/D. The revised site plan was shown to the public at the August 10, 2022, CZIM. There were public comments with concerns over density, proximity of project entrance to intersection at Wills Road, stormwater runoff, traffic, zoning should be R-15, streetscape improvements, 1:1 lot ratio adjacent to Hunter's Oaks, tree removal, and need a buffer adjacent to Hunter's Oaks.
- Staff is recommending that Planning Commission approve CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Residential, subject to the following conditions:
 1. The site, consisting of approximately 10.77 acres, shall be zoned R-4A/D and developed substantially similar to site plan prepared by Paradigm, dated 9/28/2022, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. The comprehensive land use plan designation of the property shall be 'Medium Density Residential'.
3. Home and townhome architecture and materials shall be substantially similar to the submitted renderings and elevations, labeled Exhibit A, and shall have 3-sided architecture and materials, as approved by Staff.
4. Minimum 20' decorative landscape strip shall be provided along Mid Broadwell Road, consisting of trees, shrubs, and ground cover, as approved by Staff. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
5. Detached building setbacks shall be: Front – 20', Side – 5', and Rear – 20'. Townhome building setbacks shall be: Front – 10' (35' on Mid Broadwell Road), Side – 0' (20' b/w buildings), and Rear – 0' (w/rear alley).
6. Project frontage and entrance shall include a decorative wall, fencing, and/or berm and ornamental plantings, as approved by Staff.
7. A 50' revegetated buffer, of which 30' shall remain undisturbed, shall be provided adjacent to Cortland Lex, with final approval by Staff. A 50' undisturbed buffer, replanted where sparse, shall be provided adjacent to 500 Milton Avenue, as approved by Staff.
8. A 25' revegetated buffer shall be provided along the south shall be property line, as depicted on the site plan prepared by Paradigm, dated 9/28/2022, and shall be planted with a mix of evergreen trees and shrubs to provide a visual screen, as approved by Staff. Existing trees saved in the buffer were not in conflict with site balancing and utility installation.
9. Per applicant's agreement, developer shall provide a 6' privacy fence along the south property line adjacent to Hunter's Oaks with fence terminating at the end of the internal street. Fence shall be maintained by the new HOA.
10. Detention facilities shall be developed with a natural appearance and improved as a neighborhood amenity, as approved by Staff.
11. Developer shall plant street trees in the 6' planter, as approved by Staff.
12. Open space shall be developed with decorative landscaping, hardscape, and lighting, as approved by Staff.
13. Developer shall improve Mid Broadwell Road frontage with a minimum 6' sidewalk, 6' planter planted with street trees, and decorative pedestrian lighting, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff. If necessary, developer shall extend sidewalk along Mid Broadwell Road to connect with the off-site sidewalk on the adjacent Cortland Lex

property. Off-site sidewalk improvements shall be eligible for impact fee credits.

14. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
 15. Unfinished wood fences and decks shall not be visible from Mid Broadwell Road.
 16. Trees shall be preserved as depicted on the plan prepared by Paradigm, dated 9/28/2022.
 17. Developer shall identify and save additional tree groupings and/or trees of quality outside of required buffers, as approved by Staff.
 18. Streets less than 24' wide shall be marked "No Parking".
 19. Developer shall construct a westbound left-turn lane on Mid Broadwell Road at the project entrance to the site, as approved by Staff.
 20. project access shall be designed to comply with applicable design standards, including sight distance and appropriate shift taper and storage length, as approved by Staff.
 21. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from off-site.
 22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- Chairman Richard asked about the applicant's changes to the conditions and asked Mr. Woodman to go over those.
 7. A 50' revegetated buffer, of which 30' shall remain undisturbed, shall be provided adjacent to Cortland Lex, with final approval by Staff. Applicant shall be granted a variance for the encroachment of Lots D1 & D2 into the buffer as shown on the site plan. A 50' undisturbed buffer, replanted where sparse, shall be provided adjacent to 500 Milton Avenue, as approved by Staff.
 9. Per applicant's agreement, developer shall provide an **8' 6"** privacy fence along the south property line adjacent to Hunter's Oaks with fence terminating at the end of the internal street. Fence shall be maintained by the new HOA.
 23. The agreed to 7 Conditions with Hunters Oaks abutting property owners are incorporated herein by reference and made a part of the Conditions.

MID BROADWELL RESIDENTIAL REZONING CONDITIONS AGREED TO WITH
ABUTTING NEIGHBORS HUNTER'S OAKS SUBDIVISION

1. Council approved condition, an 8' opaque privacy fence will be constructed within the 25' buffer abutting the Hunters Oaks Subdivision, stopping at the western end of the internal subdivision road on the property. The fence shall be finished on both sides and be located interior to the development property line.
 2. Developer will agree to leave as much of the 25' buffer along the Hunters Oaks property line as possible undisturbed, as determined by the grading and utility plans. In those areas which will be disturbed, Developer will replant those areas to buffer standards per the City of Alpharetta Code.
 3. The property shall be developed substantially in compliance with the site plan dated September 28, 2022, as may be modified by conditions imposed by the City of Alpharetta. A copy of the site plan is attached.
 4. All street and sidewalk lighting in the project will be directed interior to the development to limit light intrusion into Hunters Oaks Subdivision.
 5. Single Family Detached Homes shall consist of no more than two stories and a basement.
 6. Hunters Oaks affected neighbors request and support an 8' fence along the common property line.
 7. Hunters Oaks neighbors request and support the variance request for reduction of the 50' buffer along the Cortland Lex property line for lots D1 and D2 of the development.
- **The Planning Commission discussed the following:**
 - Condition 7 – allowance for lots D1 and D2 to encroach within the buffer. There were some concerns with adjacent neighborhoods, but I don't know if that's changed since then.
 - Condition 9- change from 6' to 8' fence.
 - Adding condition 23- references agreement with Hunter Oaks subdivision, which has 7 items.
 - Agreement is not something that's a city document. All we have received is the document from the developer. I don't know if they have signatures from adjacent property owners.
 - Question of additional 7 conditions, those are one-way obligations and don't require any action from the subdivision? Answer was "Yes, they are the responsibility of the developer"
 - Do you agree with the applicant's traffic study regarding the extra turn lane not being needed? I do. Mid Broadwell is always 35 mph, so I am not concerned with any congestion or backup.
 - It looks like there is a single lane to exit to go right or left. My concern is that at peak hours, it will be difficult to make a left, and everyone making a right will be stacked up.

- It's not a requirement to have an extra lane. How do we determine that it's needed? It's more of a final design step. So that could change? Yes, they could add an additional lane in the design process, but more of a question for the applicant.
- You heard some discussion about traffic and did some action. Can you speak on that? I forwarded the concerns to PW department, and they looked into the possibility of adding a "don't block the box" on the road in front of Hunters Oaks, and they extended the green light.
- Can you show how close the DT Overlay is on the map?
- About three cars will be in the left turn lane, correct? Yes.
- We still have an issue with the traffic that can occur on Mid Broadwell, and it can be a blind area. Is there any possibility of getting a left turn lane? It's something we can put in our list of recommended projects
- I am not sure what PW's policy is on "don't block the box". It's something that can be explored with other nearby neighborhoods
- Was there any discussion with the Cabinet store? No.
- Looking at the final traffic generation numbers, there won't be that much flow, so I don't think the left turn is needed to exit.
- On the homes you provided, the three-story townhomes, will they look similar? Yes. Townhomes have great success in the city because of how attractive they look
- With respect to D1 and D2, it would appear as some of the physical building of D1 encroaches into the buffer, but D2 does not. Yes. The footprint does not encroach into the setback.
- Was there ever any discussion of eliminating D1? We are trying to give that subdivision as many single family detached instead of townhomes.
- There's 30 million dollars' worth of housing on this property. Is D1 really the make or break?
- We explored moving the entrance further northwest, but the sight lines are even more dangerous.
- LDP process will begin midway next year, and a year after that homes will start being built – latter part of 2024
- At what point does the city look into the issue of traffic on Mid Broadwell? We look into it during budget time. If there's not an overwhelming crash number, it might not be top priority.
- Do you have any statistics about crash rates? No, but there are 7000 traffic trips per day. It does get congested during heavy peak hours because it is a connection to Cherokee County.
- The people who spoke tonight – make sure to present this to Public Works and City Council.
- We are always looking at surrounding development patterns, and we did look at this area.
- Can you speak on requirements regarding runoff? With this

development, the developer can't increase the rate of runoff. They must maintain the current runoff.

- Is there any encroachment on the stream? No, it respects the buffers
- The two parcels that are not a part of this or Hunters Oaks (cabinet store and piece next to it), how large are they? Are they currently zoned residential? R-15.
- I appreciate the investment in Alpharetta.
- 4 units per acre is consistent with the density of the area
- I ask that the developer look at adding a left lane for the exit.

Public Comment:

- Karen Miller-5345 Hunters Oak Drive
 - States that she is ok with this project with the established conditions and says this is the best plan they've seen by the developer.
- Larry Duzenski-90 Burnett Way
 - Traffic situation on Mid Broadwell is very dangerous, I don't think block the box would solve this issue.
- Stephen Mithchell-1620 Broadwell Oaks Drive
 - Concerned that the developer is requesting variances to the very Strick code with medium density housing even though they have reduced the number of units, they still have too many units, and the project does not match the character of this area.
- Linda Gregory-5335 Hunters Oak Drive
 - I do agree with this plan and would like to thank the developer for working with us over the last few months.
- John Jenkins-5305 Hunters Oak Drive

Concerned about funds running out before project is complete, need to expand roadways as well as consider the light pollution in the evening.
- Charlie Denton-1860 Broadwell Oaks Drive (President of HOA)
 - Has a bird's eye view of the project, I don't see how you will be able to make a left turn out of this location with traffic and doesn't agree with transition of densities.
- Trey McConnell-501 Mid Broadwell Road
 - Seems like there is a lot going on in this area, which may not be best for this development.
- Rebuttal from Don Rolader:
 - This matches what the comprehensive plan calls for, we want to bring the project into itself, which brings substantial green around the property.
 - We have much bigger buffer than the minimum.
 - Moving the hammerhead pushed it into another 25 feet of trees.
 - Lighting will not be an issue in this subdivision- we will have the light facing the

interior.

- There is a substantial tree buffer along the Broadwell Oaks Subdivision.

- ❖ Commissioner Stratton offered a motion to approve (CLUP-22-03 / Z-22-11 / V-22-20 Mid Broadwell Residential) subject to conditions as ready by Mr. Woodman and Including The red lines that were provided by applicant.
 - 1. Condition 7 related to granting the variance to encroach on buffer.
 - 2. Condition 9-increase the height from 6 ft to 8 ft.
 - 3. Condition 23-Seven conditions from Hunters Oak subsidiaries abutting property owners.
 - 1. The site, consisting of approximately 10.77 acres, shall be zoned R-4A/D and developed substantially similar to site plan prepared by Paradigm, dated 9/28/2022, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 - 2. The comprehensive land use plan designation of the property shall be 'Medium Density Residential.
 - 3. Home and townhome architecture and materials shall be substantially similar to the submitted renderings and elevations, labeled Exhibit A, and shall have 3-sided architecture and materials, as approved by Staff.
 - 4. Minimum 20' decorative landscape strip shall be provided along Mid Broadwell Road, consisting of trees, shrubs, and ground cover, as approved by Staff. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
 - 5. Detached building setbacks shall be: Front – 20', Side – 5', and Rear – 20'. Townhome building setbacks shall be: Front – 10' (35' on Mid Broadwell Road), Side – 0' (20' b/w buildings), and Rear – 0' (w/rear alley).
 - 6. Project frontage and entrance shall include a decorative wall, fencing. and/or berm and ornamental plantings, as approved by Staff
 - 7. A 50' revegetated buffer, of which 30' shall remain undisturbed, shall be provided adjacent to Cortland Lex, with final approval by Staff. Applicant shall be granted a variance for the encroachment of Lots D1 & D2 into the buffer as shown on the site plan. A 50' undisturbed buffer, replanted where sparse, shall be provided adjacent to 500 Milton Avenue, as approved by Staff.
 - 8. A 25' revegetated buffer shall be provided along the south shall be property line, as depicted on the site plan prepared by Paradigm, dated 9/28/2022, and shall be planted with a mix of evergreen trees and shrubs to provide a visual screen, as approved by Staff.

Existing trees saved in the buffer were not in conflict with site balancing and utility installation.

9. Per applicant's agreement, developer shall provide an 8' privacy fence along the south property line adjacent to Hunter's Oaks with fence terminating at the end of the internal street. Fence shall be maintained by the new HOA.
10. Detention facilities shall be developed with a natural appearance and improved as a neighborhood amenity, as approved by Staff.
11. Developer shall plant street trees in the 6' planter, as approved by Staff.
12. Open space shall be developed with decorative landscaping, hardscape, and lighting, as approved by Staff.
13. Developer shall improve Mid Broadwell Road frontage with a minimum 6' sidewalk, 6' planter planted with street trees, and decorative pedestrian lighting, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff. If necessary, developer shall extend sidewalk along Mid Broadwell Road to connect with the off-site sidewalk on the adjacent Cortland Lex property. Off-site sidewalk improvements shall be eligible for impact fee credits.
14. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
15. Unfinished wood fences and decks shall not be visible from Mid Broadwell Road.
16. Trees shall be preserved as depicted on the plan prepared by Paradigm, dated 9/28/2022.
17. Developer shall identify and save additional tree groupings and/or trees of quality outside of required buffers, as approved by Staff.
18. Streets less than 24' wide shall be marked "No Parking".
19. Developer shall construct a westbound left-turn lane on Mid Broadwell Road at the project entrance to the site, as approved by Staff.
20. project access shall be designed to comply with applicable design standards, including sight distance and appropriate shift taper and storage length, as approved by Staff.
21. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from off-site.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. The agreed to 7 Conditions with Hunters Oaks abutting property owners are incorporated herein by reference and made a part of the Conditions, "as approved by staff":

1. Council approved condition, an 8' opaque privacy fence will be constructed within the 25' buffer abutting the Hunters Oaks Subdivision, stopping at the western end of the internal subdivision road on the property. The fence shall be finished on both sides and be located interior to the development property line.
2. Developer will agree to leave as much of the 25' buffer along the Hunters Oaks property line as possible undisturbed, as determined by the grading and utility plans. In those areas which will be disturbed, Developer will replant those areas to buffer standards per the City of Alpharetta Code.
3. The property shall be developed substantially in compliance with the site plan dated September 28, 2022, as may be modified by conditions imposed by the City of Alpharetta. A copy of the site plan is attached.
4. All street and sidewalk lighting in the project will be directed interior to the development to limit light intrusion into Hunters Oaks Subdivision.
5. Single Family Detached Homes shall consist of no more than two stories and a basement.
6. Hunters Oaks affected neighbors request and support an 8' fence along the common property line.
7. Hunters Oaks neighbors request and support the variance request for reduction of the 50' buffer along the Cortland Lex property line for lots D1 and D2 of the development.

- Commissioner Perkins seconded the motion.
- Commissioner Reynolds offered a friendly amendment to add "as approved by staff to condition #23.
- Commissioner Stratton and Commissioner Perkins accepted the friendly amendment
- The motion was approved (5-1) with Commissioner Bendall in opposition.

2. CU-22-08 Pavlova by Marian/302 North main Street

- Planning & Development Services, Manager, Woodman came forward to present this item.

Consideration of a conditional use to allow a 'Restaurant', 'Bakery' and 'Coffee Shop' for Pavlova by Marian in an existing building in the Downtown. The property is located at 302 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

- The applicant, Gloria Herdee, is requesting a conditional use to operate a 'Bakery'

and 'Restaurant' in a 1,648 square foot suite in an existing two (2) story building in the Downtown. The conditional use is for Pavlova by Marian, which will serve as a coffee shop, bakery, and restaurant. A coffee shop is categorized as a 'Restaurant' for the purposes of zoning. The property owner intends to utilize the 2nd floor of the building for a professional office, which is a permitted use on the property. The subject property is located at 302 North Main Street on the west side of North Main Street north of Mayfield Road.

- The 0.38-acre property is zoned O-I (Office-Institutional) and was developed in 1955 with a two (2) story, 2,960 square foot duplex. The existing building was developed at the rear of the property. Surrounding properties are zoned O-I to the north, east and south and R-15 (Dwelling, 'For-Sale', Residential) to the west. A medical office is located to the north, a real estate office is located to the east, a professional office to the south and unplatted residential lots to the west. The comprehensive land use designation of the property is 'Mixed Use Live Work', which allows the proposed uses.
- Pavlova by Marian is a new concept serving baked goods, coffee, and other prepared foods. The applicant proposes to occupy the 1st floor of the building. The service area of the business is approximately 400 square feet and will accommodate a small number of tables and chairs. Hours of operation will be Monday – Sunday 10:00 AM – 8:00 PM. The applicant anticipates approximately three (3) employees.
- Sixteen (16) parking spaces are depicted on the site plan, of which the Unified Development Code (UDC) requires seven (7) parking spaces for the proposed uses. The submitted plans depict a new front elevation on the existing building. Additionally, the applicant has future plans to construct a new building at the front of the property.
- Staff is recommending that Planning Commission Approve CU-22-08 Pavlova by Marian/302 North Main Street, subject to the following conditions:
 1. 'Restaurant' and 'Bakery' shall be added as a conditional use at 302 North Main Street and limited to no more than 1,648 square feet.
 2. Conditional use approval shall be limited to Pavlova by Marian; no additional 'Restaurant' or 'Bakery' uses, or subleasing shall be permitted within the approved space.
 3. Hours of operation shall be limited to Sunday – Wednesday 8:00 AM – 8:00 PM, Thursday – Saturday 8:00 AM – 9:00 PM.
 4. Developer shall provide the required 10' landscape strip along the property frontage, parking lot landscaping, and 5' landscape strips along the north and south property lines, as approved by DRB.
 5. Site shall be developed substantially similar to the plan prepared by Greyden Engineering dated 9/21/2022.
 6. Building façade shall be substantially similar to the elevation prepared by Atrium Design, LLC, dated 4/11/2022, with final approval by

DRB

- The Applicant Yalexis Severit-285 Pebble Trail came forward
 - Proposal is for a bakery and coffee shop
 - This property has been neglected and we are looking to bring something prettier and be respectful to Alpharetta's style.
 - The request for extra hours is to take advantage of foot traffic Saturday is also normal time that people are out.
 - I hope that this is something that appeals to the board.
- **The Planning Commission discussed the following:**
 - What are the hours again being requested by applicant? Sunday-Wednesday 10:00 AM-8:00 PM and Thursday – Saturday 10:00 AM – 9:00 PM. Adding an additional hour Thursday-Saturday.
 - Is that where the state is doing all of the road work on North Main Street? The house is there? Yes, there is a building located there. Will any of that GDOT work affect the future plans they may have?
 - The acquired right away does not impact the ability to use this property
 - Question to applicant, are you supportive of staff conditions? Yes, we are supportive to everything
 - Comment-Commissioner Reynolds
 - Property is somewhat set back my concern is will you be visible and to make sure you advertise well.
 - Also heard how wonderful the items were and that you have a good following
 - I wish you the best
 - Bakery hours of 10:00 AM seems a little late
 - Applicant stated hours determined based on the residents
 - Do you want to limit yourself? Suggestion of opening earlier from Commissioner Reynolds
 - Applicant states yes, opening earlier could be used for baking hours.
 - Clarification on hours condition #3, applicant states she will have bakers coming in early. Concerned that operation is not necessarily doors open for customer, but they will be operating.
 - Typically, hours of operation are when they are allowing customers to come to the business, we really would not have concerns with them changing the hours.

Public Comment:

- There were no public comments for this item

❖ Commissioner Perkins offered a motion to approve (CU-22-08 Pavlova by Marian/302 North Main Street), subject to the following conditions:

1. As noted, 1 through 6

2. Changing hours Sunday-Wednesday 8:00 A.M.-8:00 P.M. and Thursday-Saturday 8:00 A.M. - 9:00 P.M.

1. Restaurant' and 'Bakery' shall be added as a conditional use at 302 North Main Street and limited to no more than 1,648 square feet.
2. Conditional use approval shall be limited to Pavlova by Marian; no additional 'Restaurant' or 'Bakery' uses, or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Sunday – Wednesday 8:00 AM – 8:00 PM, Thursday – Saturday 8:00 AM – 9:00 PM.
4. Developer shall provide the required 10' landscape strip along the property frontage, parking lot landscaping, and 5' landscape strips along the north and south property lines, as approved by DRB.
5. Site shall be developed substantially similar to the plan prepared by Greyden Engineering dated 9/21/2022.
6. Building façade shall be substantially similar to the elevation prepared by Atrium Design, LLC, dated 4/11/2022, with final approval by DRB.

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

3. CU-22-07 / Peachtree Immediate Care / 870 North Main Street

- Community Development, Director, Cook came forward to present this item.

Consideration of a conditional use to allow a 'Clinic' for Peachtree Immediate Care in an existing building. The property is located at 870 North Main Street and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.

- The applicant, Peachtree Immediate Care, is requesting a conditional use to operate a 'Clinic' in a 4,058 square foot building, which was previously developed and used for an IHOP. The Fulton Greens Master Plan requires a conditional use to allow a 'Clinic' on the subject property. The subject property is located at 870 North Main Street near the northwest corner of North Main Street and Windward Parkway.
- The subject property is approximately 1.05 acres and was developed for IHOP in 2003 as a 1-story, 4,058 square foot building. The property is zoned C-1 (Neighborhood Commercial) and is subject to the Fulton Greens Master Plan Pod A, which lists 'Clinic' as a conditional use. Surrounding properties are zoned C-1. Lowe's Home Improvement is located to the north and west, Windward Promenade shopping center is located to the south, and Burger King is located to the east.
- Peachtree Immediate Care operates 53 urgent care clinics throughout Georgia and is the exclusive urgent care partner of Emory Healthcare. Peachtree Immediate Care currently operates a location in the city at 10905 Haynes2

- Bridge Road. The applicant proposes to renovate and re-purpose the former IHOP building to operate a 2nd urgent care clinic in Alpharetta. The property is developed with 54 parking spaces, of which the City's Unified Development Code (UDC) would require twenty (20) parking spaces for the proposed clinic use. Hours of operation will be Monday – Sunday 8:00 AM – 8:00 PM. The applicant anticipates approximately eight (8) full time employees, including physicians, advanced practitioners, medical assistants, and administrative staff.
- The applicant proposes to renovate and re-purpose the former IHOP building to operate a 2nd urgent care clinic in Alpharetta. The property is developed with 54 parking spaces, of which the City's Unified Development Code (UDC) would require twenty (20) parking spaces for the proposed clinic use. Hours of operation will be Monday – Sunday 8:00 AM – 8:00 PM. The applicant anticipates approximately eight (8) full time employees, including physicians, advanced practitioners, medical assistants, and administrative staff.
 - Staff is recommending that Planning Commission Approve CU-22-07 Peachtree Immediate Care/870 North Main Street, subject to the following conditions:
 1. 'Clinic' shall be added as a conditional use at 870 North Main Street and limited to no more than 4,058 square feet.
 2. Conditional use approval shall be limited to Peachtree Immediate Care; no additional 'Clinic' use or subleasing shall be permitted within the approved space.
 3. 'Clinic' shall be limited to an urgent care clinic.
 4. Exterior changes to the building shall require final approval by the Design Review Board. Existing blue awnings shall be replaced with awnings approved by DRB.
 5. Hours of operation shall be limited to Monday – Sunday 8:00 AM – 8:00 PM.
 6. Property owner shall assess site landscaping and replace missing, dead, or dying landscape material, as approved by Staff. This assessment shall include monument sign landscape material, as well as trees/shrubs removed by GDOT construction.
 - The Applicant John Richmond (Vice President of corporate development) 2675 Paces Ferry Road SE came forward
 - I appreciate you hearing my case to night, believe the community would be very excited about our clinic opening up here in Alpharetta.
 - We provide convenience, non-emergency health care 7 days a week, 12 hours per day.
 - **The Planning Commission discussed the following:**
 - Question in regard to Item #6, The assessment of landscaping is somewhat different, would you be ok with adding as approved by staff?
Yes, good idea
 - Question to applicant? Are you ok with the 6 conditions proposed by staff?

Yes, we are.

❖ Commissioner Reynolds offered a motion to approve (CU-22-07 / Peachtree Immediate Care / 870 North Main Street) with staff's recommended conditions subject to the following change on item #6

-Add "as approved by Staff" language after landscape condition

1. 'Clinic' shall be added as a conditional use at 870 North Main Street and limited to no more than 4,058 square feet.
2. Conditional use approval shall be limited to Peachtree Immediate Care; no additional 'Clinic' use or subleasing shall be permitted within the approved space.
3. 'Clinic' shall be limited to an urgent care clinic.
4. Exterior changes to the building shall require final approval by the Design Review Board. Existing blue awnings shall be replaced with awnings approved by DRB.
5. Hours of operation shall be limited to Monday – Sunday 8:00 AM – 8:00 PM.
6. Property owner shall assess site landscaping and replace missing, dead, or dying landscape material, as approved by Staff. This assessment shall include monument sign landscape material, as well as trees/shrubs removed by GDOT construction as approved by staff.

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

4. MP-21-10 / Z-21-12 / CU-21-14 / Continnum

- Community Development, Director, Cook came forward to present this item.

Consideration of a master plan amendment, rezoning, conditional use, and variances to allow for a mixed-use development consisting of 1,325,299 SF of office (517,399 SF is existing), 73,800 SF of retail/restaurant use, 98 'For-Sale' townhome units, 280 'For-Rent' units, and open space on 51.9 acres. A master plan amendment is requested to the Oxford Green Master Plan Phase 2 to modify master plan development regulations and to add Dwelling, 'For-Rent', Residential and Dwelling, 'For-Sale' Attached. A rezoning is requested from O-I (Office-Institutional) to MU (mixed Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached'. Variances are requested to reduce the minimum percentage of commercial use, modify various landscape strip requirements, reduce stream impervious setback, and reduce parking. The property is located at 5555 Windward Parkway and is legally described as being located in Land Lots 1186, 1187, 1190 & 1191, 2nd District, 2nd Section, Fulton County, Georgia.

- The applicant, SWVP Alpharetta, LLC, is requesting a master plan amendment, rezoning, conditional use, and variances to allow a 51.86-acre mixed-use

development consisting of 1,325,299 square feet of office (517,399 square feet existing), 73,800 square feet of retail/restaurant use, 98 'For-Sale' townhome units and 280 'For-Rent' units. A master plan amendment is requested to Phase 2 of the Oxford Green Master Plan and a rezoning is requested from O-I (Office- Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Dwelling, 'For-Sale', Attached' and variances are requested to reduce parking, reduce minimum commercial percentage, modify various landscape strip requirements, and reduce impervious setbacks associated with a stream. The property is located at 5555 Windward Parkway at the southeast corner of Windward Parkway and Westside Parkway.

- The property is developed with two (2), connected office buildings, consisting of 517,399 square feet, and a sixteen (16) acre surface parking lot. The property is zoned O-I (Office-Institutional) subject to the Oxford Green Master Plan Phase 2. Surrounding properties are zoned O-I to the east, south and west and C-1 (Neighborhood Commercial) and C-2 (General Commercial) to the north. The Plaza at Windward shopping center is located to the north, Cabernet Steakhouse, Hyatt Place and Georgia 400 are located to the east, a data center is located to the south, and a retail shopping center, Residence Inn by Marriott and office park are located to the west. The property has a comprehensive land use plan designation of 'Mixed Use'.
- Oxford Green Master Plan was approved in 1988 as an office park with incidental retail use. In Phase 2 of the Master Plan, Tract A was approved with a non-residential density of 20,000 square feet per acre (1,037,200 square feet) and the highest non-residential density was approved in Tract B, which is 28,000 square feet per acre (1,235,640 square feet). Approximately 1,515,215 square feet of non-residential entitlement remain un-used in Oxford Green Phase 2. Commercial uses are limited in the master plan. The applicant requests a master Plan amendment to the Oxford Green Master Plan Phase 2 to add residential and commercial uses and to amend various development standards. The table below compares the applicant's zoning proposal to the Oxford Green Master Plan Phase 2 entitlement.
- Staff is recommending that Planning Commission Approve MP-21-10/Z-21-12/CU-21-14/V-21-29 Continuum/Oxford Green, subject to the following conditions:

Conditions ending with GRTA are conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated February 3, 2022, RE: DRI 3508 – Continuum Alpharetta.

 1. The 51.86-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley-Horn, dated 9/26/22, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. Architectural style shall be representative of the submitted renderings, labeled Exhibit A, with final approval by DRB.
3. Minimum percentage of commercial use shall be 4%.
4. Development regulations shall be as follows (The entitlements below shall be including an exchange rate of 800 square feet of non-residential density for each residential unit):
 1. Office – Office use shall be limited to no more than 1,325,299 square feet, which shall include the existing 517,399 square foot office building. Building heights shall be limited to no more than 7 stories.
 2. Commercial – Retail uses shall be limited to no more than 36,900 square feet and restaurant use shall be limited to no more than 36,900 square feet. Retail uses shall be limited to service retail incidental to office and residential. Retail buildings shall have a minimum height of 2 stories and no more than 3 stories.
 3. 'For-Sale' Residential – Up to 98 'Dwelling, 'For-Sale' Townhomes shall be permitted in up to 3 story buildings. No more than 10% rented as stated in the HOA documents.
 4. 'For-Rent' Residential – After January 1, 2024, 280 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 6 stories. Units shall be studio, 1, 2, and 3 bedrooms with no more than 30% of the units being 2-bedroom. and no more than 5% being 3-bedroom. 'For-Rent' units shall be constructed concurrently with a minimum 193,200 square feet of office use, which may include the rehabilitation of the existing office building. A Certificate of Occupancy shall not be issued for rental units until 193,200 square feet of office has been constructed/rehabilitated or is substantially under construction/rehab as determined by Staff. The 'For-Rent' units shall be part of a mixed-use development containing a minimum 50 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 193,200 square feet of office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by October 17, 2024, residential units shall revert to 'For-Sale' only.
 5. Parking Decks – Maximum 8 levels, substantially as depicted on

the site plan prepared by Kimley-Horn, dated 9/26/22, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, Westside Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Oxford Green Phase 2 shall be limited to the following uses and further restricted by conditions of zoning:
 1. Office
 2. Service Retail
 3. Restaurant (no drive thru)
 4. Residential – ‘For-Sale’ and ‘For-Rent’
6. Service retail uses shall be those customarily accessory to or amenities for office and residential use, restricted to the following:
 1. Art Gallery
 2. Bakery
 3. Barber Shop/Beauty Shop
 4. Book Store
 5. Brewery
 6. Computer Supply Store
 7. Copy Center/Print Shop
 8. Drug Store (not to exceed 2,000 SF)
 9. Dry Cleaning Pick-up Station
 10. Fitness Studio
 11. Florist, Retail without Greenhouse
 12. Neighborhood Grocery (min. 3,000 SF)
 13. Office Supply Store (not to exceed 2,000 SF)
 14. Package Shipping Store
 15. Restaurant (no drive-thru)
 16. Retail Sales and Services Establishment
 17. Shop or Studio, Craftsman/Artist
 18. School, Commercial
7. Minimum building setbacks shall be 20’ on Windward Parkway and Westside Parkway. Side and rear setbacks shall be 10’ and shall be in addition to required buffers. Building setbacks along internal streets shall be 10’ for the 1st 60’ of building height and 20’ for buildings over 60’.
8. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley-Horn, dated 9/26/22 and 9/28/22, respectively. Developer shall construct the parking deck on Parcel I to allow for the addition of a 7th level in order to accommodate an additional 273 parking spaces. If the City identifies a parking problem, developer shall construct the additional level

of parking.

9. Developer shall expand the sidewalk along Westside Parkway to 8'.
10. New internal streets shall be substantially similar to the submitted Proposed Streetscape Plan, dated September 2022, including a reduction of the landscape strip along retail storefront streets from 10' to 0'. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
11. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.
12. Healthy trees shall be saved in the clouded areas depicted on the site plan prepared by Kimley-Horn, dated 9/26/22, with final approval by Staff. Tree removal in clouded areas shall be limited to dead, dying or unhealthy trees or for the installation of improvements such as trails and sidewalks, as approved by Staff.
13. Specimen trees, tree groupings and trees of quality shall be given special design consideration to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ord, as approved by Staff.
14. Existing landscape trees, determined to be in good condition and depicted to be removed, shall be spaded, and relocated on-site, as approved by Staff.
15. Minimum 16.04 acres of open space shall be provided which shall include a minimum 5.186 acres of civic space.
16. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development and across Windward Parkway. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by Staff. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.
17. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.
18. Main entrances off Windward Parkway and Westside Parkway, as well as the corner of Westside Parkway and Windward Parkway shall include minimum 2,500 square foot of greenspace and shall incorporate a water feature, sculpture or similar focal point feature, as approved by the Cultural Arts Commission (CAC) and installed prior to 1st CO. Minimum 6 monuments/murals/sculptures shall be provided at prominent locations throughout the development, with unique monuments/murals/sculptures approved by the CAC. Approval and construction of at least 1 monument/mural/sculpture shall be required concurrent with the first CO for the 'For-Rent' building. A minimum of 1 additional monument/mural/sculpture shall be required concurrent with the CO for each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
19. Parking decks and retaining walls shall receive architectural façade treatment

or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by over- sized landscaping (18' – 20' trees) or materials approved by DRB, ~~or other materials as approved by Staff.~~

20. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Windward Parkway, if approved by MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
21. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Continuum Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage, landscaping themes, entrance treatments, and focal point features and shall be substantially similar to the submitted. renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.
22. Plans for buildings, landscaping, and signage (in the form of a 'sign package') shall be subject to review and approval by the DRB.
23. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the public right-of-way. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
24. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
25. Streets within the development shall be private and shall include a planted median at the main entrances off Windward Parkway and Westside Parkway, with sufficient space for tree plantings. Developer shall be responsible for the maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
26. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian/bicycle network; and
 - c. Overall planned green space areas.
27. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-21-10/Z-21-12/CU- 21-14/V-21-29 Continuum/Oxford Green"

29. In order to obscure parking lots, surface parking shall be screened from Windward Parkway and Westside Parkway with architectural features and/or landscaping, with final approval by DRB.
30. A 20' landscape strip planted with trees and shrubs shall be provided along Windward Parkway and Westside Parkway, except that the landscape strip along Windward Parkway shall be reduced to 17' for a length of approximately 46', as depicted in the site plan prepared by Kimley-Horn, dated 9/26/22.
31. Minimum 10' planted buffer and setback shall be provided along the south property line, as depicted on the site plan by Kimley-Horn, dated 9/26/22.
32. Provide detailed street planting for Windward Parkway, Westside Parkway, and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Windward Parkway and Westside Parkway, as approved by Staff.
33. Parking lot islands shall be planted with trees, shrubs, and ground covers. Provide sufficient green space to screen parking decks. Parking lot islands planted with trees shall be provided on the top floor of parking decks to cover a minimum 15% of the parking surface.
34. To mitigate stream impervious setback impacts, developer shall remove existing encroachments and comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment / impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

35. Provide pedestrian connectivity between all buildings and uses within the project site.
36. Connect sidewalks along Driveway C and Driveway D into the site, providing a direct connection for the MARTA bus shelter located here to access the site.
37. Construct sidewalks at the Future Transit Stop listed on the site plan to have a direct entrance into the site.

Roadway and Access Improvements

Westside Parkway at Site Driveway A:

38. Construct one (1) exclusive westbound right-turn lane exiting Site Driveway A.

Windward Parkway at Site Driveway B:

39. Extend the westbound left-turn lane along Windward Parkway entering the site by up to 550 feet and provide a flashing yellow arrow permissive/protected phase.

40. Construct one (1) additional northbound left-turn lane with a flashing yellow permissive/protected phase and one (1) additional northbound right-turn lane exiting Site Driveway B.

41. Provide a northbound right-turn overlap phase exiting the site.

- The applicant Julie Sellers (Dillard Sellers) and Joe Bucher came forward to discuss project and answer questions:
 - She advised that she is here with SWVP (South West Value Partners) and some of the property owners.
 - Kimley Horn is present and has been selected as civil and traffic engineering.
 - Gensler design team representative is present, from the Atlanta and Los Angeles offices who have worked on master planning
 - H4 is the team is here to answer questions for landscape
 - Stream reality is the broker who can answer any questions needed
 - We have been working with staff for the last 12 months
 - We have a great plan that provides appropriate mixture or uses
 - We have made some changes reducing some of the office and residential space
 - Added additional open space
 - The zoning category code has requirement percentages, code states residential components need to be minimum of 25% we have 27% so we are hitting that, office at 25% and we are exceeding that.
 - 10% of retail or commercial are one of the variances that we are asking for we have staff support to reduce that down to 4%
 - We have 51 acres; we are at 73,800 Sq ft
- Compare
 - Avalon 500,000 Sq ft
 - The Battery 575,000 Sq Ft
 - Halcyon 500,000 Sq ft
- Joe (Director Strategic Design)
 - Private real-estate firm based in San Diego/main office in Nashville Tennessee
 - We are creating a value of something that people care about
 - Trying to make sure that project ties into other properties in the area
 - Focused on something that can complement Avalon
 - We develop projects where people are renters by choice

- Pet Park location within project
- We have reviewed conditions and are ok with the conditions
- **The Planning Commission discussed the following:**
 - Kudos to the entire team we appreciate all the hard work that you have put into this project.
 - It's really nice to see the whole team here taking this very seriously
 - Question on storm water management? Can you walk us through the underground storm water management and bio detention areas?
 - Kimley horn-Plan to have run off retentions
 - We can also go underground to achieve density
 - Are you sure how many that is going to be?
 - Answer-The full analysis has not been completed
 - On the site plan there is a curious location for the pet park close to multi family can you provide insight on that.
 - There is a tremendous trend for dog/pet parks we are very aware and will have make sure that it is incorporated in this mixed use.
 - I am not clear on some of the design? Applicant-Yes, we are looking to have some roof top terraces but the actual design is not locked in yet.
 - In the packet there are more modern images. Applicant- Yes, we are working to make sure that each piece stands out as what it should be.
 - General question about building to be split in half. Yes, this will be an office building, creating porosity by splitting it in half.
 - What would be rough timeline to build out from disturbance to completion? Start will be around 2023.
 - Traffic question? Will there be a light added there will there be a traffic issue? We will follow all traffic guide lines.
 - Question to Eric Graves (Senior Transportation Engineer)-with Tradewinds Pkwy and impact to Westside. Was there any recommendation on impact to that area? No, there should not be any impact.
 - Does the 2nd phase of Village Park on, Wills Rd count in our multi-family numbers? Yes, they do.
 - What was the applicants request of revisions to the recommendations regarding #6 and #20? We are ok with except for adding Clinic as a stand-alone use. We are ok if they put clinic, as a conditional use.
 - Comment from Commissioner Stratton: to the applicant of Southwest Value Partners, Ms. Sellers and the entire team, really good work! The hard work does not go unnoticed with this being as buttoned up as it is tonight. I think Kathi briefly mentioned that this new office space will be home to approximately 5300 based Alpharetta jobs, very well done.

Public Comment:

- There were no public comments for this item

❖ Commissioner Stratton offered a motion to approve (MP-21-10 / Z-21-12 / CU-21-14 Continnum) subject to the conditions read by Mrs. Cook along with the red lines to condition #6 as provided by the applicant with the disclaimer for #23 that it should be a conditional use only and the red line to condition 20 as submitted by the applicant.

1. The 51.86-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley-Horn, dated 9/26/22, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings, labeled Exhibit A, with final approval by DRB.
3. Minimum percentage of commercial use shall be 4%.
4. Development regulations shall be as follows (The entitlements below shall be including an exchange rate of 800 square feet of non-residential density for each residential unit):
 1. Office – Office use shall be limited to no more than 1,325,299 square feet, which shall include the existing 517,399 square foot office building. Building heights shall be limited to no more than 7 stories.
 2. Commercial – Retail uses shall be limited to no more than 36,900 square feet and restaurant use shall be limited to no more than 36,900 square feet. Retail uses shall be limited to service retail incidental to office and residential. Retail buildings shall have a minimum height of 2 stories and no more than 3 stories.
 3. 'For-Sale' Residential – Up to 98 'Dwelling,' 'For-Sale' Townhomes shall be permitted in up to 3 story buildings. No more than 10% rented as stated in the HOA documents.
 4. 'For-Rent' Residential – After January 1, 2024, 280 'Dwelling,' 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 6 stories. Units shall be studio, 1, 2, and 3 bedrooms with no more than 30% of the units being 2-bedroom and no more than 5% being 3-bedroom. 'For-Rent' units shall be constructed concurrently with a minimum 193,200 square feet of office use, which may include the rehabilitation of the existing office building. A Certificate of Occupancy shall not be issued for rental units until 193,200 square feet of office has been constructed/rehabilitated or is substantially under construction/rehab as determined by Staff. The 'For-Rent' units shall be part of a mixed-use development containing a minimum 50 acres and incorporating

retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 193,200 square feet of office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by October 17, 2024, residential units shall revert to 'For-Sale' only.

5. Parking Decks – Maximum 8 levels, substantially as depicted on the site plan prepared by Kimley-Horn, dated 9/26/22, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, Westside Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
5. Oxford Green Phase 2 shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Service Retail
 - c. Restaurant (no drive thru)
 - d. Residential – 'For-Sale' and 'For-Rent'
6. Service retail uses shall be those customarily accessory to or amenities for office and residential use, restricted to the following:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop/Beauty Shop
 - d. Book Store
 - d. Brewery
 - e. Computer Supply Store
 - d. Copy Center/Print Shop
 - e. Drug Store (not to exceed 2,000 SF)
 - f. Dry Cleaning Pick-up Station
 - g. Fitness Studio
 - h. Florist, Retail without Greenhouse
 - i. Neighborhood Grocery (min. 3,000 SF)
 - j. Office Supply Store (not to exceed 2,000 SF)
 - k. Package Shipping Store
 - l. Restaurant (no drive-thru)
 - m. Retail Sales and Services Establishment
 - n. Shop or Studio, Craftsman/Artist
 - o. School, Commercial
 - p. Financial services, including banks

- q. Day care
 - r. Pet care, including pet daycare and pet grooming
 - s. Nail salon
 - t. Clinic "as conditional use only"
7. Minimum building setbacks shall be 20' on Windward Parkway and Westside Parkway. Side and rear setbacks shall be 10' and shall be in addition to required buffers. Building setbacks along internal streets shall be 10' for the 1st 60' of building height and 20' for buildings over 60'.
 8. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley-Horn, dated 9/26/22 and 9/28/22, respectively. Developer shall construct the parking deck on Parcel I to allow for the addition of a 7th level in order to accommodate an additional 273 parking spaces. If the City identifies a parking problem, developer shall construct the additional level of parking.
 9. Developer shall expand the sidewalk along Westside Parkway to 8'.
New internal streets shall be substantially similar to the submitted Proposed Streetscape Plan, dated September 2022, including a reduction of the landscape strip along retail storefront streets from 10' to 0'. Retail storefront streets shall include landscaping in foundation planters and/or large planted. decorative pots, as approved by DRB.
 10. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.
 11. Healthy trees shall be saved in the clouded areas depicted on the site plan prepared by Kimley-Horn, dated 9/26/22, with final approval by Staff. Tree removal in clouded areas shall be limited to dead, dying or unhealthy trees or for the installation of improvements such as trails and sidewalks, as approved by Staff.
 12. Specimen trees, tree groupings and trees of quality shall be given special design consideration to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ord, as approved by Staff.
 13. Specimen trees, tree groupings and trees of quality shall be given special design consideration to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ord, as approved by Staff.
 14. Existing landscape trees, determined to be in good condition and depicted to be removed, shall be spaded, and relocated on-site, as approved by Staff.
 15. Minimum 16.04 acres of open space shall be provided which shall include a minimum 5.186 acres of civic space.
 16. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development and across Windward Parkway. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by Staff. Bicycle facilities shall be provided throughout the development,

including a bicycle-share station.

17. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.
18. Main entrances off Windward Parkway and Westside Parkway, as well as the corner of Westside Parkway and Windward Parkway shall include minimum 2,500 square foot of greenspace and shall incorporate a water feature, sculpture or similar focal point feature, as approved by the Cultural Arts Commission (CAC) and installed prior to 1st CO. Minimum 6 monuments/murals/sculptures shall be provided at prominent locations throughout the development, with unique monuments/murals/sculptures approved by the CAC. Approval and construction of at least 1 monument/mural/sculpture shall be required concurrent with the first CO for the 'For-Rent' building. A minimum of 1 additional monument/mural/sculpture shall be required concurrent with the CO for each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
19. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (18' – 20' trees) or materials approved by DRB.
20. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. A bus drop-off shelter and along Windward Parkway, if approved by MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees and will work with MARTA to explore consolidation of the two existing bus stops on the Windward Parkway frontage.
21. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Continuum Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage, landscaping themes, entrance treatments, and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.
22. Plans for buildings, landscaping, and signage (in the form of a 'sign package') shall be subject to review and approval by the DRB.
23. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the public right-of-way. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
24. At least 1 rooftop amenity shall be required within the development.

Restaurants shall include outdoor dining areas.

25. Streets within the development shall be private and shall include a planted median at the main entrances off Windward Parkway and Westside Parkway, with sufficient space for tree plantings. Developer shall be responsible for the maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
26. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
 1. Approved specifications and standards identified for each use within the total development.
 2. Pedestrian/bicycle network; and
 3. Overall planned green space areas.
27. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-21-10/Z-21-12/CU-21-14/V-21-29 Continuum/Oxford Green"
29. In order to obscure parking lots, surface parking shall be screened from Windward Parkway and Westside Parkway with architectural features and/or landscaping, with final approval by DRB.
30. A 20' landscape strip planted with trees and shrubs shall be provided along Windward Parkway and Westside Parkway, except that the landscape strip along Windward Parkway shall be reduced to 17' for a length of approximately 46', as depicted in the site plan prepared by Kimley-Horn, dated 9/26/22.
31. Minimum 10' planted buffer and setback shall be provided along the south property line, as depicted on the site plan by Kimley-Horn, dated 9/26/22.
32. Provide detailed street planting for Windward Parkway, Westside Parkway, and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Windward Parkway and Westside Parkway, as approved by Staff.
33. Parking lot islands shall be planted with trees, shrubs, and ground covers. Provide sufficient green space to screen parking decks. Parking lot islands planted with trees shall be provided on the top floor of parking decks to cover a minimum 15% of the parking surface.
34. To mitigate stream impervious setback impacts, developer shall remove existing encroachments and comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard

- city requirements.
- b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment / impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
- c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
- d. Or alternative mitigation measures, as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- 35. Provide pedestrian connectivity between all buildings and uses within the project site.
- 36. Connect sidewalks along Driveway C and Driveway D into the site, providing a direct connection for the MARTA bus shelter located here to access the site.
- 37. Construct sidewalks at the Future Transit Stop listed on the site plan to have a direct entrance into the site.

Roadway and Access Improvements

Westside Parkway at Site Driveway A:

- 38. Construct one (1) exclusive westbound right-turn lane exiting Site Driveway A.

Windward Parkway at Site Driveway B:

- 39. Extend the westbound left-turn lane along Windward Parkway entering the site by up to 550 feet and provide a flashing yellow arrow permissive/protected phase.
- 40. Construct one (1) additional northbound left-turn lane with a flashing yellow permissive/protected phase and one (1) additional northbound right-turn lane exiting Site Driveway B.
- 41. provide a northbound right-turn overlap phase exiting the site.

- Commissioner Perkins seconded the motion.
 - Commissioner Zurinkas adding a friendly amendment to #19 to strike the words ~~or other materials approved by staff.~~
- Commissioner Stratton accepted the friendly amendment, Commissioner Perkins accepted the friendly amendment.
- The motion was approved unanimously (6-0)

VIII. ADJOURNMENT

❖ With there being no further items to consider or discuss,
Commissioner Richard adjourned the meeting at 10:14 P.M.

Respectfully Submitted,

Tracy Jackson

Tracy Jackson, Planning + Zoning Coordinator



Planning Commission Meeting
August 4, 2022 (Amended 11.2.2022)
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 PM

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

I. CALL TO ORDER

- Chairman Kung'u called the meeting to order at 6:31 p.m.

II. ROLL CALL

- **Planning Commissioners present:**

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- Jill Reynolds
- Karen Richard
- William Perkins
- Todd Stratton
- Martine Zurinkas

- **Planning Commissioners Absent**

- Jamie Bendall (Alternate)
- 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

- ❖ Commissioner Perkins offered a motion to approve the Planning Commission Meeting Minutes from July 14, 2022.

- Commissioner Stratton second the motion.
- The motion was approved 6-0-1, with Commissioner Zurinkas recusing herself because

she was not present for the July 14, 2022 meeting.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

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

- Director Cook came forward to present this item.
 - The submitted request, if approved, would 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 nineteen (19) acres of open space on 83.67 acres in the North Point Overlay. The proposed residential density is 11.2 dwelling units per acre. 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.
 - This item was considered at the July 7, 2022 Planning Commission meeting. Planning Commission deferred the request to the August 4, 2022 meeting and asked the applicant to address the following items prior to the next meeting: clarify open space calculations, condense phasing plan, provide an exhibit depicting North Point Drive entering the property, Phase 2 grocery, provide an exhibit depicting the design of the reversible bike lanes and pedestrian path on North Point Circle, provide an exhibit of the stormwater park, reduce the number of 'For-Rent' units and increase the number of 'For-Sale' units, and provide an exhibit depicting enhancements/branding at the entrances off Encore Parkway and North Point Parkway.
- The applicants, Jeff Johnson and Terry Montezi came forward to speak on behalf of this application.
 - The applicants discussed the history of Trademark and the different projects completed.
 - North Point has been a beloved shopping hub for generations but has become distressed.
 - We are not trying to be super exclusive, but more welcoming and casual for people.
 - The applicant discussed current upgrades and in progress upgrades.
 - This is one of the few malls in the country where one owner has most control of the land, not the anchors.
 - Half of the shop space and anchors will be saved.
 - We do not want to build just another Avalon but rather something different.
 - We had a traffic study done, and if the mall was full, it would produce 5% more traffic than this current plan.
 - We are striving for a walkable village concept.
 - We must be responsive to the market.
 - There are three areas proposed – the village, the station, and the neighborhood.
 - We show that the demographics would be young professionals, empty nesters, maturing singles, and couples that no longer have children, like Avalon.
 - We want to leverage the investment of making the area more walkable.
- The Planning Commission discussed the following:
 - What will the condition of the property be before it is developed? We would require it to be

grassed and maintained.

- Looking at the orange section on the density map, do you have any idea of what acreage is in the high-density area?
- Can you tell us all the recent enhancements the city has put in the North Point Overlay to promote walkability? In 2017, the Encore Bridge was made walkable. The Chick-Fil-A rebuild created significant sidewalk improvements. Director Cook provided additional examples.
- With the stormwater ponds, I have not seen that language before. There is another example of that at Thompson Street Park.
- The phasing of the stormwater retention ponds- is that just the activation of the phases? Is it currently needed, or is it tied to the third phase? This has natural pull. You can build sections that are still enjoyable without having the entire portion completed.
- Is this going to be a wet pond? Yes.
- Regarding the hotel, it is not defined as an upscale hotel. That was taken out of the language. I believe we had previously that it was a full service. They are now in agreement with the language.
- Why is important to bring retail to the exterior? A lot of tenants like the outdoor exposure. They feel like malls need to be turned inside out to be relevant long-term.
- 11 out of your 17 projects include multifamily units, is that correct? Yes.
- What is the why behind multifamily? There is a housing crisis, and the demand is significant. There is a certain security with there being more people there. It is vibrant with people coming and going.
- Do you have the demographics of the people moving into this area?
- What about trying to bring back some of the trees to the outside perimeter? The perimeter will have street trees, and the event area will have large trees.
- Are you going to be the owner/builder of the multifamily units? New York Life is the owner of NP. We are the manager and redeveloper of the mall. That will continue to evolve as we start to go vertical.
- Is it your intent to be an owner one day? Yes.
- Why don't you incorporate more for sale into this idea? Our early plans included 1200 units, and we decreased it to 900. We would love to say high density condominiums would work here, but we do not think it will.
- As much as you listen to the developers about what is working, try to also listen to the community on what is working here
- There is nothing like this in our city. I understand it is very atypical. I do think that balance is key in terms of multifamily vs for rent
- If you do not get the approval for 900 units, what are the next steps? To be honest, I do not know. We are not asking for 900 hoping we get 600.
- The difficulty is the phase three – this will not be developed for 7 or 8 years. I would rather that phase come back after we see the first two phases
- Even if we wanted more for sale units, we could not fit them on those three acres. The only option would be to completely redo the plan. We are offering the highest density plan that will work.
- I think we have a similar vision, but we need a little better balance.
- Does the number in 3e really make sense? We could not go past the five-year policy.

Public Comment:

- Shawn Lawrence – 7000 North Point Circle
 - The project satisfies the wants and needs of this community.
 - This project would be a dream for me and my family.
 - We want to see this continue to grow.
- Grace Murphy – Fur Kids Animal Rescue
 - Securing this partnership with North Point has been very important.
 - We would love to see this move forward to continue our partnership.

- It helps us to get in front of a different demographic.
- Nancy Flare
 - North Point was a place to bring my kids when they were growing up.
 - We support local retail communities and designers and have helped Trademark facilitate fashion events at the mall.
 - North Point will become a fashionable destination for our area to linger longer.
- Brendan Peterson – 10345 Dashiell Court
 - I am in support of Trademark and New York Life.
 - Alpharetta residents are in support of this.
- Dan Silver – Maple Lane
 - I am the general manager of Halcyon.
 - We would be looking at the rental communities if my family was trying to purchase a home today.
 - I disagree that this is not what Alpharetta wants.
 - 97 – 99% of Halcyon apartments are leased regularly.
- Katherine Dylan – Manager of King of Pops
 - This is a much safer environment than surrounding malls.
 - I want to see this project move forward.

❖ Vice-Chair Brady offered a motion to approve the item, subject to the following conditions:

1. Change to condition 3d, “as depicted in Exhibit H”.
2. Change to condition 9, “shall be tied to phase 2 CO”.
 - Commissioner Richard seconded the motion.
 - The motion was approved unanimously (7-0).

FINAL CONDITIONS:

1. Approximately 83.67 acres shall be zoned to MU and developed substantially similar to the site plan prepared by Kimley-Horn, dated 7/20/2022, 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 6,000 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 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 (800 SF per unit), or hotel entitlement (800 SF per hotel room).

c. Hotel – Maximum 150 rooms shall be permitted in one 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 meeting/event space. Commercial or office square footage may be exchanged for up to an additional 150 hotel rooms at the ratio of 800 square feet per room, limited to one freestanding building.

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 (as depicted in Exhibit H), 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 3,500 square feet has been constructed and inspected by the City. If a grocery/market is developed within 500' of the property then this shall satisfy this condition. '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 (the main east-west street through the development a.k.a. North Point Drive) 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 19.11 acres of open space (11.91 acres of civic space and 7.20 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 7/20/2022.

9. Pedestrian trail and bike lanes shall be improved as depicted on Exhibit D and shall be tied to Phase 2 CO, with final design approved by Staff. Bike lanes shall include a minimum 10' asphalt path and pedestrian trail shall include a minimum 4' crushed stone path, landscaping and lighting. Dedicated bike lane shall include striping and min. 2' 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. This work shall be

eligible for credit against Developer's transportation impact fees. 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, minimum 2' 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 provide EcoDistrict measures as outlined in the submitted application, labeled Exhibit E. Detailed information shall be provided at LDP and building permit showing compliance with the requested EcoDistrict measures. 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. The 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. Upon completion of each of the northern half and the remaining portion, the tract shall be dedicated to the City, other than the detention ponds themselves and waterways which feed it. The City shall be responsible for the structural repairs upon dedication and the developer shall be responsible for daily maintenance. Developer and other pond owner shall remain solely and exclusively responsible for maintenance of the detention ponds and waterways which feed it. The cost of the construction of such improvements shall be eligible for a credit against park impact fees.

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:

- a. Approved specifications and standards identified for each use within the total development.
- b. Pedestrian network.
- c. Overall planned open space areas.
- d. 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 and stormwater park 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

31. Provide pedestrian connectivity between all buildings and uses.

32. Install pedestrian and bicycle wayfinding signage on-site to direct pedestrian and bicycle traffic to and from Big Creek Greenway, bike lanes, and transit.

33. Upgrade existing MARTA stops near the northern mall entrance drives to include transit shelter as approved by MARTA.

34. Design site driveways to service pedestrians and cyclists.

35. Address curbside activities including parking, deliveries, ride-hailing, bicycling and micromobility use, and pedestrian activity.

B. CLUP-22-04 / CU-22-06 / V-22-21 / Z-22-12 / Crabapple Hotel

WITHDRAWN: This item was withdrawn by the Applicant. It was not heard or considered during the August 4, 2022 Planning Commission meeting.

C. CLUP-22-03 / Z-22-11 / V-22-20 / Mid Broadwell Residential

DEFERRED: This item has been deferred by the Applicant until September 1, 2022. It was not heard or considered during the August 4, 2022 Planning Commission meeting.

D. PH-22-06 / Unified Development Code (UDC) Text Amendment – Massage and Spa

WITHDRAWN: This item was withdrawn by Staff. It was not heard or considered during the August 4, 2022 Planning Commission meeting.

VII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 9:03 p.m.

Respectfully submitted,

Michael Woodman

Michael Woodman, Planning + Development Services Manager



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-22-10 FOAMWORKS/11725 COTTON CREEK ENTRY

PLANNING COMMISSION: NOVEMBER 3, 2022

CITY COUNCIL: NOVEMBER 28, 2022

II. RECOMMENDATION:

Approve CU-22-10 Foamworks/11725 Cotton Creek Entry, subject to the following conditions:

1. 'Car wash' shall be added as a conditional use at 11725 Cotton Creek Entry and limited to no more than 4,987 square feet.
2. Conditional use approval shall be limited to Foamworks; no additional 'Car wash' use or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Sunday 8:00 AM – 8:00 PM.
4. Site shall be redeveloped substantially similar to the site plan prepared by Civilogistics, revised 10/26/2022, except where to comply with the conditions below.
5. Developer shall remove existing impervious areas no longer in use, as depicted on the site plan prepared by Civilogistics, revised 10/26/2022. Areas shall be defined by curbing and shall be maintained as pervious area, as approved by Staff. Existing curb cut on Cotton Mill Place may remain to serve as a by-pass for the car wash.
6. Exterior changes to the building shall be approved by DRB. Conditional use approval is not approval of elevation changes.
7. Minimum 20' landscape strip shall be required along Old Milton Parkway. Parking lot screening (double row of shrubs) shall be required along Old Milton Parkway, Cotton Creek Entry and Cotton Mill Place, as approved by DRB.
8. Property owner shall assess site landscaping and replace missing, dead, or dying landscape material. This assessment shall include monument sign landscape material and installing ornamental planting beds at the corner of Old Milton Parkway and Cotton Creek Entry. New landscape areas, including tree islands, shall be planted with required landscape material, as approved by DRB.
9. Auto detailing stations shall be limited to the areas depicted on the site plan prepared by Civilogistics, revised 10/26/2022. Shade structures shall be limited to the auto detailing stations depicted adjacent to the existing building. Auto detailing stations along Cotton Creek Entry and employee parking along Old Milton Parkway shall be heavily screened, as approved by DRB.

III. REPORT IN BRIEF:

The applicant, Foamworks Alpharetta, LLC, is requesting a conditional use to operate a 'Car Wash' in a 4,987 square foot building, which was formerly used by Autobell Car Wash. The Camden Pond Master Plan requires a conditional use to allow a 'Car Wash' on the subject property. The previous use of the property as a 'Car Wash' was not approved as a conditional use and was therefore a legal, non-conforming use. Since the 'Car Wash' has discontinued operation for 60 or more days, the use may not be re-established without the approval of a conditional use. The subject property is located at 11725 Cotton Creek Entry at the northeast corner of Old Milton Parkway and Cotton Creek Entry.

DISCUSSION

The submitted request, if approved, would allow Foamworks to operate an automatic 'Car Wash' in a 4,987 square foot building previously used by Autobell Car Wash. The Camden Pond Master Plan requires a conditional use to

allow a 'Car Wash' on the subject property. The previous use of the property as a 'Car Wash' was not approved as a conditional use and was a legal, non-conforming use. Since the 'Car Wash' has discontinued operation for 60 or more days, the use may not be re-established without the approval of a conditional use. The subject property is located at 11725 Cotton Creek Entry at the northeast corner of Old Milton Parkway and Cotton Creek Entry.

The 1.2-acre property was developed as a car wash in 2001, including a 1-story, 5,750 square foot building. Zoning of the property is CUP (Community Unit Plan) subject to the Camden Pond Master Plan. The property is designated 'Mixed Use Office/Commercial Zoning' in the Master Plan, which allows C-2 (General Commercial) permitted uses. A 'Car Wash' is a conditional use in the C-2 district. Surrounding properties are zoned CUP to the west, north, and east, and C-2 to the south. Andy's Frozen Custard is located to the west, an undeveloped property to the north, Old Milton Festival retail center to the east, and Aspen Station Plaza retail center to the south.

Foamworks Auto Spa is a full-service, automatic car wash. Exterior detailing is done by employees in the preparation canopy and in the car wash tunnel. The customer remains in the vehicle as the car goes through the automatic car wash. Interior detailing is completed by the customer at the auto detailing stations. According to the website, Foamworks currently operates five (5) locations in Georgia with ten (10) additional locations opening soon. Existing locations include Macon, Brunswick, Fayetteville, Stockbridge and Vidalia. The applicant proposes to renovate and re-purpose the former Autobell Car Wash. Hours of operation will be Monday – Sunday 8:00 AM – 8:00 PM. The applicant anticipates up to five (5) employees on the property at any given time.

The site plan depicts re-use of the existing car wash building, which includes demolition of the 'Porte Cochere' and 'Detailing Area' on the west side of the building. This represents a reduction in the building area from approximately 5,750 square feet to 4,987 square feet. Access to the car wash will continue from the existing curb cut on Cotton Creek Entry. However, the curb cut on Cotton Mill Place will be limited to a by-pass for customers wishing to exit the car wash lane. Two (2) pay stations are depicted on the north end of the property and a 'Bug Prep Canopy' is proposed at the entrance to the car wash tunnel. Twenty-five (25) auto detail stations with vacuums are proposed along the building and along Cotton Creek Entry.

The Unified Development Code (UDC) requires one (1) parking space per 250 square feet of floor area not used for storage for a car wash. The floor area not used for storage, or the car wash tunnel is approximately 1,000 square feet. Therefore, four (4) parking spaces are required for the proposed car wash. Four (4) dedicated parking spaces are depicted along Old Milton Parkway and an additional 25 spaces are available at auto detailing stations.

RENDERINGS

The applicant submitted renderings depicting exterior changes to the building. As shown in the photograph and rendering below, the applicant proposes to apply a German Smear to the existing brick building and change out the awnings. German Smear mimics the look of irregular stones and heavy mortar joints. The property is located on Old Milton Parkway, which is a Corridor of Influence requiring Design Review Board (DRB) approval for any exterior changes to the building.

Existing



Proposed



TRAFFIC

The applicant provided a trip generation memorandum, which estimates that the proposed 'Car wash' would generate sixteen (16) AM Peak Hour trips and 78 PM Peak Hour trips (see table below).

TABLE 1 — TRIP GENERATION FOR CURRENT AND PROPOSED DEVELOPMENT										
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
ITE 948- Current or Proposed Automated Car Wash	1 Wash Tunnel	8	8	16	39	39	78	238	238	476

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property was developed in compliance with site access development standards with two (2) points of access from Cotton Creek Entry and Cotton Mill Place. The applicant proposes to limit the use of the Cotton Mill Place curb cut to a by-pass for the car wash lane. The proposed use and former use of the property are the same.

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 subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening. However, landscaping is recommended to screen the auto detailing stations and parking along Old Milton Parkway and Cotton Creek Entry.

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 proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'.

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 proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'.

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 proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'.

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

Response: There are other 'Car Wash' businesses operating in the City. However, the nearest location is in Johns Creek at the Mister Car Wash (11110 State Bridge Road). The nearest location in Alpharetta is Mammoth Car Wash (2145 Old Milton Parkway), which is approximately 2.5 miles to the west of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'. If approved, conditions are recommended requiring that the auto detailing stations and parking be screened with landscaping, as well as unused impervious areas returned to pervious area.

CITIZEN PARTICIPATION PLAN

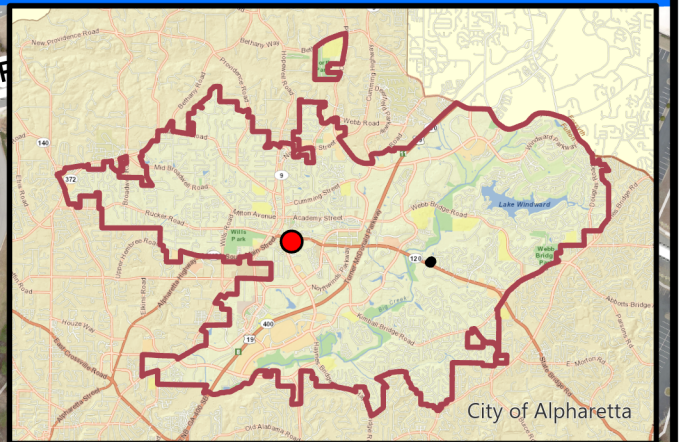
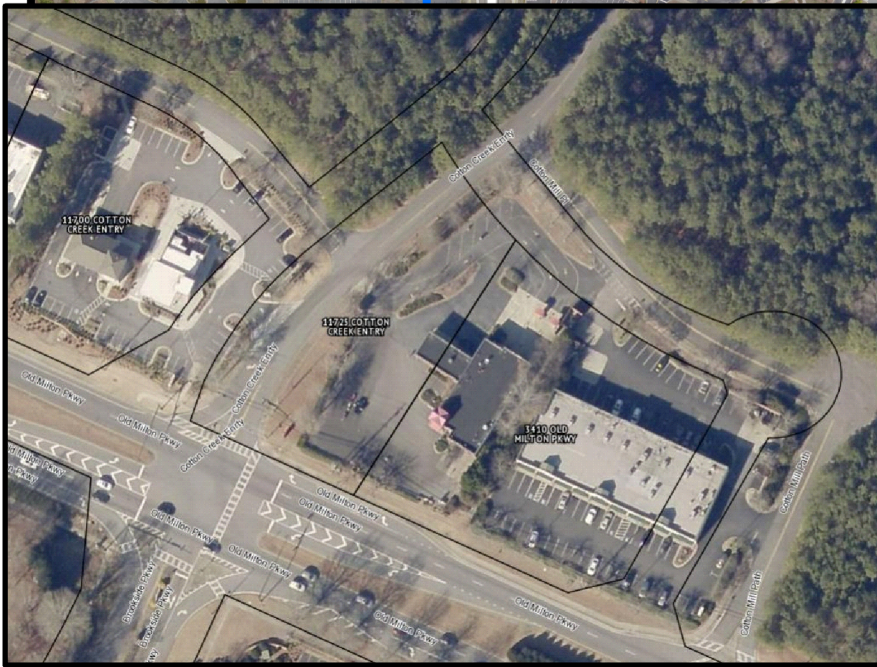
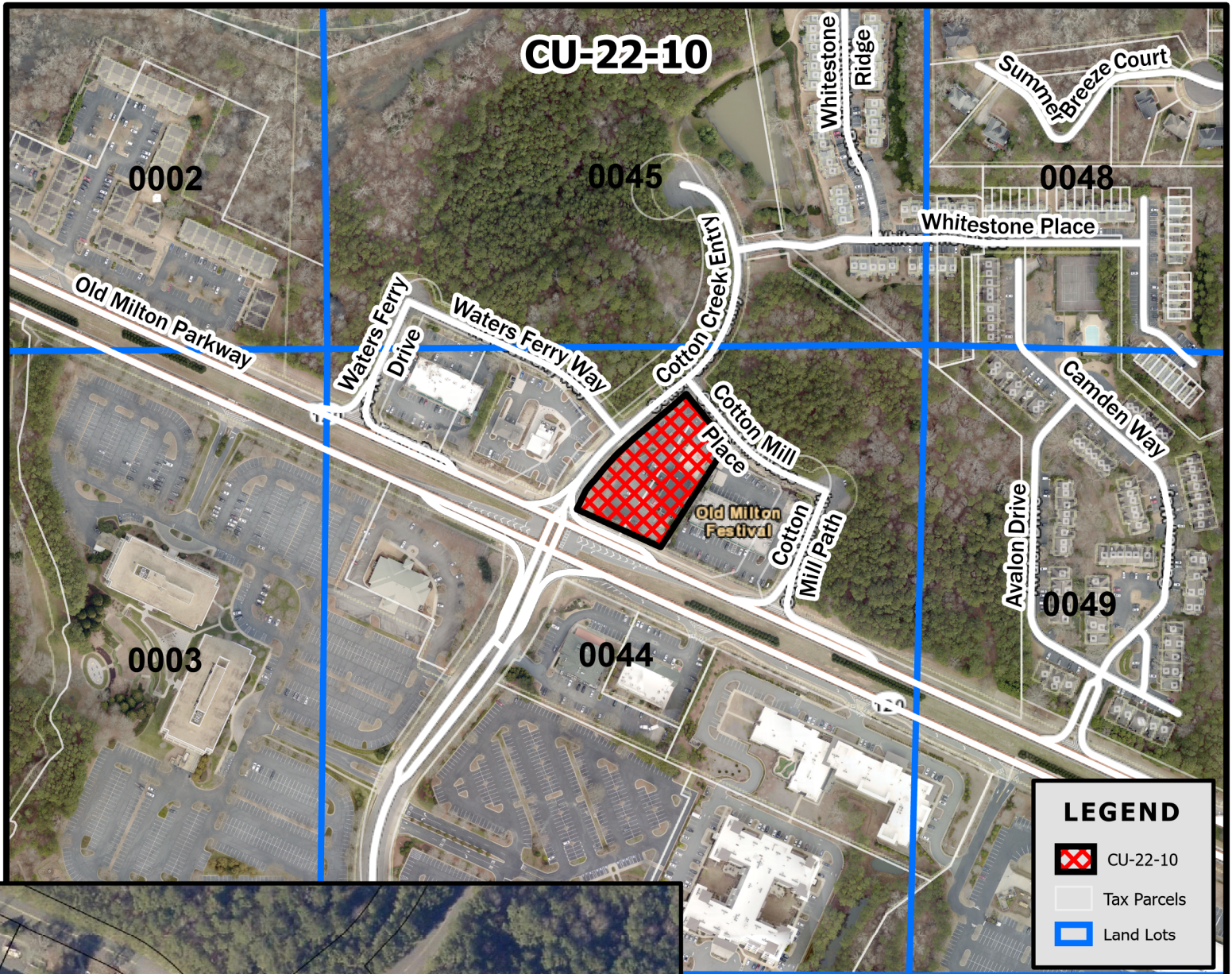
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no public comments have been received other than the questions at the October 12, 2022 Community Zoning Information Meeting (CZIM).

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 12, 2022. There were no public comments on the sign-in sheet. The applicant's citizen participation plan indicates that there was a question about the shared access on Cotton Mill Place.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Site Plan Revised 10.26.22
- Exhibit A - Renderings
- Vacuum Stations
- CZIM Sign In Sheet
- Citizen Participation Form B
- Application

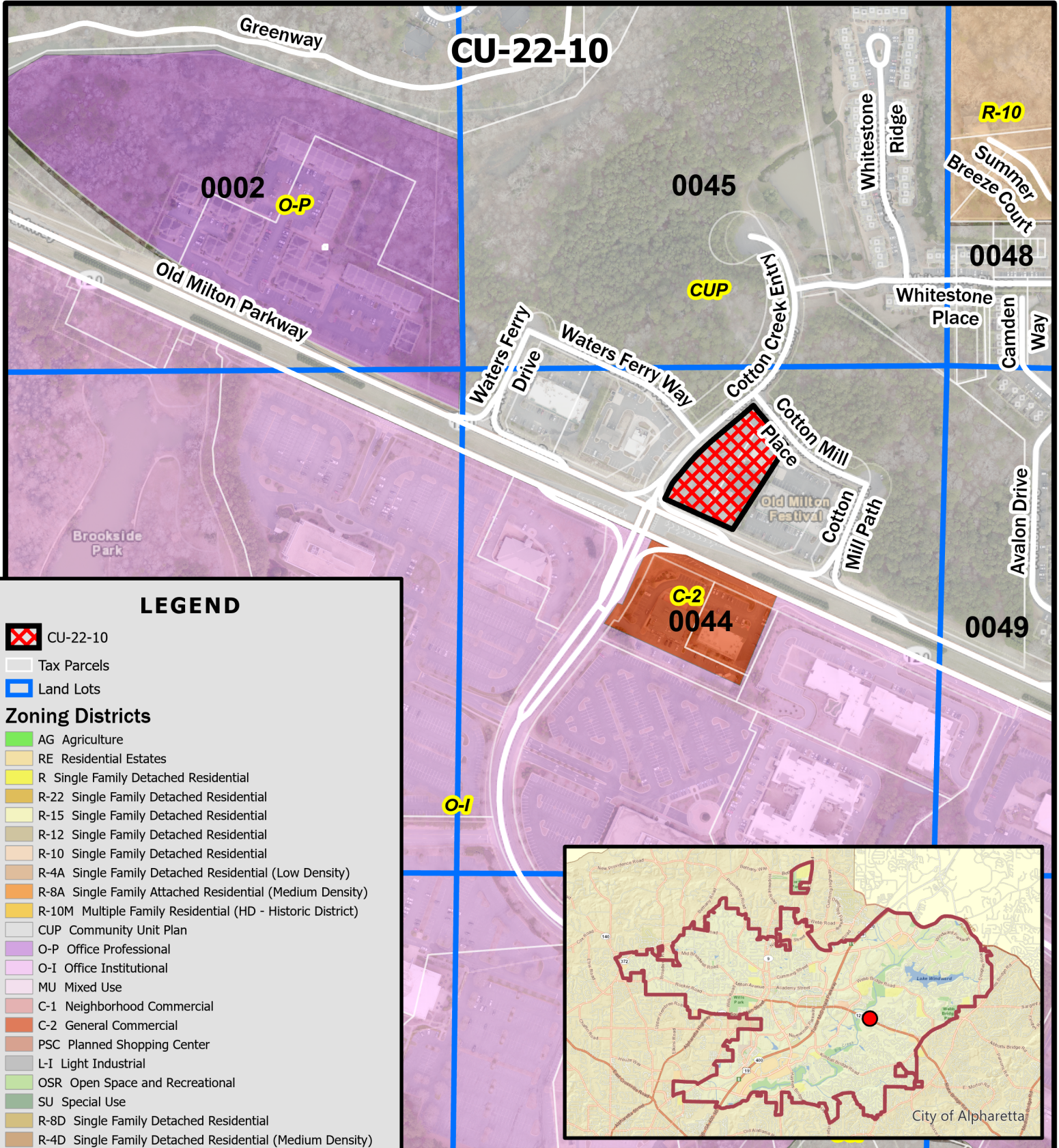


CU-22-10
D/LL: 1/1/0044
PC: 11/03/22
CC: 11/28/22



Aerial Map **Foamworks** **11725 Cotton Creek Entry**

Location Map Provided by:
Community Development - GIS



LEGEND



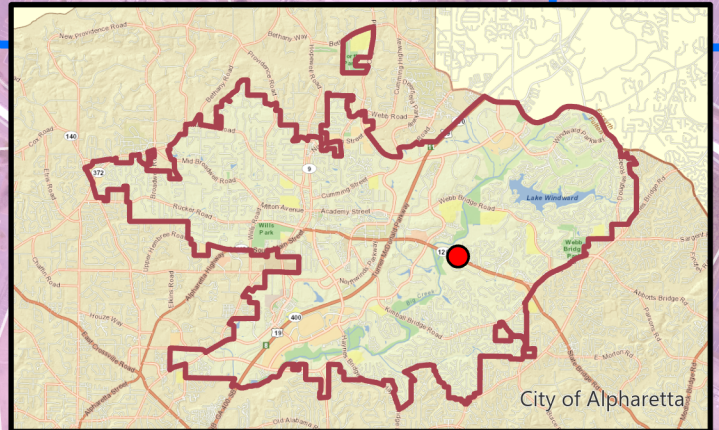
CU-22-10

Tax Parcels

Land Lots

Zoning Districts

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



CU-22-10

D/LL: 1/1/0044

PC: 11/03/22

CC: 11/28/22

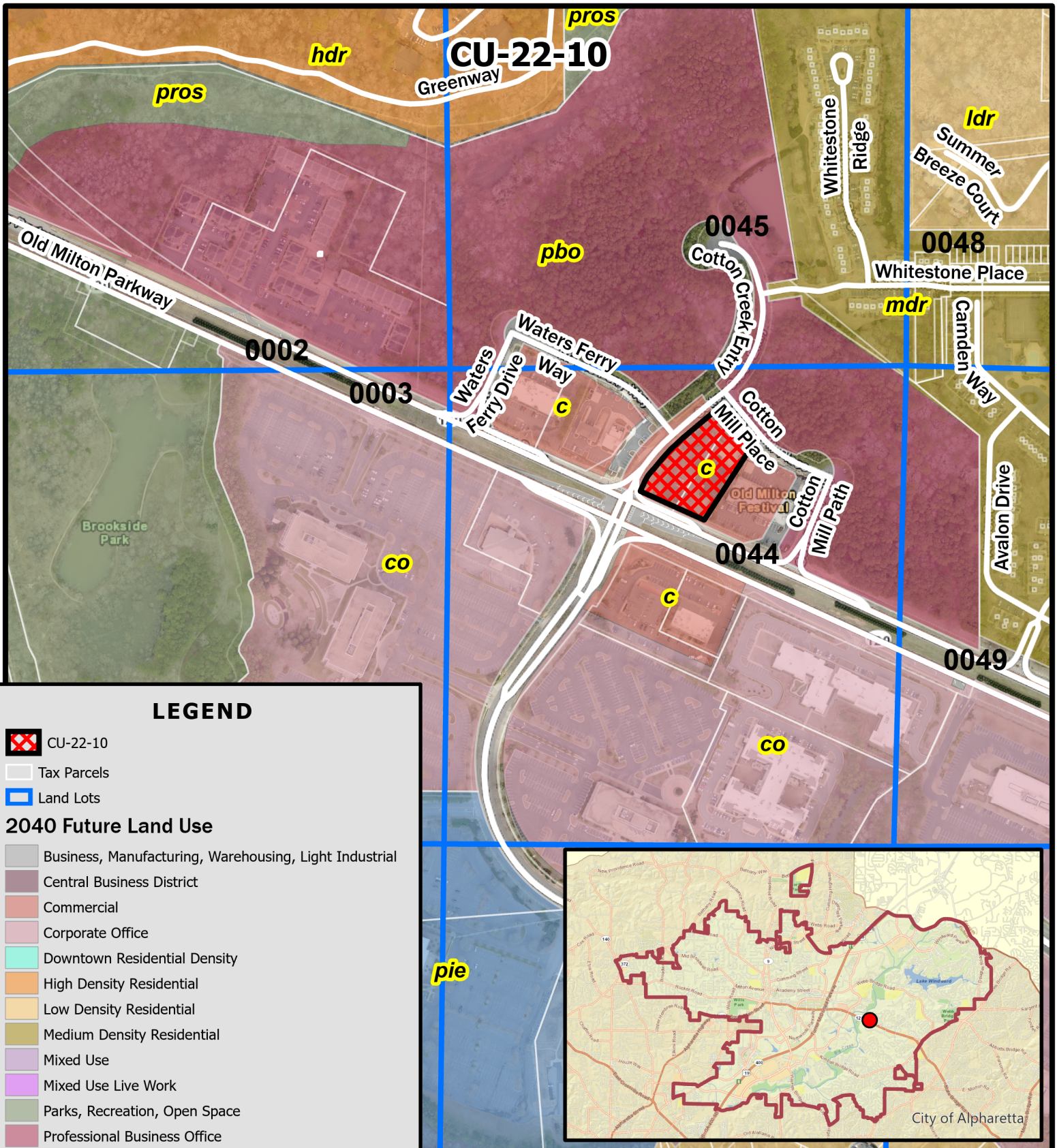
Zoning Map

Foamworks

11725 Cotton Creek Entry



Location Map Provided by:
Community Development - GIS



LEGEND



CU-22-10



Tax Parcels



Land Lots

2040 Future Land Use



Business, Manufacturing, Warehousing, Light Industrial



Central Business District



Commercial



Corporate Office



Downtown Residential Density



High Density Residential



Low Density Residential



Medium Density Residential



Mixed Use



Mixed Use Live Work



Parks, Recreation, Open Space



Professional Business Office



Public, Institutional, Education



Residential Estate



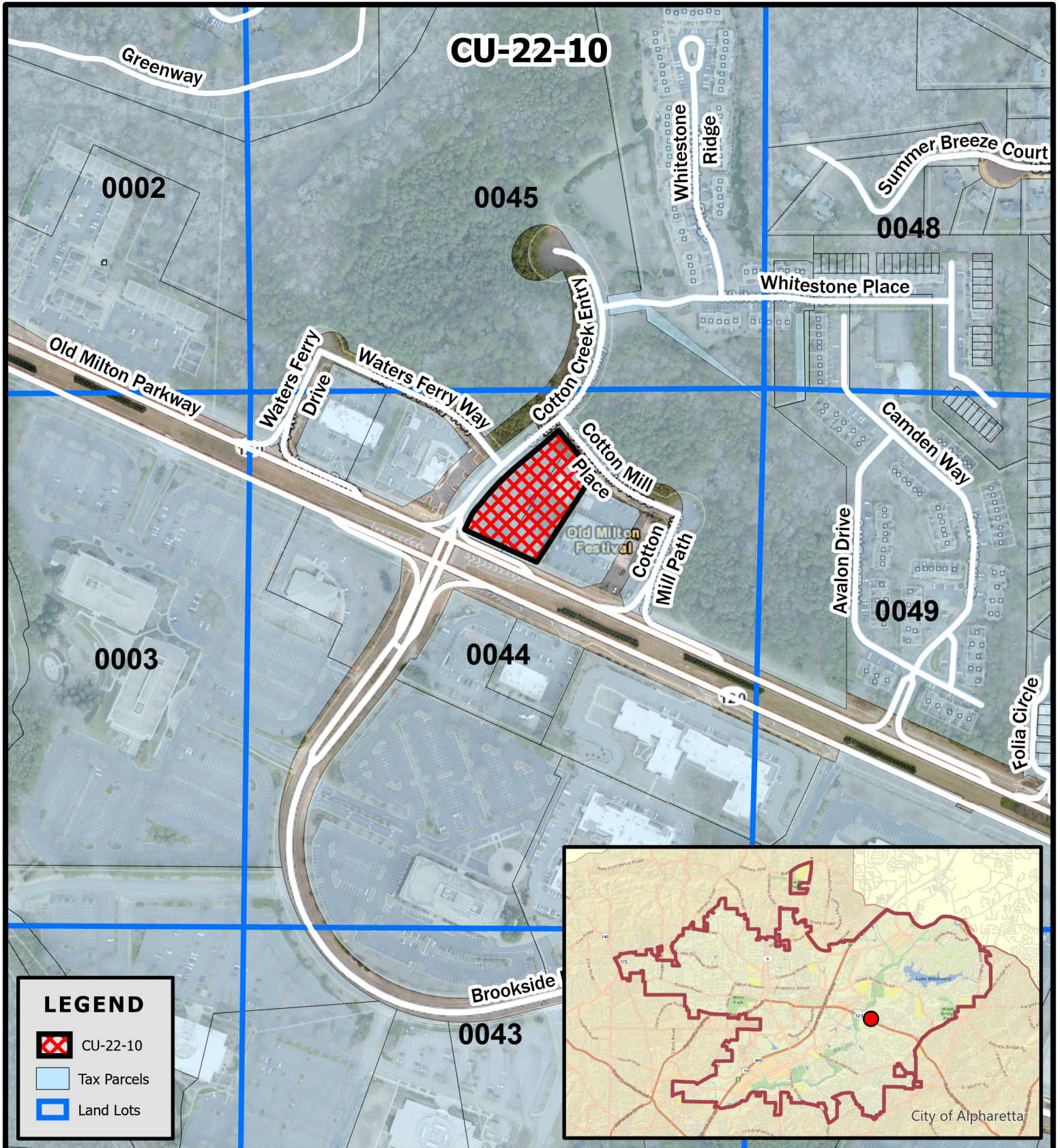
Very Low Density Residential

CU-22-10
D/LL: 1/1/0044
PC: 11/03/22
CC: 11/28/22



Future Land Use Map
Foamworks
11725 Cotton Creek Entry

Location Map Provided by:
Community Development - GIS

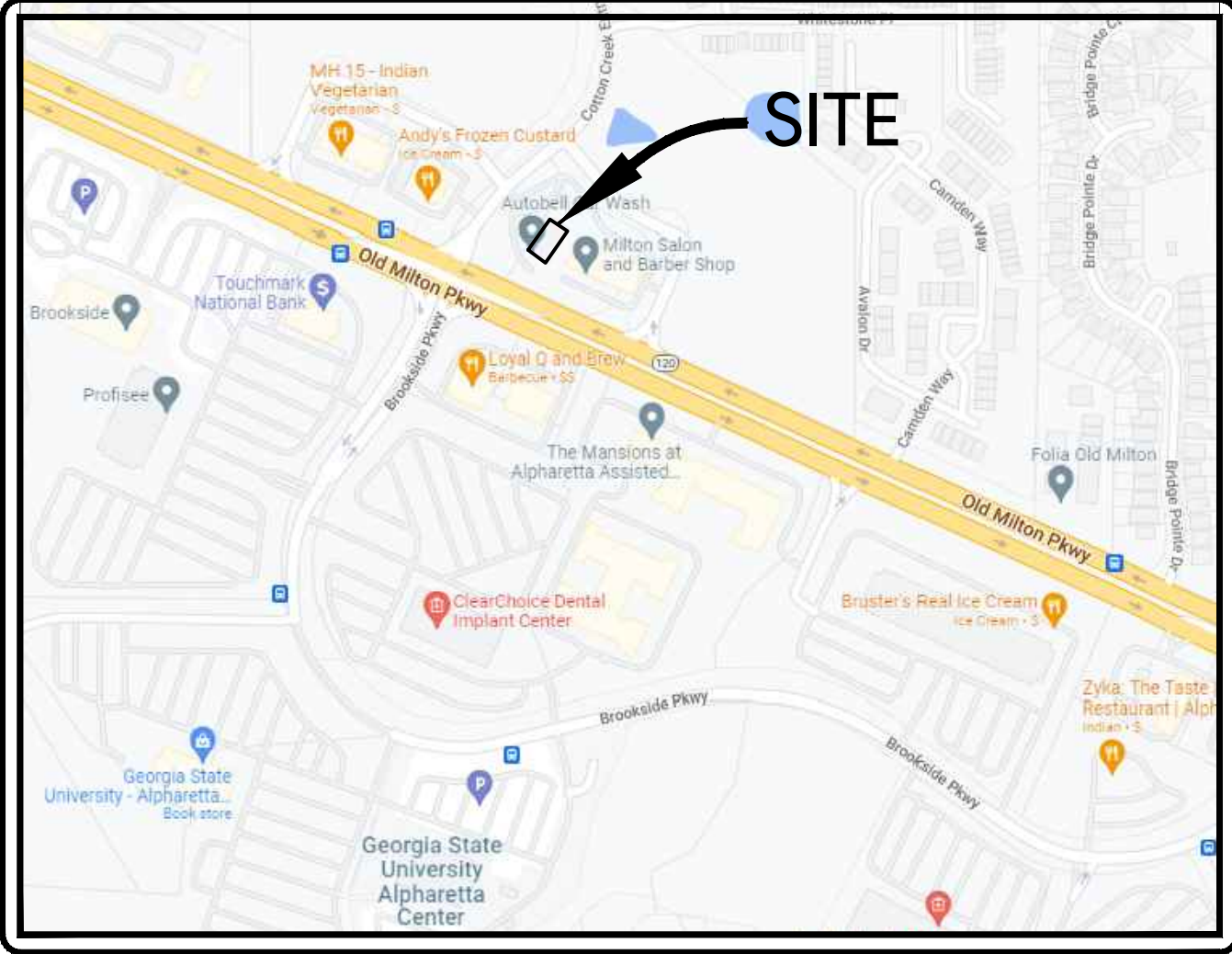
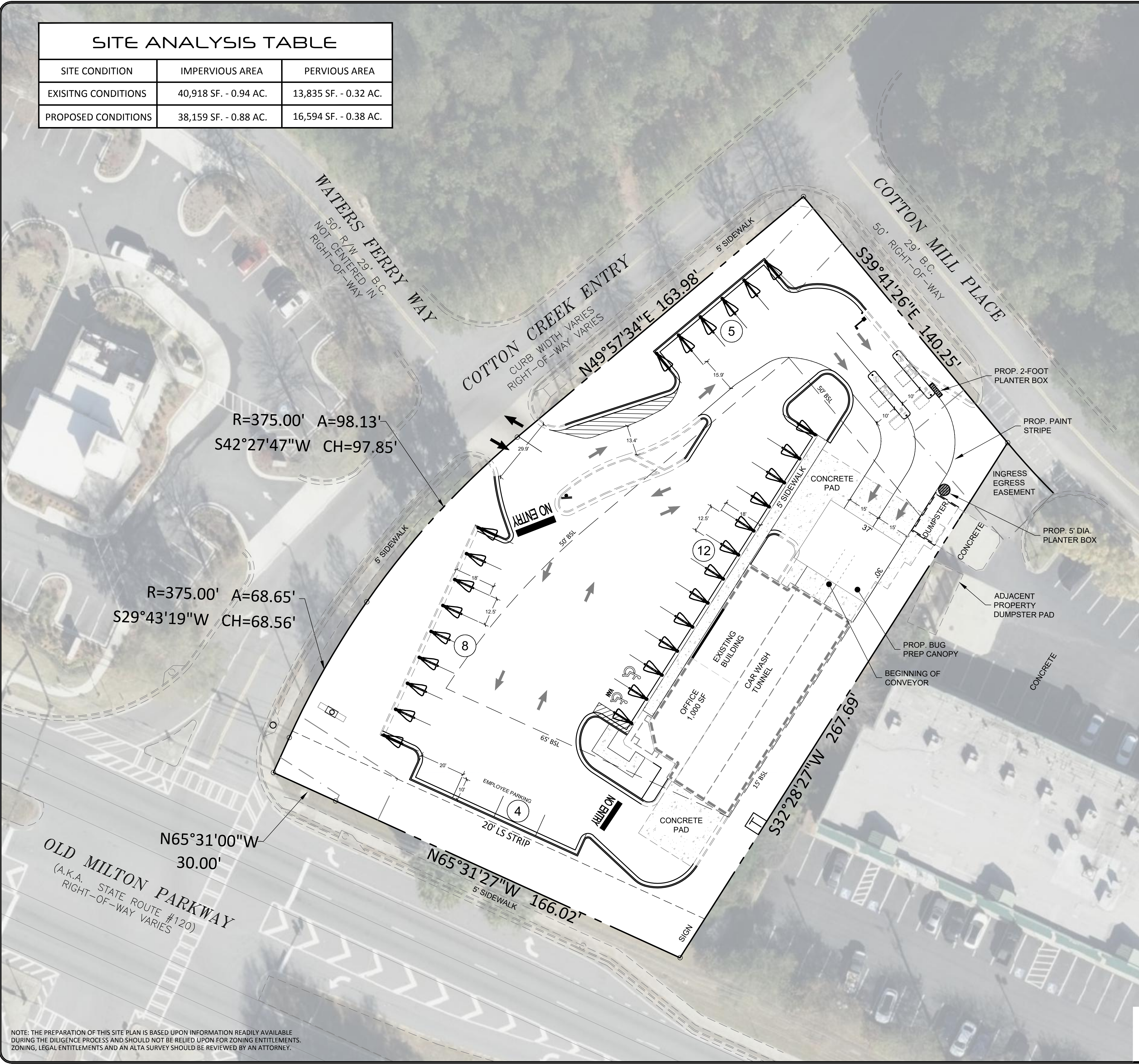


Location Map Foamworks

11725 Cotton Creek Entry

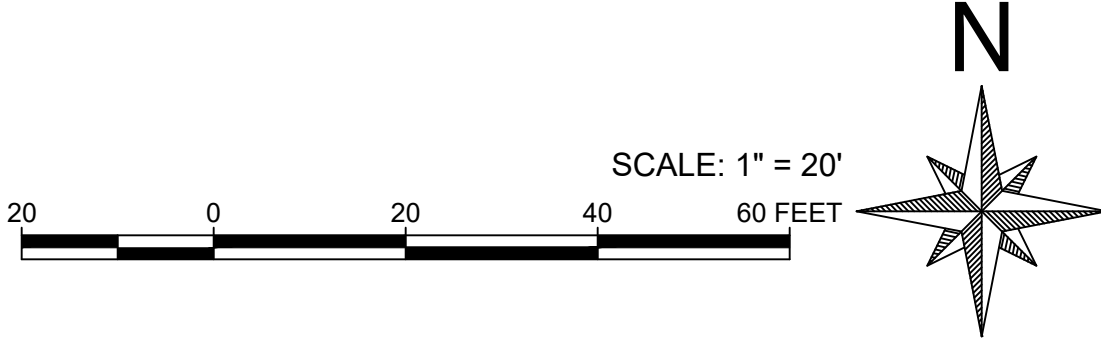
CU-22-10
D/LL: 1/1/0044
PC: 11/03/22
CC: 11/28/22

SITE ANALYSIS TABLE		
SITE CONDITION	IMPERVIOUS AREA	PERVIOUS AREA
EXISTING CONDITIONS	40,918 SF. - 0.94 AC.	13,835 SF. - 0.32 AC.
PROPOSED CONDITIONS	38,159 SF. - 0.88 AC.	16,594 SF. - 0.38 AC.



VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	CUP	-
Use Allowed	yes	-
Use Specific Req'	N/A	-
Flood Zone	Zone X	-
National Wetlands Inventory Overlay District	-	-
Foamworks (total)	-	4987 SF
Office	-	1000 SF
Parcel A	-	1.25 AC
Building Setbacks	-	-
Major	-	65ft
Minor	-	50ft
Side	-	15ft
Rear	-	20' Front
Landscape Strips	-	-
Major	-	-
Minor	-	-
Side	-	-
Land Use Buffers	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
Parking Ratio	1 per 250sf	1 per 250sf
Parking Spaces	-	25 Vacs, 4 Empl.
Parking Size	-	9'x18', 12.5'x18'
Compact Parking %	-	-
Loading Space	-	n/a
LS - Open Space %	-	-
Minimum Lot Size	-	-
Minimum Frontage	-	-
Adjacent Zoning North	-	-
Adjacent Zoning South	-	-
Adjacent Zoning East	-	-
Adjacent Zoning West	-	-
Water Sewer Proximity	-	-
Overlay Requirements	-	-



GSWCC LEVEL II DESIGN
PROF. CERT#000003430

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN
COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

CP1
22317

AUGUST 22, 2022

REVISIONS
1 CITY COMMENTS
10-26-22

NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

Exhibit A



Exhibit A











Community Zoning Information Meeting (CZIM)

October 12, 2022

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

CU-22-10 / Foamworks 11725 Cotton Creek Entry

NAME	ADDRESS	COMMENTS
		No comments

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: CU-22-10 / Foamworks Alpharetta / 11725 Cotton Creek Entry

Contact Name: Manny Kaloyannides Telephone: 404.201.3620

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.

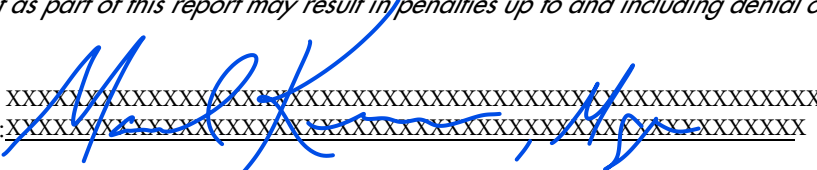
There were no negative comments by attendees. The only questions asked were about the shared point of access/driveway on Cotton Mill Place for the subject parcel and the adjacent parcel to the southwest (which is governed by an Ingress-Egress Easement) and how Foamworks will control the flow of cars to/from that shared driveway. Once that operational aspect was explained, all attendees were supportive of the application.

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

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

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

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: 8/30/22

/s/ Steven L. Jones

10/13/2022

Print Form



Certificate of Mailing — Firm

Name and Address of Sender Joshua Williams 1600 Parkwood Circle Suite 200 Atlanta, GA 30339	TOTAL NO. of Pieces Listed by Sender 25	TOTAL NO. of Pieces Received at Post Office™ 25	Affix Stamp Here <i>Postmark with Date of Receipt.</i>		
	Postmaster, per (name of receiving employee) T. WISE		 0000 U.S. POSTAGE PAID ACWORTH, GA 30101 SEP 16, 22 AMOUNT \$12.50 R2305K134284 -09		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	PSC HOLDINGS ALPHARETTA LLC 1520 PASLAY PL LAKE WORTH FL 33462				
2.	COLLEDGE ROAD LLC 2310 HOPEWELL PLANTATION DR ALPHARETTA GA 30004				
3.	CH RETAIL FUND II ATLANTA OLD MILTON FESTIVAL LLC 3819 MAPLE AVE DALLAS TX 75219				
4.	TOUCHMARK NATIONAL BANK 3651 OLD MILTON PKWY ALPHARETTA GA 30005				
5.	BOF II GA BROOKSIDE LLC FIVE CONCOURSE DR SUITE 3100 ATLANTA GA 30328				

6.					
	LOYALTY OLD MILTON PROPERTY LLC				
	3324 PEACHTREE RD # 3005 ATLANTA GA 30326				



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	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	HWY 120 SENIOR HOLDINGS LLC 171 STONEBRIDGE BLVD EDMOND OK 73013					
2.	JD LD ATLANTA LLC P.O. BOX 7555 REDLANDS CA 92375- 0555					
3.	FFI ALPHARETTA IL OWNER LLC 200 W MADISON STE 2650 CHICAGO IL 60606					
4.	SWNC ASPEN STATION LLC 1616 2ND AVE S STE 100 BIRMINGHAM AL 35233					
5.	GOETHE JANET P O BOX 813068 SMYRNA GA 30081					

6.	PHAM BAO CHI THI & LAM DORA 2005 WHITESTONE PL ALPHARETTA GA 30005				



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	Postmaster, per (name of receiving employee)				

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	XIE BAIPING 10719 VERAWOOD DR RIVERVIEW FL 33579-2145				
2.	BROOKE DANIEL P 2025 WHITESTONE PL ALPHARETTA GA 30005				
3.	BLYTHE GWEN S 2035 WHITESTONE PL ALPHARETTA GA 30005				
4.	AFANASYEVA OLENA 2045 WHITESTONE PL ALPHARETTA GA 30005				
5.	BARNETTE JONATHAN				



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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	ARIAS ASHLEY 2095 WHITESTONE PL ALPHARETTA GA 30005				
2.	MC LEAN ADRIAN A 2085 WHITESTONE PL ALPHARETTA GA 30005				
3.					
4.					
5.					



Certificate of Mailing — Firm

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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	GREENE KAREN M 1020 WHITESTONE RDG ALPHARETTA GA 30005				
2.	ZITTER KAYLA S 1030 WHITESTONE RIDGE ALPHARETTA GA 30005				
3.	ISLAM ABU NURUL P O BOX 2544 WOODSTOCK GA 30188				
4.	MORENO AYALA MARIA DEL CARMEN 2065 WHITESTONE PL ALPHARETTA GA 30005				
5.	YALCIN VOLKAN				

	1000 WHITESTONE RDG ALPHARETTA GA 30005				
6.	RAGILA SANTOSH K & RAGILA KAMALA NEELIMA				
	750 MAYFAIR CT SUWANEE GA 30024- 8526				

Steven L. Jones | Partner
Direct Dial: 678.426.4628
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

September 1, 2022

VIA EMAIL AND FEDEX

Attn: Michael Woodman
Department of Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, Georgia 30009

**RE: City of Alpharetta Public Hearing Application - CUP
11725 Cotton Creek Entry, Alpharetta, Georgia 30009 ("Property")
Letter of Intent**

Dear Mr. Woodman,

We represent Foamworks Alpharetta, LLC ("**Foamworks**") in connection with the above-referenced Property and are submitting the attached Public Hearing Application for a Conditional Use Permit.

Foamworks is purchasing the above referenced Property, with the proposed use of operating an automatic car wash. The Property was originally constructed and developed as an automatic car wash. Foamworks would like to continue the historic use of the property, as well as change the on-site flow of traffic to improve on-site operational efficiency and add vacuum stations and canopies.

The factual details regarding the proposed use of the Property is as follows:

Address:	11725 Cotton Creek Entry, Alpharetta, Georgia 30009
Sq. Ft. Building:	5,750 one story brick building
Acres:	1.2 acres
Tax Parcel Number:	11 002000440332
Property Class:	Commercial Lots
Land Use Class:	Car Wash - Automatic
Zoning District:	Community Unit Plan - CUP

Please find enclosed the following:

1. Public Hearing CUP Application
2. Site Plan (Exhibit 1)
3. Legal Description of Subject Property (Exhibit 2)
4. Evidence of Paid Property Taxes (Exhibit 3)
5. Evidence of no outstanding code violations (Exhibit 4)

6. Trip Generation Report (Exhibit 5)
7. Tree Survey and Arborist Plan (Exhibit 6)
8. Disclosure of Campaign Contributions (attached to Application)
9. Public Participation Plan (attached to Application)
10. Owner Affidavit (attached to Application)
11. Disclosure Form (attached to Application)
12. \$1,025 Check made payable to City of Alpharetta Department of Community Development

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven L. Jones', with a stylized, cursive script.

Steven L. Jones

TAYLOR ENGLISH DUMA LLP

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Foamworks Alpharetta, LLC C/O Steven L. Jones, Taylor English Duma LLP

Telephone: 678.426.4628

Address: 1600 Parkwood Circle

Suite: 200

City: Atlanta

State: GA

Zip: 30339

Fax: 770.434.7376

Mobile Tel: 404.218.2756

Email: sjones@taylorenghish.com

Subject Property Information:

Address: 11725 Cotton Creek Entry

Current Zoning: CUP

District: 1

Section: 1

Land Lot: 44

Parcel ID: 11 -0020-0044-033-2

Proposed Zoning: CUP

Current Use: Car Wash - Automatic

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?

Car Wash - Automatic.

Applicant's Request (Please itemize the proposal):

(1) Improve the aesthetics of the building; (2) Change the on-site flow of traffic to improve on-site operational efficiency; and (3) add vacuum stations and canopies.

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

Operate a class-A automatic auto spa

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpharetta (Cotton Creek) CGB GA, LLC Telephone: 205-968-9220
Address: 361 Summit Boulevard Suite: 110
City Birmingham State: AL Zip: 35243

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 |

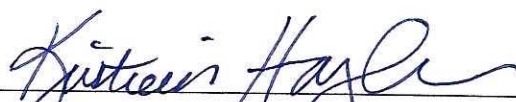
Property Owner's Authorized Applicant (if applicable):

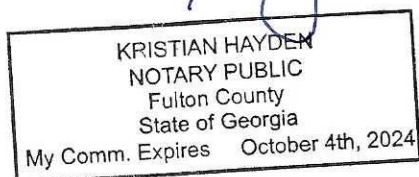
Name of Authorized Applicant: Foamworks Alpharetta, LLC Telephone: 404.201.3620
Address: 1600 Parkwood Circle, Suite 200 Suite:
City Atlanta State: GA Zip: 30339

So Sworn and Attested:

Owner Signature:  Date: 8/31/2022

Notary:

Notary Signature:  Date: 8/31/2022



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **Foamworks Alpharetta, LLC**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: **8/31/2022**

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The adjacent properties are commercial buildings, undeveloped land, residential neighborhoods, and apartment complexes. As such, the proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

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

The proposal will have no adverse effects on the use or usability of the adjacent or nearby properties. Additionally, the historic use of the property is the same as the proposed use of the proposal.

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

While the property may be used in accordance with the existing regulations, not permitting the proposed use would unreasonably limit the use of the property as currently developed and would create a substantial burden to the applicant. Specifically, it would prevent the Applicant from using the Property as currently developed, and the Applicant would be forced to locate the Business elsewhere, at a significant cost.

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

The proposal will not result in an excessive or burdensome increase in population or traffic.

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

The proposal will not result in an excessive or burdensome impact on schools or utilities.

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

The proposal will provide services which meet the daily needs of the community.

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

N/A

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: **Manny Kaloyannides** Telephone: **404.201.3620**

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.

CH RETAIL FUND II ATLANTA OLD MILTON FESTIVAL LLC

GOETHE JANET

PSC HOLDINGS ALPHARETTA LLC

LOYALTY OLD MILTON PROPERTY LLC

TOUCHMARK NATIONAL BANK

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.

Individuals can call or email the Applicant with any questions or concerns.

EXHIBIT 1
SITE PLAN

TITLE EXCEPTIONS

NOTES TO TITLE EXCEPTIONS AS APPEARING IN SCHEDULE B, PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01-21131688-01T, DATED FEBRUARY 13, 2022.

12. RIGHT OF WAY IN FAVOR OF FULTON COUNTY, RECORDED 12/20/1935 IN BOOK 1571, PAGE 446 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

13. RIGHT OF WAY IN FAVOR OF FULTON COUNTY, RECORDED 03/23/1943 IN BOOK 1855, PAGE 443 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

14. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 12/15/1960 IN BOOK 3647, PAGE 431 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

15. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 12/15/1960 IN BOOK 3647, PAGE 432 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

16. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 06/20/1966 IN BOOK 4603, PAGE 545 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

17. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 04/06/1981 IN BOOK 7811, PAGE 289 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

18. RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN JANET GOETHE A/K/A M. JANET GOETHE, AND WASHINGTON DEVELOPMENT COMPANY, RECORDED 04/30/1985, IN BOOK 9492, PAGE 19 OF THE FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN. DESCRIPTIONS OF THE PROPERTIES SUBJECT TO SAID AGREEMENT ARE NOT PROVIDED.

19. ORDER IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED 03/14/1994, IN BOOK 17954, PAGE 67 OF THE FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN IN APPROXIMATION HEREON.

20. SEWER EASEMENT IN FAVOR OF FULTON COUNTY, RECORDED 01/06/1997, IN BOOK 21997, PAGE 33 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

21. EASEMENT AGREEMENT, BY AND BETWEEN M. JANET GOETHE, AND QUIKTRIP CORPORATION, RECORDED 01/03/1997, IN BOOK 22027, PAGE 245 OF THE FULTON COUNTY RECORDS.

NOTE: 1ST AMENDMENT TO EASEMENT AGREEMENT, RECORDED 09/25/1997, AS BOOK 23268, PAGE 343 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

22. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA DUAL EXIT DRIVEWAY AGREEMENT, RECORDED 07/30/1997, IN BOOK 22894, PAGE 330 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

23. ROAD EASEMENT AGREEMENT BY AND BETWEEN CANTERBURY COMMUNITIES, INC. AND JANET GOETHE, RECORDED 09/30/1997, IN BOOK 23191, PAGE 317 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

24. SIGN AND SLOPE EASEMENT AGREEMENT BY AND BETWEEN CANTERBURY COMMUNITIES, INC AND JANET GOETHE, RECORDED 09/30/1997, IN BOOK 23191, PAGE 322 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

25. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE ROAD DEDICATION PLAT, AS RECORDED IN PLAT BOOK 198, PAGE 97, RECORDED DATE 12/02/1997 IN FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

26. DRAINAGE EASEMENT BY AND BETWEEN JANET GOETHE AND OLD MILTON PROMENADE, LLC, RECORDED 04/27/1998, IN BOOK 24447, PAGE 189 OF THE FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

27. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE ROAD DEDICATION PLAT, AS RECORDED IN PLAT BOOK 202, PAGE 37, RECORDED DATE 08/12/1998 IN FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

28. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED 03/20/2000, IN BOOK 28713, PAGE 26 OF THE FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

29. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 09/19/2000 IN BOOK 29488, PAGE 370 OF FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY. CANNOT PLOT.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44, DISTRICT 1, SECTION 1, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

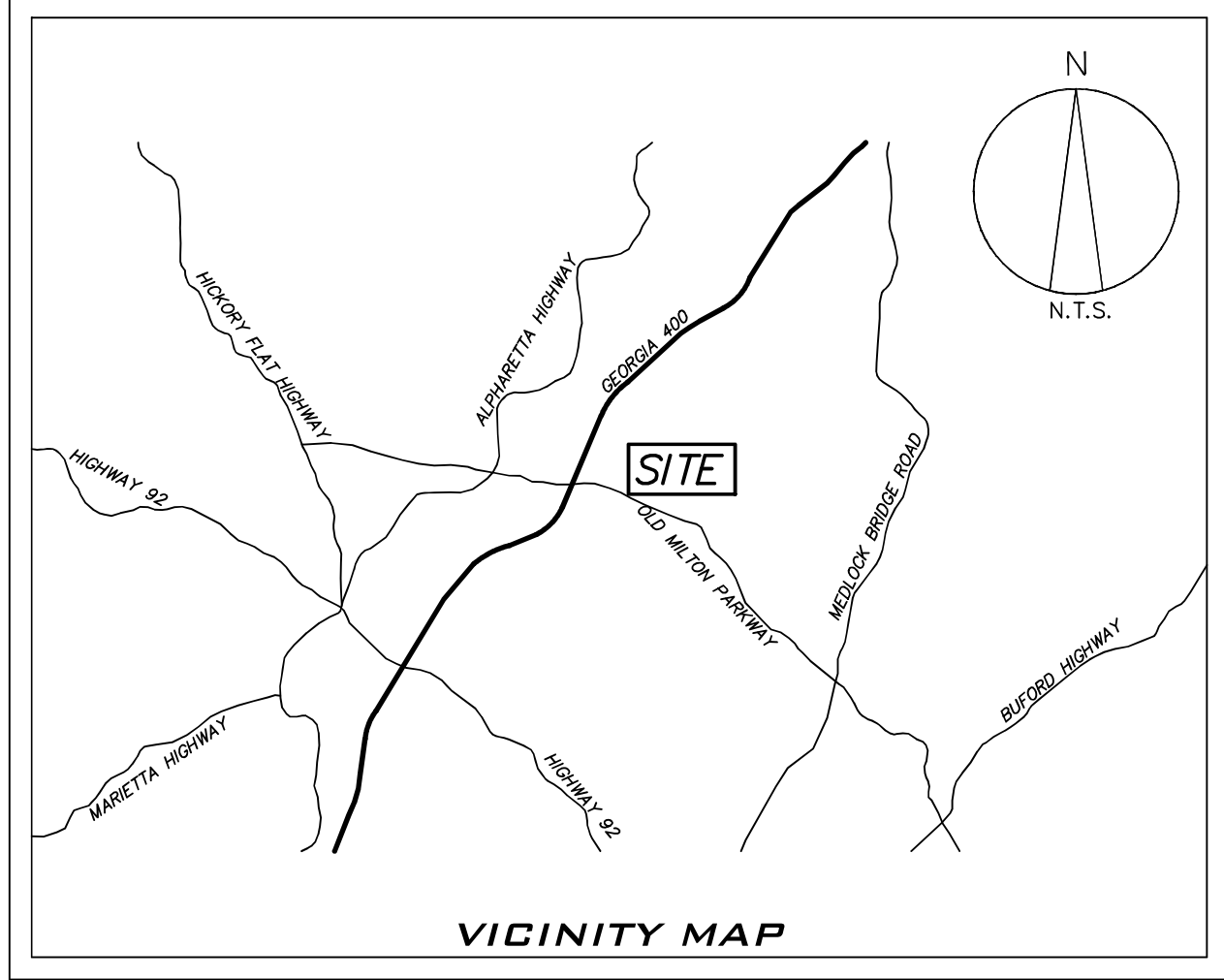
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY (STATE ROUTE 120, R/W VARIES) WITH THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY (R/W VARIES); THENCE TRAVELING ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY SOUTH 65 DEGREES 33 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 24 DEGREES 26 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 16.84 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 63.16 FEET AND A RADIUS OF 345.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 29 DEGREES 40 MINUTES 53 SECONDS EAST A DISTANCE OF 63.07 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 55 DEGREES 04 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 98.13 FEET AND A RADIUS OF 375.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 42 DEGREES 25 MINUTES 21 SECONDS EAST A DISTANCE OF 97.88 FEET TO A PK NAIL FOUND; THENCE NORTH 49 DEGREES 55 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 163.98 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE (50' R/W); THENCE TRAVELING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE SOUTH 39 DEGREES 43 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 140.25 FEET TO A PK NAIL FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 32 DEGREES 26 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 267.69 FEET TO A BENT 1/2" REBAR FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY; THENCE TRAVELING ALONG SAID RIGHT OF WAY NORTH 65 DEGREES 33 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 166.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.200 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GLRS NO. 3033, DATED MARCH 16, 2022.

RECORD LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 1ST DISTRICT, SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY (VARIABLE RIGHT OF WAY), WHICH POINT IS LOCATED SOUTH 65 DEGREES 31 MINUTES 27 SECONDS EAST 30.00 FEET FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY WITH THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY (VARIABLE RIGHT OF WAY); RUNNING THENCE NORTH 24 DEGREES 28 MINUTES 39 SECONDS EAST 16.84 FEET TO AN IRON PIN SET; RUNNING THENCE NORTHEASTERLY AN ARC DISTANCE OF 63.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 43 MINUTES 19 SECONDS EAST 63.07 FEET, RADIUS 345.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 55 DEGREES 02 MINUTES 01 SECONDS WEST 30.00 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY AN ARC DISTANCE OF 98.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 42 DEGREES 27 MINUTES 47 SECONDS EAST 97.85 FEET; RADIUS 375.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 49 DEGREES 57 MINUTES 34 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY 163.98 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY WITH THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE (50 FOOT RIGHT OF WAY); RUNNING THENCE SOUTH 39 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE 140.25 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 32 DEGREES 28 MINUTES 27 SECONDS WEST 267.69 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY; RUNNING THENCE NORTH 65 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY 166.02 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; BEING A TRACT OF 1.200 ACRES AS SHOWN ON SURVEY FOR VINTAGE CAR WASH BY BRUMBLOW-REESE & ASSOC., INC. DATED JUNE 14, 1999.



SURVEY NOTES

- 1. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- 2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
- 3. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
- 4. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
- 5. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

- 1. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE.
- 3. THE TOPOGRAPHY SHOWN HEREON WAS PRODUCED FROM A GROUND SURVEY. CONTOUR INTERVAL: 1 FT. VERTICAL DATUM: NAVD88 VIA RTN GPS OBSERVATIONS.
- 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175,082 FEET.
- 5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0059F, EFFECTIVE DATE OF 9/18/2013.

NOTES

- 1. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01-21131688-01T, DATED FEBRUARY 13, 2022.
- 2. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
- 3. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.
- 4. NUMBER OF MARKED PARKING SPACES: 6 INCLUDING 1 HANDICAP
- 5. PROPERTY ADDRESS: 11725 COTTON CREEK ENTRY ALPHARETTA, GA 30005
- 6. THE SUBJECT PROPERTY HAS DIRECT, PHYSICAL ACCESS TO COTTON CREEK ENTRY AND COTTON MILL PLACE, BOTH PUBLICLY MAINTAINED ROADWAYS.
- 7. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THIS SITE.
- 8. THE DISTANCE FROM THE POINT OF BEGINNING TO THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF COTTON CREEK ENTRY WITH THE NORTHEAST RIGHT OF WAY OF OLD MILTON PARKWAY IS 30.00 FEET.

ZONING NOTES

PROPERTY ZONING CUP COMMUNITY UNIT PLAN

ACCORDING TO A LETTER FROM DIANNA WHEELER, COMMUNITY DEVELOPMENT DIRECTOR, DATED JULY 30, 2004, THE MASTER PLAN FOR THIS PROPERTY INDICATES THAT TWO TYPES OF USES ARE ALLOWED: O-I ZONING AND MIXED USED OFFICE/COMMERCIAL ZONING. THE LETTER FURTHER CLARIFIES THAT USES THAT ARE PRESENTLY ALLOWED WITHIN THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT ARE PERMITTED ON THE SUBJECT PROPERTY.

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM BUILDING SETBACKS	
FRONT	CONDITIONAL
SIDE	CONDITIONAL
REAR	10 FT.
MAXIMUM BUILDING HEIGHT	40 FT.
MAXIMUM LOT COVERAGE BY PRINCIPAL BUILDING	70%

NO PARKING REQUIREMENTS GIVEN.

ZONING INFORMATION PROVIDED BY CITY OF ALPHARETTA CERTIFICATION OF ZONING DATED FEBRUARY 17, 2022.

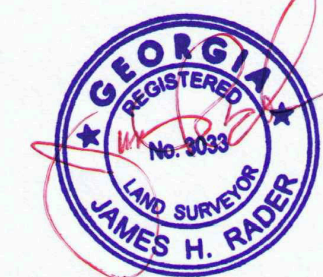
THE ZONING SETBACK REQUIREMENTS LISTED ABOVE REQUIRE AN INTERPRETATION BY THE SURVEYOR, AND AS SUCH, ARE NOT GRAPHICALLY DEPICTED HEREON.

INTERPRETATION AND APPLICATION OF ZONING ORDINANCES AND/OR REGULATIONS FALLS UNDER THE PURVIEW OF THE CONTROLLING MUNICIPAL AUTHORITY. AS SUCH, LANDPRO SURVEYING & MAPPING, INC. MAKES NO GUARANTEE REGARDING THE ZONING INFORMATION SHOWN HEREON AND/OR HOW IT APPLIES TO THE SUBJECT PROPERTY.

SURVEY CERTIFICATION

TO CGP ACQUISITION & DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY; ALPHARETTA (COTTON CREEK) CGB GA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; BAKER, DONELSON, BEARMAN, CLADWELL & BERKOWITZ, PC; & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/07/2022. DATE OF PLAT 03/16/2022.



JAMES H RADER GEORGIA RLS# 3033

FOAMWORKS ALPHARETTA

LandPro

SURVEYING AND MAPPING

305 CREEKSTONE RIDGE

WOODSTOCK, GA 30188

TELE: 404-386-2170

AUTHORIZATION NO. LSF000838

WWW.LANDPROSURVEYING.COM

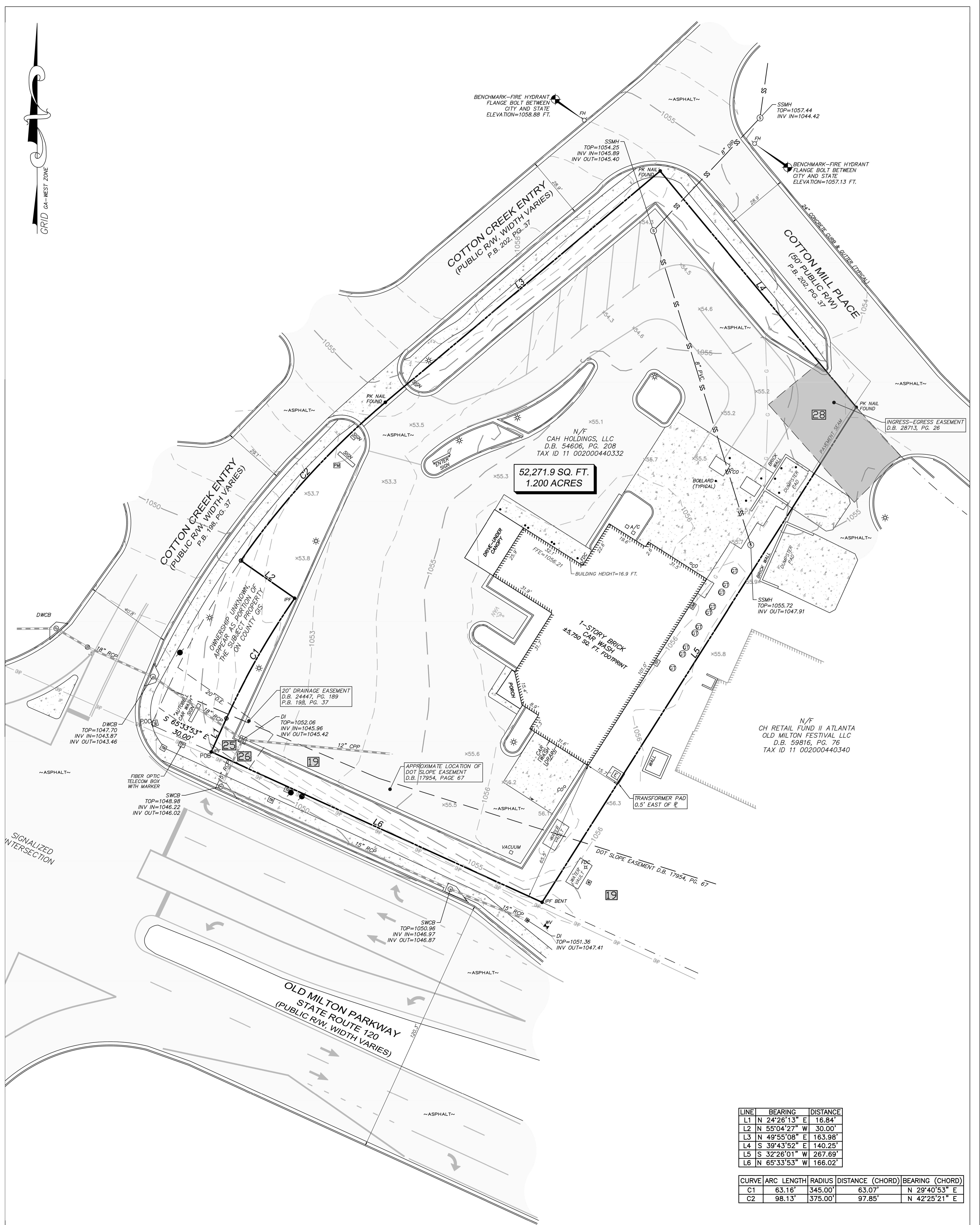
INFO@LANDPROSURVEYING.COM

COPYRIGHT 2022

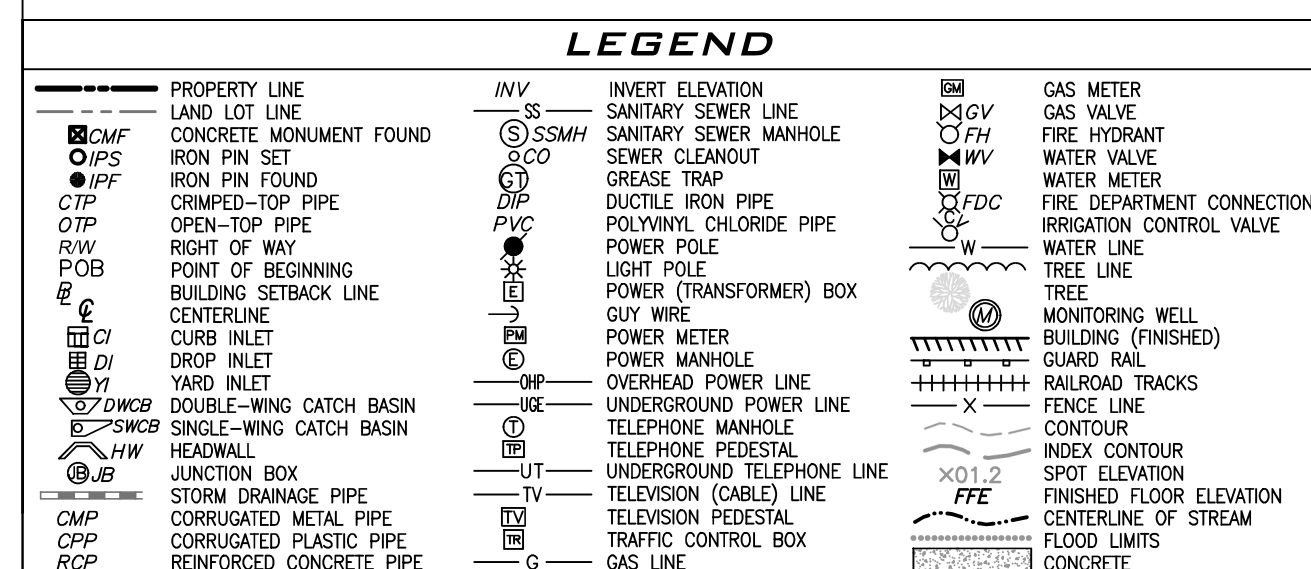
ALTA/NSPS LAND TITLE SURVEY			
CGP ACQUISITION & DEVELOPMENT, LLC			
CURRENT OWNER: ALPHARETTA COTTON CREEK CGB, LLC			
LAND LOT 44, DISTRICT 1, SECTION 1 CITY OF ALPHARETTA, FULTON COUNTY, GA			
SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	03/16/22	20220316	1 OF 2

REVISION			DATE	PURPOSE
1			04-11-22	ADDRESS COMMENTS
2			08-30-22	REVISE CURRENT OWNER

LEGEND			
PROPERTY LINE	INVERT ELEVATION	IR	GAS METER
LAND LOT LINE	SANITARY SEWER LINE	SS	GAS VALVE
CONCRETE MONUMENT FOUND	SANITARY SEWER MANHOLE	SSMH	FIRE HYDRANT
IRON PIN SET	SEWER CLEANOUT	SCO	WATER VALVE
IRON PIN FOUND	GREASE TRAP	GT	WATER METER
CRIMPED-TOP PIPE	DUCTILE IRON PIPE	DIP	FIRE DEPARTMENT CONNECTION
OPEN-TOP PIPE	POLYVINYL CHLORIDE PIPE	PVC	IRRIGATION CONTROL VALVE
RIGHT OF WAY	POWER POLE	PP	WATER LINE
POINT OF BEGINNING	LIGHT POLE	LP	THREE LINE
BUILDING SETBACK LINE	POWER (TRANSFORMER) BOX	PB	TREE
CENTERLINE	GUY WIRE	GW	MONITORING WELL
CURB INLET	POWER METER	PM	BUILDING (FINISHED)
DROP INLET	POWER MANHOLE	PMH	GUARD RAIL
YARD INLET	OVERHEAD POWER LINE	OP	CONTOUR
DOUBLE-WING CATCH BASIN	UNDERGROUND POWER LINE	UPL	RAILROAD TRACKS
SINGLE-WING CATCH BASIN	TELEPHONE MANHOLE	TMH	FENCE LINE
HEADWALL	UNDERGROUND TELEPHONE LINE	UTL	INDEX CONTOUR
JUNCTION BOX	TELEVISION (CABLE) LINE	TV	SPOT ELEVATION
STORM DRAINAGE PIPE	TELEVISION PEDESTAL	TEP	FINISHED FLOOR ELEVATION
CORRUGATED METAL PIPE	TELEVISION CONTROL BOX	TBC	CONTINUING OF STREAM
CORRUGATED PLASTIC PIPE	GAS LINE	G	FLOOD LIMITS
REINFORCED CONCRETE PIPE			CONCRETE



CURVE	ARC LENGTH	RADIUS	DISTANCE (CHORD)	BEARING (CHORD)
C1	63.16'	345.00'	63.07'	N 29°40'53" E
C2	98.13'	375.00'	97.85'	N 42°25'21" E



REVISION	DATE	PURPOSE
1	04-11-22	ADDRESS COMMENTS
2	08-30-22	REVISE CURRENT OWNER

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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LAND LOT 44, DISTRICT 1, SECTION 1 CITY OF ALPHARETTA, FULTON COUNTY, GA			
SCALE 1" = 20'	DATE 03/16/22	PROJECT NO. 20220316	SHEET 2 OF 2

EXHIBIT 2
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 1ST DISTRICT, SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY (VARIABLE RIGHT OF WAY), WHICH POINT IS LOCATED SOUTH 65 DEGREES 31 MINUTES 27 SECONDS EAST 30.00 FEET FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY WITH THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY (VARIABLE RIGHT OF WAY); RUNNING THENCE NORTH 24 DEGREES 28 MINUTES 39 SECONDS EAST 16.84 FEET TO AN IRON PIN SET; RUNNING THENCE NORTHEASTERLY AN ARC DISTANCE OF 63.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 43 MINUTES 19 SECONDS EAST 63.07 FEET, RADIUS 345.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 55 DEGREES 02 MINUTES 01 SECONDS WEST 30.00 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY AN ARC DISTANCE OF 98.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 42 DEGREES 27 MINUTES 47 SECONDS EAST 97.85 FEET; RADIUS 375.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 49 DEGREES 57 MINUTES 34 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY 163.98 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY WITH THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE (50 FOOT RIGHT OF WAY); RUNNING THENCE SOUTH 39 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE 140.25 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 32 DEGREES 28 MINUTES 27 SECONDS WEST 267.69 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY; RUNNING THENCE NORTH 65 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY 166.02 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; BEING A TRACT OF 1.200 ACRES AS SHOWN ON SURVEY FOR VINTAGE CAR WASH BY BRUMBELOW-REESE & ASSOC., INC. DATED JUNE 14, 1999.

Tax ID: 11 002000440332

EXHIBIT 3
EVIDENCE OF PAID PROPERTY TAXES

DETAILED TAX SUMMARY



City of Alpharetta

TAX YEAR: 2021 ▼

Owner Name

CAH HOLDINGS LLC

Parcel Identification

11 -0020-0044-033-2

Account Number

5714136

Property Location

11725 COTTON CREEK

Tax District

10 - ALPHARETTA

Fair Market Value

1,459,100

Assessed Value

583,640

Temporary Assessment

Not Found

City Exemption:

County Exemption:

<u>Levies</u>	<u>Assessment</u>	Exemptions	<u>Net Assessment</u>	X	<u>Net Rate</u>	<u>State Credit</u>	TAX
Fulton Cycle							
FULTON BONDS	583,640	0	583,640	X	.000210	\$0.00	\$122.56
FULTON OPER	583,640	0	583,640	X	.009330	\$0.00	\$5,445.36
FULTON SCHOOL GEN	583,640	0	583,640	X	.017590	\$0.00	\$10,266.23
INTEREST							\$156.49
PENALTIES/FEES							\$0.00
Last Payment: 2/15/2022			Total Amount Billed				\$15,990.64
			Less Amount Paid				\$15,990.64
			Total Due				\$0.00
City of Alpharetta Cycle							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			Total Amount Billed				\$0.00
			Less Amount Paid				\$0.00
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Return to Tax Bill](#) |



Real Estate

All Bills

Parcel ID 11 -0020-0044-033-2

Location 11725 COTTON CREEK ENT

Real Estate

Bill	Type	Year	Owner	Paid	
32404	REGULAR/ORIGINAL	2003	HUNT ROBERT F & ANN M	Paid	View Bill
32404	REGULAR/ORIGINAL	2004	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2005	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2006	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2007	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2008	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2009	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2010	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2011	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2012	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2013	COTTON CREEK LLC	Paid	View Bill
149	REGULAR/ORIGINAL	2014	COTTON CREEK LLC	Paid	View Bill
1500148	REGULAR/ORIGINAL	2015	CAH HOLDINGS LLC	Paid	View Bill
1600146	REGULAR/ORIGINAL	2016	CAH HOLDINGS LLC	Paid	View Bill
2016351	OMITTED	2016	CAH HOLDINGS LLC	Paid	View Bill
1700146	REGULAR/ORIGINAL	2017	CAH HOLDINGS LLC	Paid	View Bill
1800146	REGULAR/ORIGINAL	2018	CAH HOLDINGS LLC	Paid	View Bill
1900146	REGULAR/ORIGINAL	2019	CAH HOLDINGS LLC	Paid	View Bill
2000146	REGULAR/ORIGINAL	2020	CAH HOLDINGS LLC	Paid	View Bill
2100146	REGULAR/ORIGINAL	2021	CAH HOLDINGS LLC	Paid	View Bill

EXHIBIT 4
EVIDENCE OF NO OUTSTANDING CODE VIOLATIONS

CA_OBJECT CASE_TYPE_DESC	CASE_NUM CASE_NAME	STATUS_C	ASSIGNED_DATE_ENTERED	CZ	Location	Facility_Id	Level_Id	CWID
1 Code Enforcement-Complaints	CE170033 Accessory Structures	OPEN	2017/03/30 19:01:21+00		12720 Bethany Road			11175
2 Code Enforcement-Trees	CE190025 Stop Work Order - Trees	OPEN	2019/02/25 21:12:28+00		1825 Mayfield Road			27978
3 Code Enforcement-Complaints	CE190036 Business vehicle in residential area	OPEN	2019/03/11 18:51:00+00		11170 Wittenridge Drive			28338
4 Code Enforcement-Complaints	CE190043 Business vehicles in residential area	OPEN	2019/04/02 19:02:17+00		10585 Kingsmark Trail			28889
5 Code Enforcement-Complaints	CE190053 Tree removal without permit	OPEN	2019/04/17 19:44:13+00		5365 Derby Chase Court			29270
6 Code Enforcement-Complaints	CE190099 Structural Issues	OPEN	2019/09/05 19:35:27+00		44 Birch Hill Drive			32366
7 Code Enforcement-Complaints	CE190100 Drainage Violation	OPEN	2019/09/05 20:01:54+00		160 North Main Street			32367
8 Code Enforcement-Complaints	CE190107 Stop Work Order	OPEN	2019/09/27 17:01:09+00		10580 Tuxford Drive			32800
9 Code Enforcement-Complaints	CE190108 Stop Work Order	OPEN	2019/09/27 17:09:47+00		1230 Tuscany Court			32801
10 Code Enforcement-Complaints	CE200004 Stop Work Order	OPEN	2020/01/14 20:44:40+00		1565 Highview Pines Pass			34799
11 Code Enforcement-Complaints	CE200011 Stop Work Order	OPEN	2020/02/07 16:38:08+00		710 Tate Drive			35283
12 Code Enforcement-Complaints	CE200065 Deck in a State of Disrepair	OPEN	2020/04/07 18:03:14+00	BESMITH	1430 Hillcrest Heights			36677
13 Code Enforcement-Trees	CE200097 STOP WORK ORDER, High Grass and Weeds	OPEN	2020/05/27 19:18:50+00		1031 Colony Drive			37652
14 Code Enforcement-Trees	CE200110 Stop work order	OPEN	2020/06/04 16:13:42+00		4650 Lakeway Place			37806
15 Code Enforcement-Complaints	CE200130 Stop Work Order	OPEN	2020/06/29 11:57:47+00		645 Brook Landing Court			38319
16 Code Enforcement-Complaints	CE200131 Stop Work Order	OPEN	2020/06/29 12:56:52+00		11595 Vista Forest Drive			38324
17 Code Enforcement-Trees	CE200158 Undisturbed Buffer Violation	OPEN	2020/07/27 17:21:06+00		6331 Maid Marion Close			38920
18 Code Enforcement-Trees	CE200206 TREE REMOVAL WITHOUT PERMIT	OPEN	2020/08/17 17:46:50+00		315 Wood Trace Drive			39479
19 Code Enforcement-Complaints	CE200222 STOP WORK ORDER, Rear Deck	OPEN	2020/08/26 19:03:49+00		12255 Greenmont Walk			39699
20 Code Enforcement-Complaints	CE200225 Stop work order	OPEN	2020/09/01 00:28:21+00		5020 Southlake Drive			39808
21 Code Enforcement-Complaints	CE200232 Stop work order	OPEN	2020/09/10 00:33:16+00		2240 Lake Shore Landing			40027
22 Code Enforcement-Complaints	CE200313 STOP WORK ORDER	OPEN	2020/11/12 19:49:27+00		130 Woodlawn Way			41562
23 Code Enforcement-Complaints	CE200322 STOP WORK ORDER	OPEN	2020/11/13 13:30:39+00		530 Barnesley Lane			41591
24 Code Enforcement-Complaints	CE200329 Rubbish, roofing, gutters, exterior structure and property,	OPEN	2020/11/20 12:42:13+00		180 Pebble Trail			41837
25 Code Enforcement-Complaints	CE210025 Stop Work Order	OPEN	2021/01/28 20:31:01+00		6310 Maid Marion Close			43287
26 Code Enforcement-Trees	CE210035 Tree Removal without Permit	OPEN	2021/02/08 15:40:17+00		130 Shady Grove Lane			43546
27 Code Enforcement-Complaints	CE210037 Stop Work Order (tree work without permit)	OPEN	2021/02/09 13:36:18+00		225 Jasmine Garden Way			43592
28 Code Enforcement-Trees	CE210058 Tree removal without permits	OPEN	2021/03/01 15:31:10+00		171 North Trace			44150
29 Code Enforcement-Complaints	CE210189 STOP WORK ORDER	OPEN	2021/05/06 15:15:39+00		487 Michael Drive			46020
30 Code Enforcement-Complaints	CE210196 STOP WORK ORDER	OPEN	2021/05/13 19:55:56+00		2170 Lake Shore Landing			46260
31 Code Enforcement-Complaints	CE210208 Stop work order	OPEN	2021/05/19 14:12:14+00		233 South Main Street			46384
32 Code Enforcement-Complaints	CE210249 STOP WORK ORDER.	OPEN	2021/06/02 19:50:11+00		2905 Jordan Court A, Alpharetta, GA 30004			46918
33 Code Enforcement-Complaints	CE210345 DRIVEWAY	OPEN	2021/07/07 18:46:35+00		10600 Kingsmark Trail			47927
34 Code Enforcement-Complaints	CE210366 STOP WORK ORDER - Accessory Structure	OPEN	2021/07/21 18:09:05+00		91 Denna Place			48343
35 Code Enforcement-Trees	CE210503 SWO - TREE REMOVAL WITHOUT PERMITS	OPEN	2021/08/27 18:25:27+00		11895 Little Creek Crossing			49521
36 Code Enforcement-Complaints	CE210510 STOP WORK ORDER-DECK STAIRS	OPEN	2021/08/30 16:01:48+00		2085 Park Glenn Drive			49557
37 Code Enforcement-Trees	CE210543 Tree Removal without a Permit	OPEN	2021/09/27 18:04:04+00		1465 Portmarnock Drive			50282
38 Code Enforcement-Complaints	CE210570 Exterior Structure, Inoperable Vehicle, Rubbish	OPEN	2021/10/06 14:08:27+00		183 Pinetree Circle			50576
39 Code Enforcement-Business License	CE210603 Operating without a Homebased Business License	OPEN	2021/10/22 12:24:29+00		12120 Wallace Woods Lane			50990
40 Code Enforcement-Complaints	CE210604 Business Vehicles Stored on Residential Property	OPEN	2021/10/22 12:44:02+00		12120 Wallace Woods Lane			50991
41 Code Enforcement-Complaints	CE210649 SWO - CONSTRUCTION WITHOUT PERMITS	OPEN	2021/11/10 19:18:21+00		31 North Main Street			51507
42 Code Enforcement-Signs	CE210652 ROW Signs	OPEN	2021/11/10 20:55:28+00		224 North Main Street			51515
43 Code Enforcement-Complaints	CE210655 Pest Infestation	OPEN	2021/11/15 13:39:22+00		356 Carriage Trace			51574
44 Code Enforcement-Trees	CE210679 405 Sydney Walk	OPEN	2021/12/07 13:53:06+00		405 Sydney Walk, Alpharetta, GA, 30009			52034
45 Code Enforcement-Complaints	CE210697 Stop Work Order	OPEN	2021/12/15 20:42:01+00		3048 Steeplechase Drive			52269
46 Code Enforcement-Complaints	CE220022 Business Vehicles	OPEN	2022/01/21 18:00:22+00		12780 Providence Road			52910
47 Code Enforcement-Complaints	CE220023 Boat	OPEN	2022/01/21 18:08:27+00		12795 Providence Road			52912
48 Code Enforcement-Trees	CE220028 TREE (S) REMOVED WITHOUT PERMIT	OPEN	2022/01/24 19:06:11+00		500 Kingsport Drive			52961
49 Code Enforcement-Complaints	CE220041 Water Leak	OPEN	2022/01/31 18:23:01+00		560 North Main Street			53160
50 Code Enforcement-Complaints	CE220051 Operating without a Homebased BL	OPEN	2022/02/01 14:46:16+00		24 Nathan Circle			53223
51 Code Enforcement-Complaints	CE220057 From-SR: COM DEV RESIDENTIAL-TREES	OPEN	2022/02/07 14:38:53+00		11980 Morning Mist Dr			53386
52 Code Enforcement-Trees	CE220065 Tree Removal w/o Permit	OPEN	2022/02/09 20:16:09+00		4098 Big Creek Overlook			53475
53 Code Enforcement-Complaints	CE220083 Exterior Structure - Deck	OPEN	2022/02/18 20:06:16+00		1155 Compass Pointe Crossing			53697
54 Code Enforcement-Complaints	CE220084 Stop Work Order	OPEN	2022/02/18 20:17:08+00		905 Lake Union Hill Way			53699
55 Code Enforcement-Complaints	CE220093 Stop Work Order	OPEN	2022/02/24 16:07:37+00		312 Meadow Drive			53795
56 Code Enforcement-Complaints	CE220097 Stop Work Order	OPEN	2022/02/25 19:44:21+00		10125 Lauren Hall Court			53844
57 Code Enforcement-Trees	CE220099 Tree Removal w/out permit	OPEN	2022/02/28 14:56:53+00		125 Trammell court			53864
58 Code Enforcement-Complaints	CE220100 ROLL BACK BUMPSTER VIOLATION - TESLA	OPEN	2022/02/28 15:59:46+00		1400 Upper Hemlbree Road			53870
59 Code Enforcement-Complaints	CE220136 From-SR: COM DEV RESIDENTIAL	OPEN	2022/03/15 15:36:27+00		203 Pinetree Circle			54372
60 Code Enforcement-Complaints	CE220144 Zoning Violation	OPEN	2022/03/17 17:56:20+00		410 North Main Street			54483
61 Code Enforcement-Complaints	CE220145 Stop Work Order	OPEN	2022/03/17 19:59:58+00		18014 Lake Union Hill Way			54486
62 Code Enforcement-Complaints	CE220153 Fence Violation	OPEN	2022/03/21 15:35:53+00		420 Rill Crest Court			54563
63 Code Enforcement-Complaints	CE220159 Tree Removal Without a Permit	OPEN	2022/03/21 19:07:01+00		4295 Park Brooke Trace			54575
64 Code Enforcement-Complaints	CE220165 From-SR: COM DEV RESIDENTIAL	OPEN	2022/03/22 16:22:44+00		465 Brown Thrasher Ct			54608
65 Code Enforcement-Complaints	CE220173 Zoning Violation	OPEN	2022/03/24 18:16:08+00		115 Ashford Place			54701
66 Code Enforcement-Complaints	CE220174 Stop Work Order	OPEN	2022/03/25 18:59:30+00		4150 Old Milton Parkway 211, Alpharetta, GA 30005			54739
67 Code Enforcement-Complaints	CE220185 STOP WORK ORDER - Rear Retaining Wall	OPEN	2022/03/28 15:59:46+00		160 Clipper Bay Drive			54879
68 Code Enforcement-Trees	CE220191 RV	OPEN	2022/03/30 19:48:07+00		72 Nathan Circle			54906
69 Code Enforcement-Complaints	CE220208 Manchester at Mansell	OPEN	2022/04/07 13:54:50+00	FIACKSON	275 Fielding Lane			55101
70 Code Enforcement-Trees	CE220217 Tree Removal Without Permit	OPEN	2022/04/12 19:37:34+00		11600 Vista Forest Drive			55224
71 Code Enforcement-Complaints	CE220236 From-SR: COM DEV RESIDENTIAL	OPEN	2022/04/22 14:06:55+00		189 Lantern Ridge Ct			55494
72 Code Enforcement-Complaints	CE220240 High Grass and Weeds	OPEN	2022/04/22 15:10:04+00		12650 Providence Road			55501
73 Code Enforcement-Complaints	CE220243 High Grass and Weeds	OPEN	2022/04/22 15:32:18+00		1905 Mayfield Road			55505
74 Code Enforcement-Complaints	CE220244 High Grass and Weeds-Rubbish-Parking	OPEN	2022/04/22 15:34:56+00		281 Mayfield Road			55506
75 Code Enforcement-Complaints	CE220246 From-SR: COM DEV RESIDENTIAL	OPEN	2022/04/22 18:05:19+00		185 Lantern Ridge Ct			55510
76 Code Enforcement-Complaints	CE220251 High Grass and Weeds	OPEN	2022/04/25 19:29:04+00		1625 Mayfield Road			55544
77 Code Enforcement-Trees	CE220254	OPEN	2022/04/26 15:50:11+00		200 Summerfield Drive			55568
78 Code Enforcement-Complaints	CE220263 From-SR: COM DEV RESIDENTIAL	OPEN	2022/04/29 11:51:35+00		108 Willis Drive			55651
79 Code Enforcement-Complaints	CE220273 High Grass and Weeds - Rubbish	OPEN	2022/04/29 19:17:56+00		13 Willis Drive			55679
80 Code Enforcement-Trees	CE220276 Stop Work Order - Trees	OPEN	2022/05/03 12:41:20+00		115 Laurelwood Lane			55738
81 Code Enforcement-Complaints	CE220284 Outside Storage - Trailers	OPEN	2022/05/06 12:34:48+00		2260 Old Milton Parkway			55826
82 Code Enforcement-Complaints	CE220291 Stop Work Order - Fence Violation	OPEN	2022/05/09 19:46:35+00		325 Jayne Ellen Way			55885
83 Code Enforcement-Business License	CE220293 Operating w/o License	OPEN	2022/05/10 19:43:30+00		11380 Southbridge Parkway #231			55924
84 Code Enforcement-Complaints	CE220308 High Grass and Weeds	OPEN	2022/05/12 17:44:20+00		152 Marietta Street			55987
85 Code Enforcement-Trees	CE220309 Tree - Violation	OPEN	2022/05/12 19:03:32+00		2525 Clairview Street			55993
86 Code Enforcement-Complaints	CE220313 Tree Removal in excess of permits	OPEN	2022/05/13 15:32:54+00		229 Meadow Drive			56022
87 Code Enforcement-Complaints	CE220337 Improper Wiring to Shell Monument Sign	OPEN	2022/05/18 19:09:32+00		2005 Hemlbree Road			56177
88 Code Enforcement-Complaints	CE220355 Construction without permit - Shell	OPEN	2022/05/23 18:42:52+00		2005 Hemlbree Road			56324
89 Code Enforcement-Complaints	CE220356 High Grass and Weeds - Outside Storage	OPEN	2022/05/23 19:42:51+00		11556 Rainwater Drive			56328
90 Code Enforcement-Complaints	CE220360 Rubbish and Grass and Weeds	OPEN	2022/05/25 12:05:07+00		2190 Old Milton Parkway			56373
91 Code Enforcement-Complaints	CE220361 Inoperable Vehicles/ Parking Unpaved Surfaces	OPEN	2022/05/25 16:10:03+00		345 Birch Hill Drive			56392
92 Code Enforcement-Complaints	CE220379 Stop Work Order	OPEN	2022/05/31 19:08:33+00		4120 Old Milton Parkway			56515
93 Code Enforcement-Complaints	CE220386 Tall Grass and Weeds	OPEN	2022/06/01 18:53:12+00		465 North Pine Drive			56565
94 Code Enforcement-Complaints	CE220389 From-SR: COM DEV RESIDENTIAL	OPEN	2022/06/03 16:24:42+00		135 Highland Trce			56619
95 Code Enforcement-Complaints	CE220391 TRAILER ON UNPAVED SURFACE AND TRAILER IN EXCESS OF 1.5 TONS	OPEN	2022/06/06 17:13:01+00		490 Karen Drive			56657
96 Code Enforcement-Complaints	CE220403 Stop Work Order/ Rear Deck Addition	OPEN	2022/06/07 18:25:27+00		175 Summerfield Drive			56722
97 Code Enforcement-Complaints	CE220414 Stop Work Order	OPEN	2022/06/09 19:48:58+00		1720 Bates Road			56844
98 Code Enforcement-Complaints	CE220415 STOP WORK ORDER - Interior Remodel	OPEN	2022/06/09 19:52:17+00		3070 Windward Plaza K, Alpharetta, GA 30005			56845
99 Code Enforcement-Complaints	CE220416 STOP WORK ORDER - Interior Remodel	OPEN	2022/06/09 19:53:08+00		3070 Windward Plaza M, Alpharetta, GA 30005			56846
100 Code Enforcement-Complaints	CE220417 Stop Work Order	OPEN	2022/06/09 19:54:35+00		1615 Cornerstone Way			56847
101 Code Enforcement-Trees	CE220418 Tree Removal w/o Permit	OPEN	2022/06/10 18:34:23+00		775 Barnesley Lane			56882
102 Code Enforcement-Complaints	CE220419 Stop Work Order	OPEN	2022/06/10 19:06:17+00		1785 Dearborne Lane			56883
103 Code Enforcement-Complaints	CE220420 Land Disturbance	OPEN	2022/06/10 19:26:25+00		1900 North Creek Circle			56884
104 Code Enforcement-Signs	CE220421 Sign Violation	OPEN	2022/06/13 13:10:51+00		3050 Northwinds Parkway			56895
105 Code Enforcement-Complaints	CE220422 Painting Exterior	OPEN	2022/06/13 13:58:14+00		42000 Gardner Drive			56902
106 Code Enforcement-Complaints	CE220435 STOP WORK ORDER - CONSTRUCTION WITHOUT PERMIT	OPEN	2022/06/16 16:27:48+00		1011 Mansell Road E, Alpharetta, GA 30076			57080
107 Code Enforcement-Business License	CE220436 OCC TAX LICENSE - SCANSTAT TECHNOLOGIES	OPEN	2022/06/16 19:23:45+00		1750 Founders Parkway 130, Alpharetta, GA 30009			57098
108 Code Enforcement-Complaints	CE220441 STOP WORK ORDER - Retaining wall over 4ft in height - rear/s	OPEN	2022/06/20 19:48:07+00		2525 Hopewell Plantation Drive			57156
109 Code Enforcement-Complaints	CE220442 From-SR: COM DEV RESIDENTIAL - Swimming Pool unsanitary cond	OPEN	2022/06/21 14:41:13+00		2200 Blackheath Trace			57167
110 Code Enforcement-Complaints	CE220446 Tall Grass and Weeds	OPEN	2022/06/22 14:39:53+00		2375 Mansell Road			57209
111 Code Enforcement-Complaints	CE220448 Rubbish Accumulation/ Trees	OPEN	2022/06/22 19:07:07+00		170 Birch Hill Drive			57231
112 Code Enforcement-Complaints	CE220454 DUMPSTER LOCATED IN PARKING LOT OUTSIDE OF REQUIRED SCREENIN	OPEN	2022/06/23 19:15:39+00		11720 Amber Park Drive			57282
113 Code Enforcement-Complaints	CE220462 From-SR: COM DEV RESIDENTIAL	OPEN	2022/06/27 13:29:16+00		28 Willis Dr			57333
114 Code Enforcement-Complaints	CE220468 Accumulated Rubbish, Graffiti	OPEN	2022/06/28 11:48:13+00		5815 Windward Parkway			57360
115 Code Enforcement-Complaints	CE220469 STOP WORK ORDER - CONSTRUCTION WITHOUT PERMIT	OPEN	2022/06/28 14:06:43+00		12225 Brookhill Point			57368
116 Code Enforcement-Complaints	CE220471 RESIDENTIAL PROPERTY CONDEMNED	OPEN	2022/06/28 18:20:04+00		387 Jon Scott Drive			57389
117 Code Enforcement-Complaints	CE220472 High Grass and Weeds	OPEN	2022/06/29 12:24:27+00		5091 Village Green Way			57414
118 Code Enforcement-Complaints	CE220473 High Grass and Weeds	OPEN	2022/06/29 12:30:01+00		5085 Village Green Way			57415
119 Code Enforcement-Complaints	CE220474 Dumpster Storage Facilities	OPEN	2022/06/29 14:45:59+00		970 North Point Drive			57420

128 Code Enforcement-Complaints	CE220508	Unlicensed Vehicles on Driveway (2)	OPEN	2022/07/11 18:40:51+00	151 Wills Lane	57696
129 Code Enforcement-Complaints	CE220512	High Grass and Weeds	OPEN	2022/07/13 13:18:28+00	5010 Arbor View	57763
130 Code Enforcement-Complaints	CE220513	From-SR: COM DEV RESIDENTIAL	OPEN	2022/07/13 14:03:19+00	18 Wills Dr	57767
131 Code Enforcement-Complaints	CE220520	INOPERABLE VEHICLES AND RUBBISH	OPEN	2022/07/14 17:42:29+00	12725 Providence Road	57815
132 Code Enforcement-Signs	CE220521	Banner Violations	OPEN	2022/07/15 11:57:24+00	7855 North Point Parkway 301, Alpharetta, GA 30022	57825
133 Code Enforcement-Complaints	CE220526	Rubbish Complaint	OPEN	2022/07/18 11:43:25+00	100 North Trace	57861
134 Code Enforcement-Complaints	CE220527	Parking Unpaved Surfaces/ Tall Grass Weeds/ Inoperable Vehic	OPEN	2022/07/18 14:42:44+00	3148 Long Indian Creek Court	57870
135 Code Enforcement-Complaints	CE220539	Boat	OPEN	2022/07/19 19:15:39+00	530 Spring Gate Lane	57940
136 Code Enforcement-Complaints	CE220542	Boat Visible From Street	OPEN	2022/07/20 17:54:05+00	10680 Pinewalk Forest Circle	57973
137 Code Enforcement-Complaints	CE220546	Broken Power Pole	OPEN	2022/07/21 13:07:46+00	372 Michael Drive	57996
138 Code Enforcement-Complaints	CE220547	Roll Back Dumpsters (2) behind Macy's	OPEN	2022/07/21 14:01:02+00	7231 North Point Parkway	58000
139 Code Enforcement-Complaints	CE220548	From-SR: COM DEV RESIDENTIAL	OPEN	2022/07/21 15:55:24+00	12000 Stone Brook Cv	58007
140 Code Enforcement-Complaints	CE220551	Construction Without Permit - Deck	OPEN	2022/07/21 18:40:31+00	12550 Crabapple Tree Court	58012
141 Code Enforcement-Complaints	CE220552	Parking Unpaved Surfaces\ Inoperable Vehicle	OPEN	2022/07/22 14:35:20+00	215 Waters Mill Trail	58022
142 Code Enforcement-Complaints	CE220554	From-SR: COM DEV RESIDENTIAL	OPEN	2022/07/25 11:35:08+00	1550 Rucker Rd	58035
143 Code Enforcement-Complaints	CE220556	Pool not treated possible other issues	OPEN	JODONNEL 2022/07/25 16:40:16+00	12595 Huntington Trace	58060
144 Code Enforcement-Complaints	CE220558	Excessive IPMC\Health\Structure\ Stop Work	OPEN	2022/07/25 17:30:11+00	3105 Berkshire Manor Drive	58063
145 Code Enforcement-Complaints	CE220565	Rubbish Accumulation	OPEN	2022/07/27 18:08:32+00	8511 Birch Hollow Drive	58142
146 Code Enforcement-Complaints	CE220566	Tall Grass and Weeds\Inoperable Vehicle\ Parking Unpaved Sur	OPEN	2022/07/27 18:17:59+00	1190 Upper Hembree Road	58144
147 Code Enforcement-Complaints	CE220567	From-SR: COM DEV RESIDENTIAL - Tall grass and weeds	OPEN	2022/07/27 18:29:26+00	5680 Cannonero Drive	58145
148 Code Enforcement-Complaints	CE220571	From-SR: CODE COMMERCIAL	OPEN	2022/07/29 15:38:27+00	11556 Rainwater Dr	58203
149 Code Enforcement-Complaints	CE220573	From-SR: COM DEV RESIDENTIAL	OPEN	2022/08/02 12:18:10+00	2470 Lunetta Ln	58267
150 Code Enforcement-Complaints	CE220574	From-SR: COM DEV RESIDENTIAL	OPEN	2022/08/02 12:18:53+00	935 Pebblestone Ct	58268
151 Code Enforcement-Complaints	CE220575	Stop Work Order\ Land Disturbance\ Tree Removal	OPEN	2022/08/02 15:02:23+00	10550 Ash Hill Drive	58289
152 Code Enforcement-Complaints	CE220580	HIGH GRASS AND WEEDS	OPEN	2022/08/03 20:27:41+00	497 Michael Drive	58340
153 Code Enforcement-Business License	CE220583	No Occupational Tax Certificate	OPEN	2022/08/05 16:43:06+00	995 Mansell Road B, Alpharetta, GA 30076	58414
154 Code Enforcement-Complaints	CE220585	Water Leak	OPEN	2022/08/05 19:02:38+00	5204 Masters Way	58423
155 Code Enforcement-Complaints	CE220586	From-SR: COM DEV RESIDENTIAL	OPEN	2022/08/08 13:46:47+00	4410-4434 Webb Bridge Rd	58439
156 Code Enforcement-Complaints	CE220587	Tall Grass and Weeds\ Inoperable Vehicle	OPEN	2022/08/08 16:00:59+00	44 Birch Hill Drive	58447
157 Code Enforcement-Complaints	CE220588	Tall Grass and Weeds	OPEN	2022/08/08 16:11:04+00	325 Knoll Ridge Court	58448
158 Code Enforcement-Business License	CE220589	No Occupational Tax Certificate	OPEN	2022/08/08 17:20:04+00	995 Mansell Road C, Alpharetta, GA 30076	58456
159 Code Enforcement-Complaints	CE220590	High Grass and Weeds - Inactive Construction Site	OPEN	2022/08/08 17:44:19+00	1501 Mid Broadwell Road	58461
160 Code Enforcement-Complaints	CE220591	From-SR: COM DEV RESIDENTIAL	OPEN	2022/08/08 18:38:23+00	950 Ramsden Run	58467
161 Code Enforcement-Complaints	CE220592	From-SR: CODE COMMERCIAL	OPEN	GSMITH 2022/08/09 12:02:19+00	2190 Old Milton Pkwy	58480
162 Code Enforcement-Complaints	CE220593	Tall Grass and Weeds	OPEN	2022/08/09 16:23:07+00	5750 North Point Parkway	58496
163 Code Enforcement-Complaints	CE220594	1.5 ton double axel trailer in view of street	OPEN	2022/08/09 17:30:21+00	2 Parkmont Trace	58505
164 Code Enforcement-Complaints	CE220595	Chickens Not Permitted in Zone	OPEN	2022/08/09 18:29:17+00	40 Creekline Drive	58510
165 Code Enforcement-Complaints	CE220596	ACCUMULATION OF RUBBISH AND TRASH	OPEN	2022/08/09 18:39:51+00	401 Huntington Drive	58513
166 Code Enforcement-Complaints	CE220597	High Grass/Weeds - BP	OPEN	2022/08/09 19:58:14+00	3445 Webb Bridge Road	58517
167 Code Enforcement-Complaints	CE220598	From-SR: COM DEV RESIDENTIAL	OPEN	2022/08/10 12:11:59+00	4410-4434 Webb Bridge Rd	58520
168 Code Enforcement-Complaints	CE220599	RV Visible From Street	OPEN	2022/08/10 18:12:22+00	12000 Wallace Woods Lane	58545
169 Code Enforcement-Complaints	CE220600	Inoperable Vehicle	OPEN	2022/08/10 18:32:12+00	11890 Old Station Place	58546
170 Code Enforcement-Business License	CE220601	No Occupational Tax Certificate	OPEN	2022/08/10 18:46:17+00	1011 Mansell Road B, Alpharetta, GA 30076	58547
171 Code Enforcement-Signs	CE220602	Land Disturbance - Residential - Banta	OPEN	2022/08/11 11:49:35+00	12025 North Hickory Trace	58569
172 Code Enforcement-Complaints	CE220604	High Grass and Weeds	OPEN	2022/08/11 13:54:54+00	11870 North Hickory Trace	58576
173 Code Enforcement-Business License	CE220605	Business Operating without an Occupational Tax License	OPEN	2022/08/11 17:25:46+00	1011 Mansell Road B, Alpharetta, GA 30076	58597
174 Code Enforcement-Complaints	CE220606	High Grass and Weeds	OPEN	2022/08/11 18:47:50+00	3100 Royal Boulevard South	58602
175 Code Enforcement-Complaints	CE220607	Expired Banner Permit - Atlanta Dance Theatre	OPEN	2022/08/11 19:41:03+00	4150 Old Milton Parkway 210, Alpharetta, GA 30005	58609

EXHIBIT 5
TRIP GENERATION REPORT



A&R Engineering, Inc.



Memorandum

To: Manny Kaloyannides, Foamworks
From: Abdul Amer, PE
Date: August 29th, 2022
Subject: Trip Generation Memorandum for a proposed automated car wash located on Cotton Creek Entry, City of Alpharetta, Georgia | A&R 22-176

The purpose of this memorandum is to compare the trip generation that will result from the proposed redevelopment of the existing car wash with one wash tunnel located on Cotton Creek Entry, City of Alpharetta, Georgia. The redevelopment will only change the configuration of the existing building and will continue to have one wash tunnel. The existing carwash is currently closed and therefore, counts could not be obtained at this time. The generated trip from both existing and future car wash will be evaluated using ITE. The location of the development is shown below.



Figure 1: Existing Car Wash

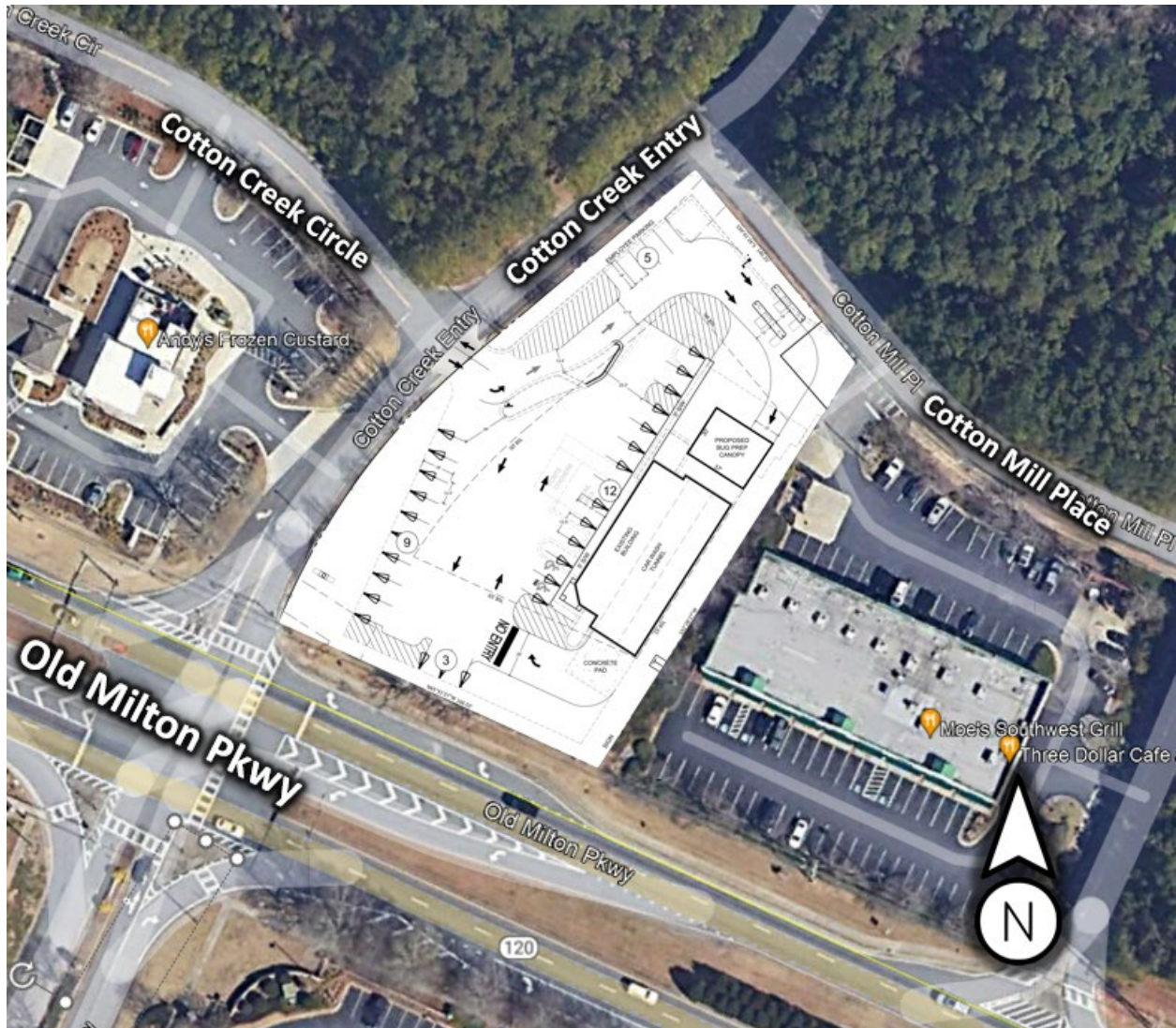


Figure 2: Proposed Car Wash

METHODOLOGY

Since the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report does not have weekday data for AM peak hour and 24-hours, engineering judgment was used to determine the trips for the AM peak hour and 24-hours based on the PM peak hour values. Assuming automatic car washes generate more trips during the PM peak hour, an hourly trip distribution was estimated from 7 AM to 7 PM based on the PM peak hour values provided from ITE to obtain the AM peak hour and 24-hours trips. Trip generation estimates for the Land Use: 948 – *Automated Car Wash* were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip



A&R Engineering, Inc.

Generation report for the PM peak hour. This reference contains traffic volume count data collected at similar facilities nationwide.

Land Use: 948 – Automated Car Wash: An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility.

TRIP GENERATION

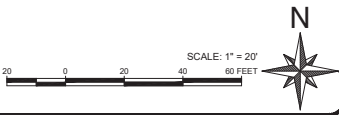
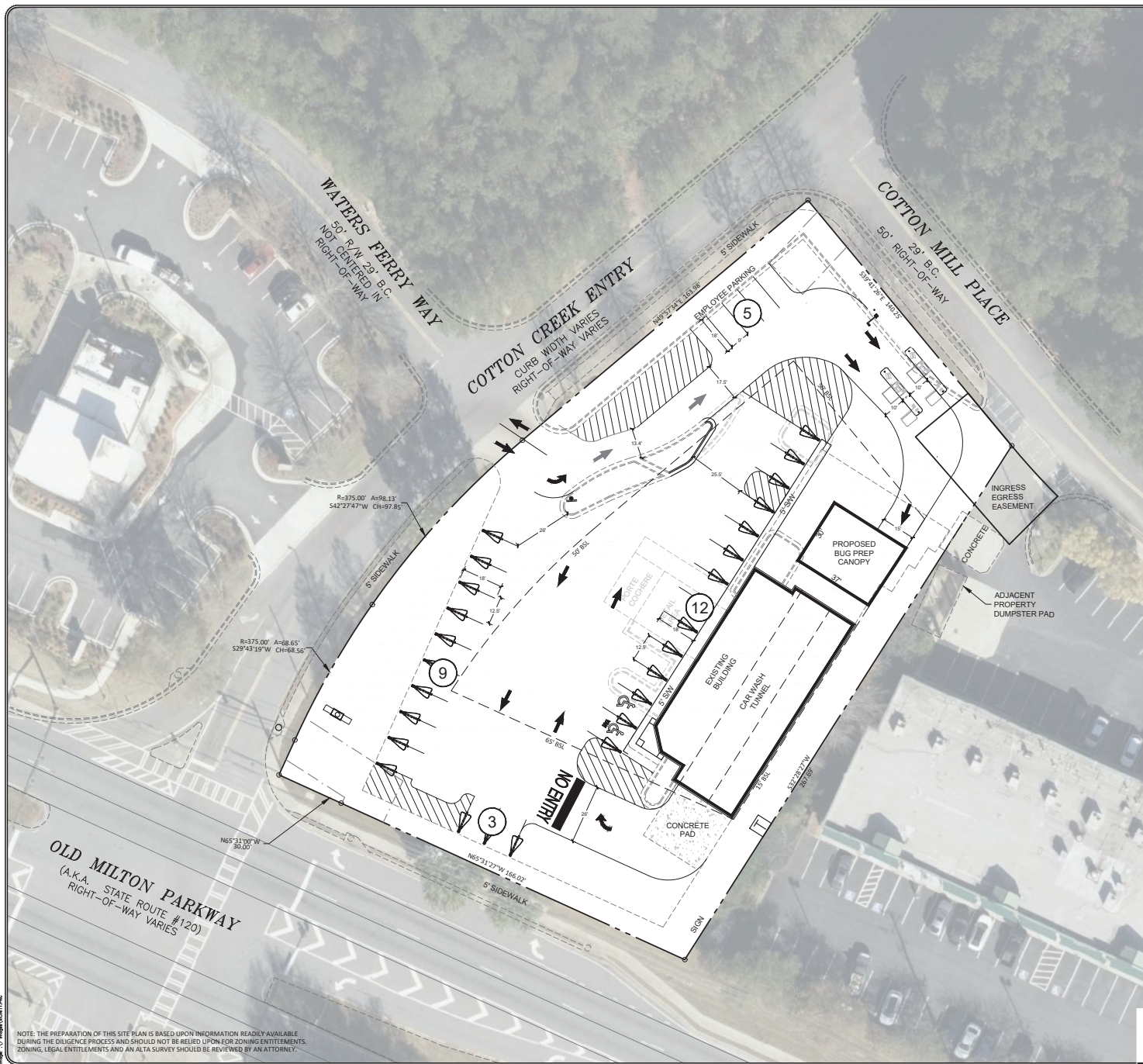
The results of the analysis for the proposed development are shown in Table 1, below.

TABLE 1 — TRIP GENERATION FOR CURRENT AND PROPOSED DEVELOPMENT										
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
ITE 948- Current or Proposed Automated Car Wash	1 Wash Tunnel	8	8	16	39	39	78	238	238	476

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, the proposed car wash will generate 16 new external two-way trips in the AM peak hour, 78 external two-way trips in the PM peak hour, and 476 new external two-way trips in a 24-hour duration.

CONCLUSION

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, both existing and current car wash will generate the same number of trips because the land uses are the same with the same amount of wash tunnels. The redevelopment will provide different site configuration, parking and provide building upgrade.



Surveyed August 13, 2022 10:00 AM (4:42 PM) - Cotton Creek Foamworks 23317 - CP1 - 11725 Cotton Creek Entry, Alpharetta, GA 30005

NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DUE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS, ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

GBWCC LEVEL B DESIGN
PROJ. C217000003030

civilogistix

500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN

COTTON CREEK FOAMWORKS

11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

CP1

22317

AUGUST 22, 2022

REVISIONS

EXHIBIT 6
TREE SURVEY AND ARBORIST PLAN

Except for the addition of vacuum stations and canopies, the current site will be used as currently constructed for the proposed use. No trees will be removed or affected by the Applicants proposed use.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-22-12 BROOKSIDE SMALL AREA PLAN

PLANNING COMMISSION: NOVEMBER 3, 2022

CITY COUNCIL: NOVEMBER 28, 2022

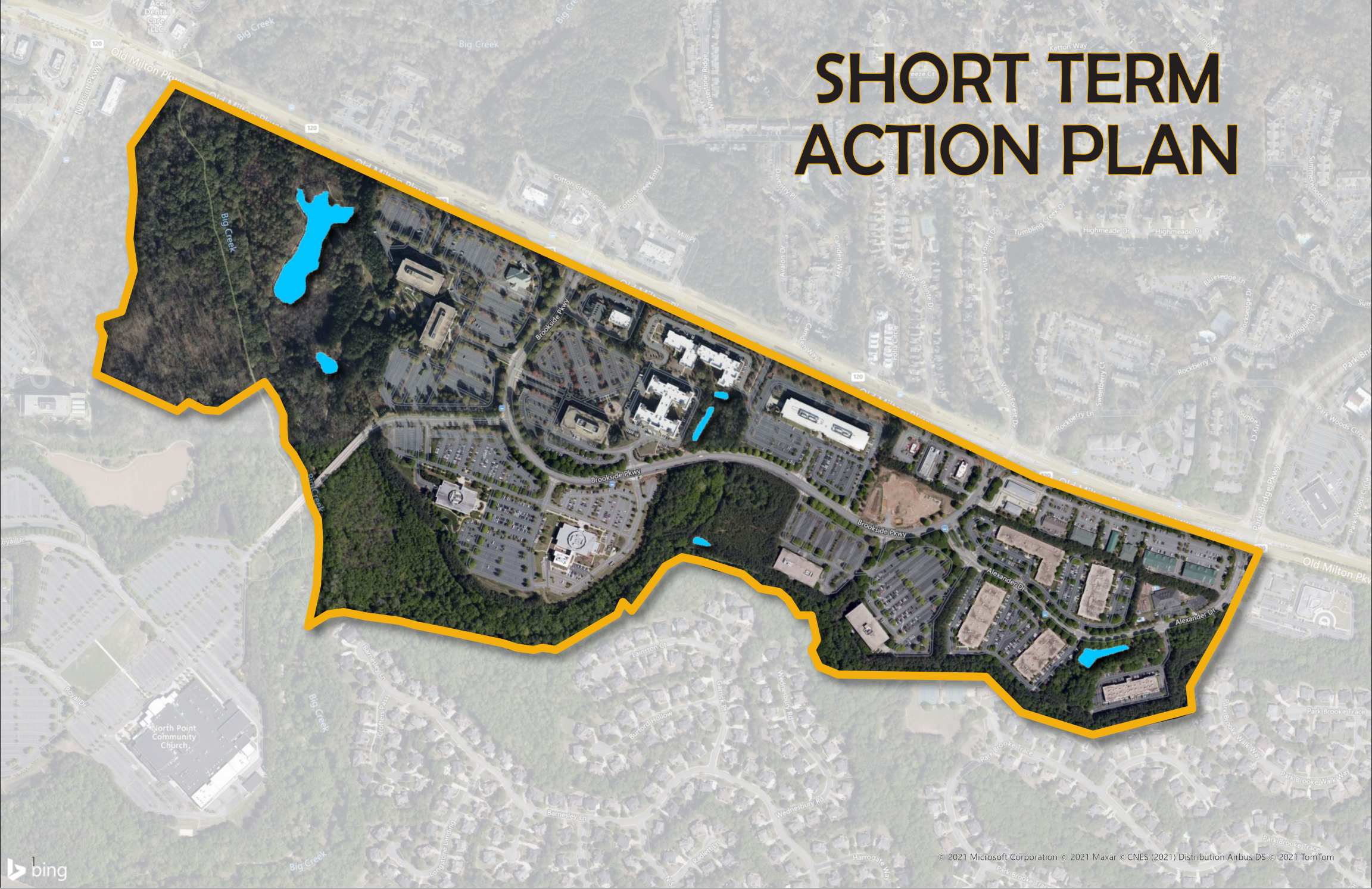
II. REPORT IN BRIEF:

The Brookside Small Area Plan was prepared in response to community feedback identifying the area as a priority redevelopment opportunity in conjunction with the Horizon 2040 Comprehensive Plan. The area, consisting of a mix of office, institutional and commercial uses, has one of the highest office vacancies rates in the City. Staff and the planning services consultant, Kimley-Horn & Associates, developed the plan with input from a variety of commercial brokers, office tenants, Georgia State University, and adjacent Homeowner's Associations. The plan includes a review of existing conditions, development regulation recommendations, concepts and themes, development framework and an action plan. It is recommended that the plan be adopted and incorporated into the Horizon 2040 Comprehensive Plan, which will provide opportunities to seek grant funding for public improvements.

III. ATTACHMENTS:

- Brookside Small Area Plan

SHORT TERM ACTION PLAN



BROOKSIDE SMALL AREA PLAN



CONTENTS

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EXISTING CONDITIONS

20 YEARS AGO.....	4
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FRAMEWORK PLAN

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ACTION PLAN

SHORT TERM ACTION PLAN	24
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PUBLIC OUTREACH PROCESS

CONTINUOUS
COMMUNITY
FEEDBACK
LOOP

The continuous feedback loop consisted primarily of frequent email correspondence with the major stakeholders and HOAs, with open invitation to bring forth ideas or weigh in on concepts as they were being developed. Multiple iterations of the work plan were shared between Fall 2021 and Spring 2022.



PARK BROOKE

GLEN ABBEY

PENNEBROOKE

LISTENING SESSIONS WITH NEARBY HOMEOWNERS ASSOCIATIONS

Kimley»Horn



LISTENING SESSIONS WITH COMMERCIAL STAKEHOLDERS

Kimley»Horn

HI-REZ STUDIOS

GEORGIA STATE UNIVERSITY

COMMERCIAL BROKERAGES



WORK SESSION, EXISTING CONDITIONS ANALYSIS & DEVELOPMENT OF DRAFT PLAN

Kimley»Horn

DISTRIBUTION OF DRAFT TO STAKEHOLDERS & HOAs



SITE VISIT/WALKAROUND WITH HI REZ STUDIOS & AGILENT TECHNOLOGIES TO ADDRESS CONCEPTS PRESENTED IN THE DRAFT

IN-PERSON PRESENTATIONS OF PLAN TO BROKERAGES AND LAND OWNERS ACTIVE IN THE BROOKSIDE AREA IN ORDER TO GATHER ANY FINAL FEEDBACK BEFORE ADOPTION

Summer 2021

Fall 2021

Winter 2021

Spring 2022

A Glance Back to 20 Years Ago...



Much of what exists today at Brookside was either already built or under construction in the early 2000s, as in the image below from 2002. The Mansions Senior Living, Georgia State's 2nd building, and Zyka Restaurant are the only new projects that have come along in the last 15 years.

(2002 Imagery)

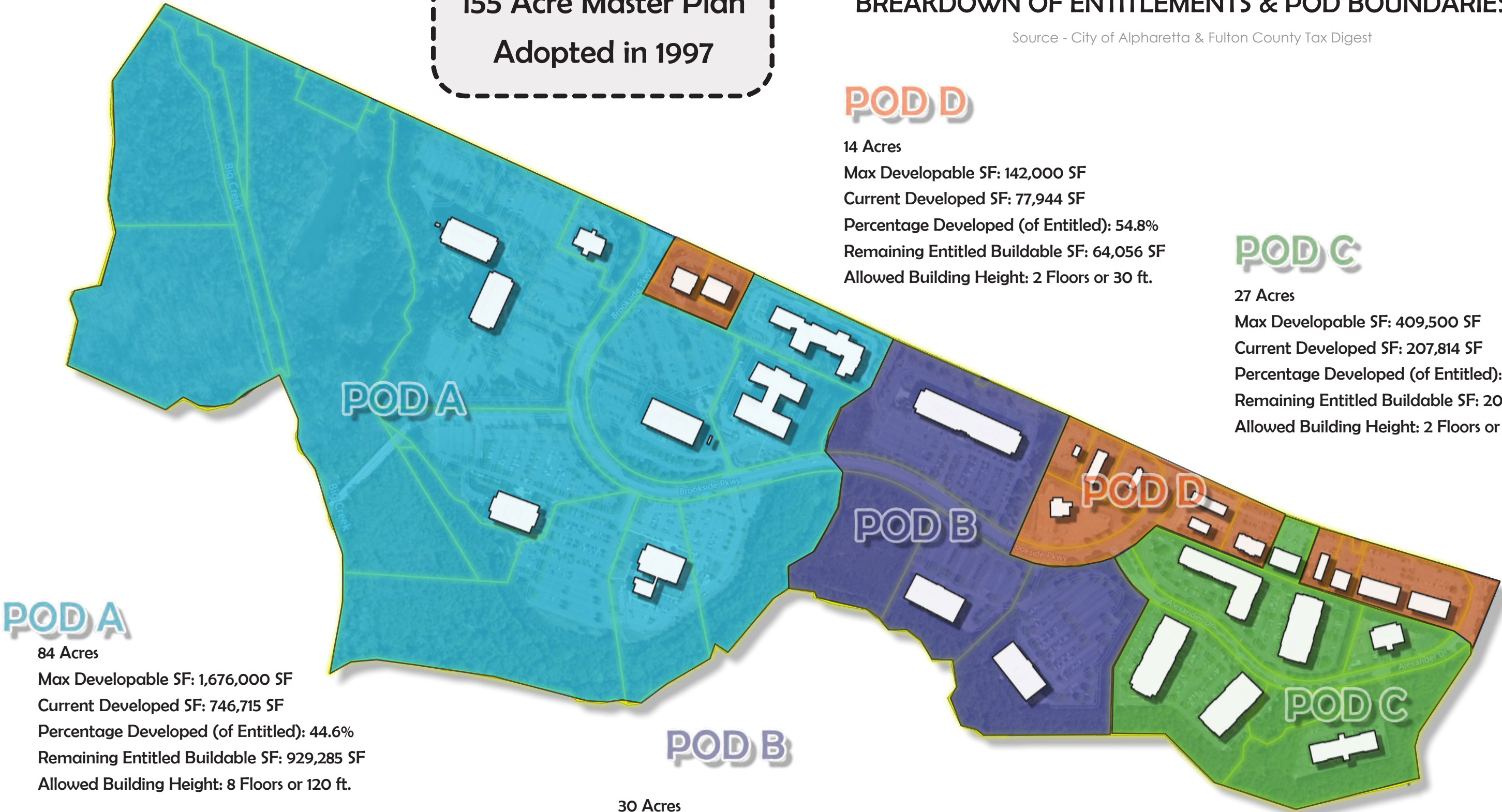
EXISTING
CONDITIONS

BROOKSIDE MASTER PLAN

BREAKDOWN OF ENTITLEMENTS & POD BOUNDARIES

Source - City of Alpharetta & Fulton County Tax Digest

155 Acre Master Plan
Adopted in 1997



EXISTING
CONDITIONS

Office

Existing Inventory - **909,000 SF**

Vacancy Rate (Dec 2021): **31.4%**

10-Year Avg. Vacancy Rate (2011-2021): **19.7%**

Source - CoStar



Major Office Tenants

1. 3625 Brookside Parkway: Vericor Power Systems (115 Employees)
2. 3655 Brookside Parkway: Co-op Financial Services (144 Employees) *More than ½ of building is vacant*
3. 3650 Brookside Parkway: Cisco Systems (216 Employees) *More than ½ of building is vacant*
4. 3750 Brookside Parkway: Agilent Technologies (350 Employees), Hi Rez Studios (198 Employees)
5. 4300 Alexander Parkway: Skillshot Media [Hi Rez Production Studio] - (40 Employees)
6. 4400 Alexander Drive: *Building is completely vacant (36,000 SF)*
7. 3905 Brookside Parkway: Atlanta Women's Health Group (62 Employees)
8. 3925 Brookside Parkway: Prophecy Games (110 Employees), AmTrust Financial (120 Employees)
9. 4325 Alexander Drive: Aptean Enterprise Software (165 Employees)
10. 4425 Alexander Drive: KaVo Kerr (8 Employees)
11. 4625 Alexander Drive: A dozen smaller tech/finance companies (None more than 12 Employees)

Commercial

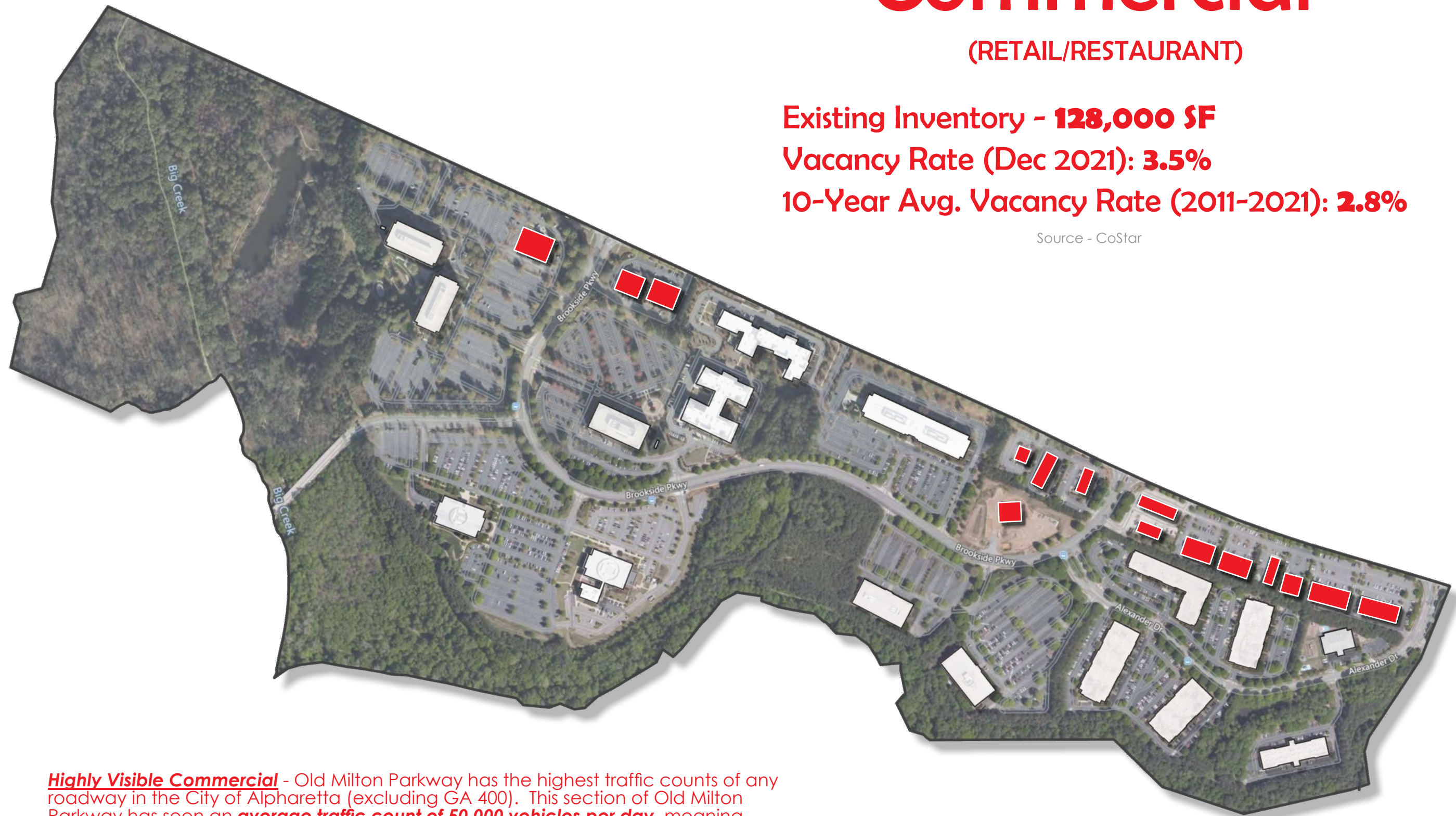
(RETAIL/RESTAURANT)

Existing Inventory - **128,000 SF**

Vacancy Rate (Dec 2021): **3.5%**

10-Year Avg. Vacancy Rate (2011-2021): **2.8%**

Source - CoStar

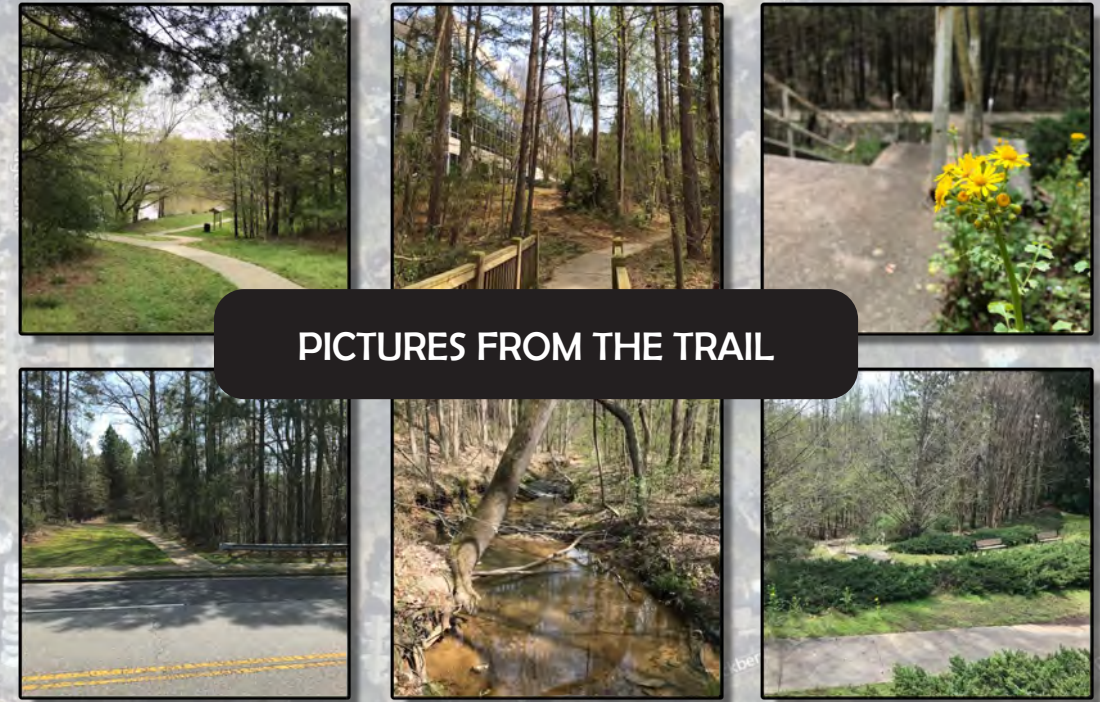


Highly Visible Commercial - Old Milton Parkway has the highest traffic counts of any roadway in the City of Alpharetta (excluding GA 400). This section of Old Milton Parkway has seen an **average traffic count of 50,000 vehicles per day**, meaning these commercial establishments get some of the highest visibility in the entire City. This is one reason for very low vacancy rates, both currently and historically.

EXISTING
CONDITIONS

BROOKSIDE TRAIL

PICTURES FROM THE TRAIL



2.1 Miles of Existing Trail

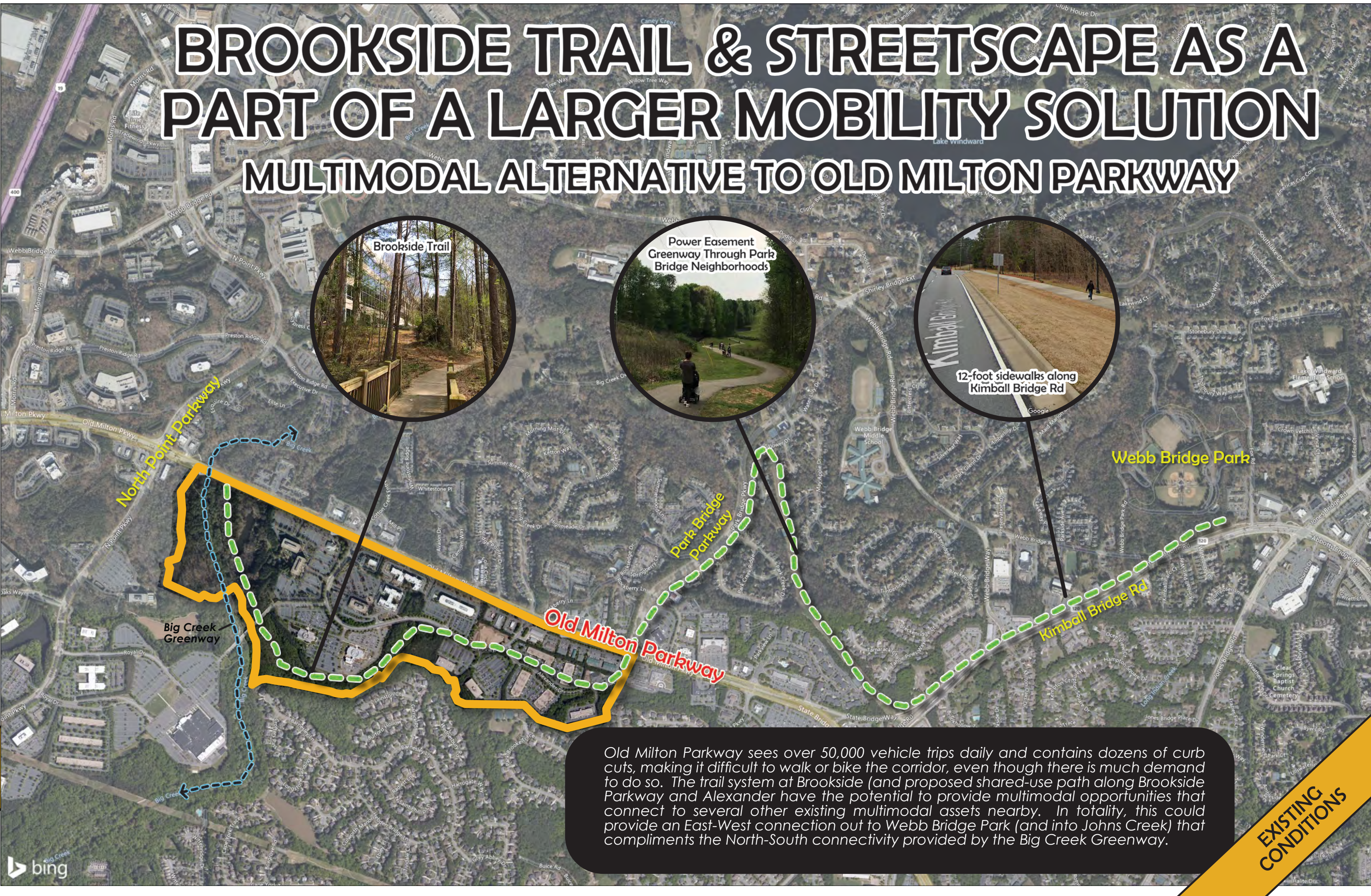
(Not Including the Big Creek Greenway)

Current Trail Access Points

EXISTING
CONDITIONS

BROOKSIDE TRAIL & STREETScape AS A PART OF A LARGER MOBILITY SOLUTION

MULTIMODAL ALTERNATIVE TO OLD MILTON PARKWAY



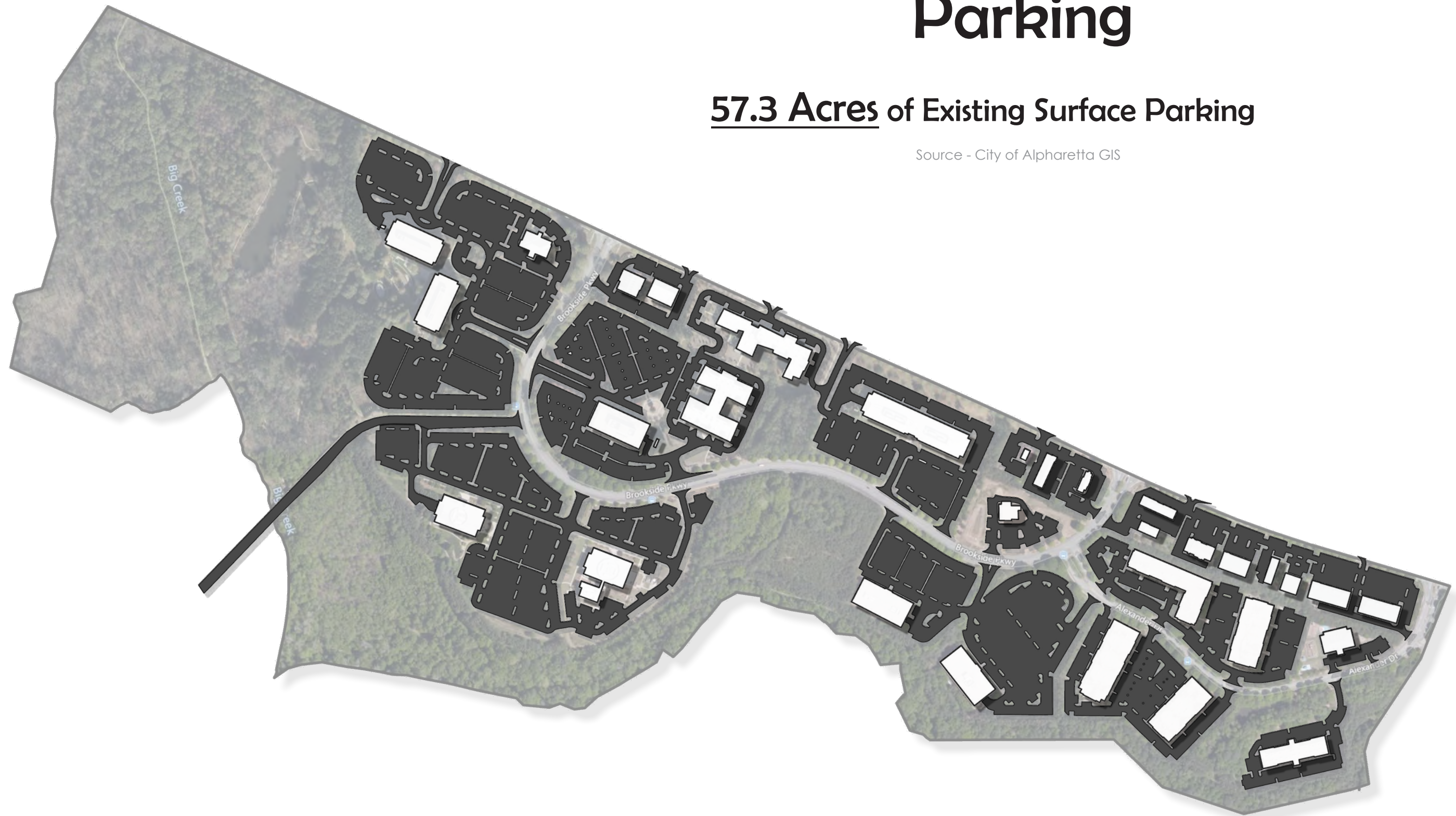
Old Milton Parkway sees over 50,000 vehicle trips daily and contains dozens of curb cuts, making it difficult to walk or bike the corridor, even though there is much demand to do so. The trail system at Brookside (and proposed shared-use path along Brookside Parkway and Alexander) have the potential to provide multimodal opportunities that connect to several other existing multimodal assets nearby. In totality, this could provide an East-West connection out to Webb Bridge Park (and into Johns Creek) that compliments the North-South connectivity provided by the Big Creek Greenway.

EXISTING
CONDITIONS

Parking

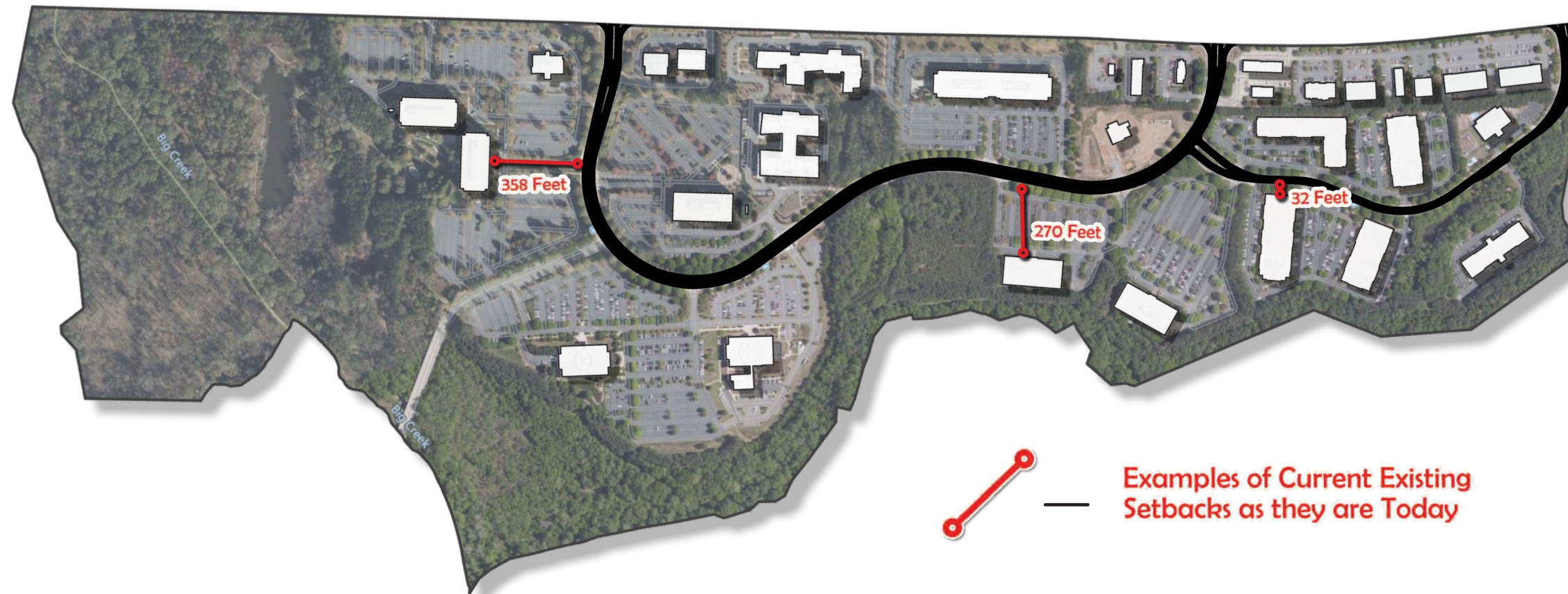
57.3 Acres of Existing Surface Parking

Source - City of Alpharetta GIS



EXISTING
CONDITIONS

Setbacks



Building Setbacks Requirements from Street

Existing

Old Milton Pkwy: 65'

Brookside Pkwy & Alexander Pkwy:
30' minimum (no maximum)

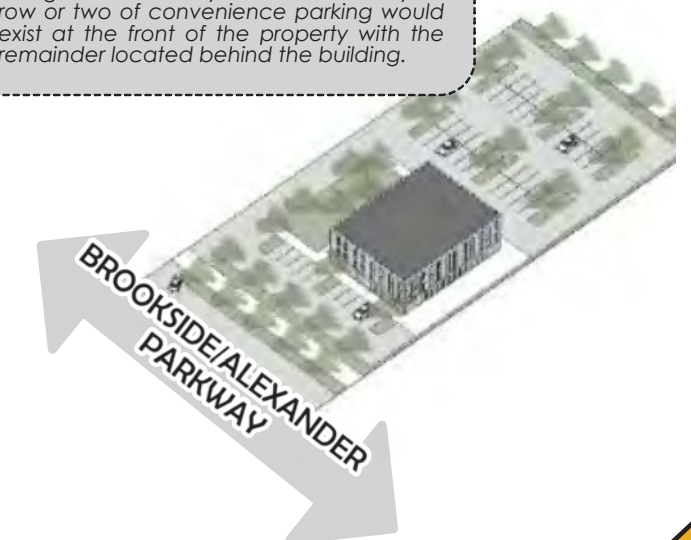
**Per the Brookside Master Plan*

Proposed (for New Buildings)

Old Milton Pkwy: 65'

Brookside Pkwy & Alexander Pkwy:
20' minimum and 100' maximum

Visual example of what new buildings closer to the street's edge could look like along Brookside Pkwy & Alexander Pkwy. A row or two of convenience parking would exist at the front of the property with the remainder located behind the building.



EXISTING CONDITIONS

BROOKSIDE PARK

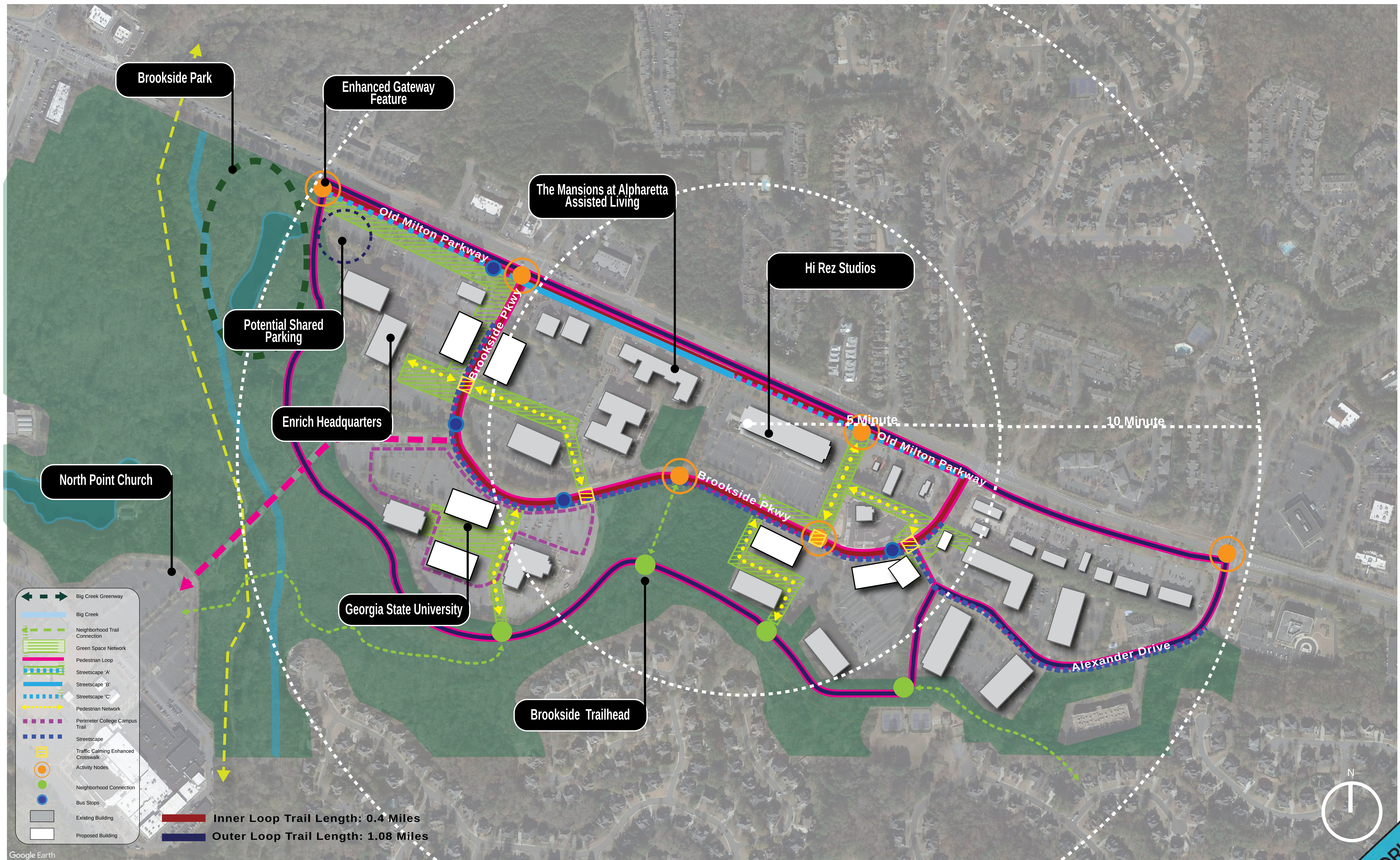
The area shown below is a 30-acre park that the city owns.

The area includes a lake and walking trails but is primarily floodplain and therefore prone to frequent flooding which renders parts of the trail unusable for periods of time. There is very little signage indicating this to be a public green space and currently no formal programming going on here. This area is separated from the Greenway by Big Creek.



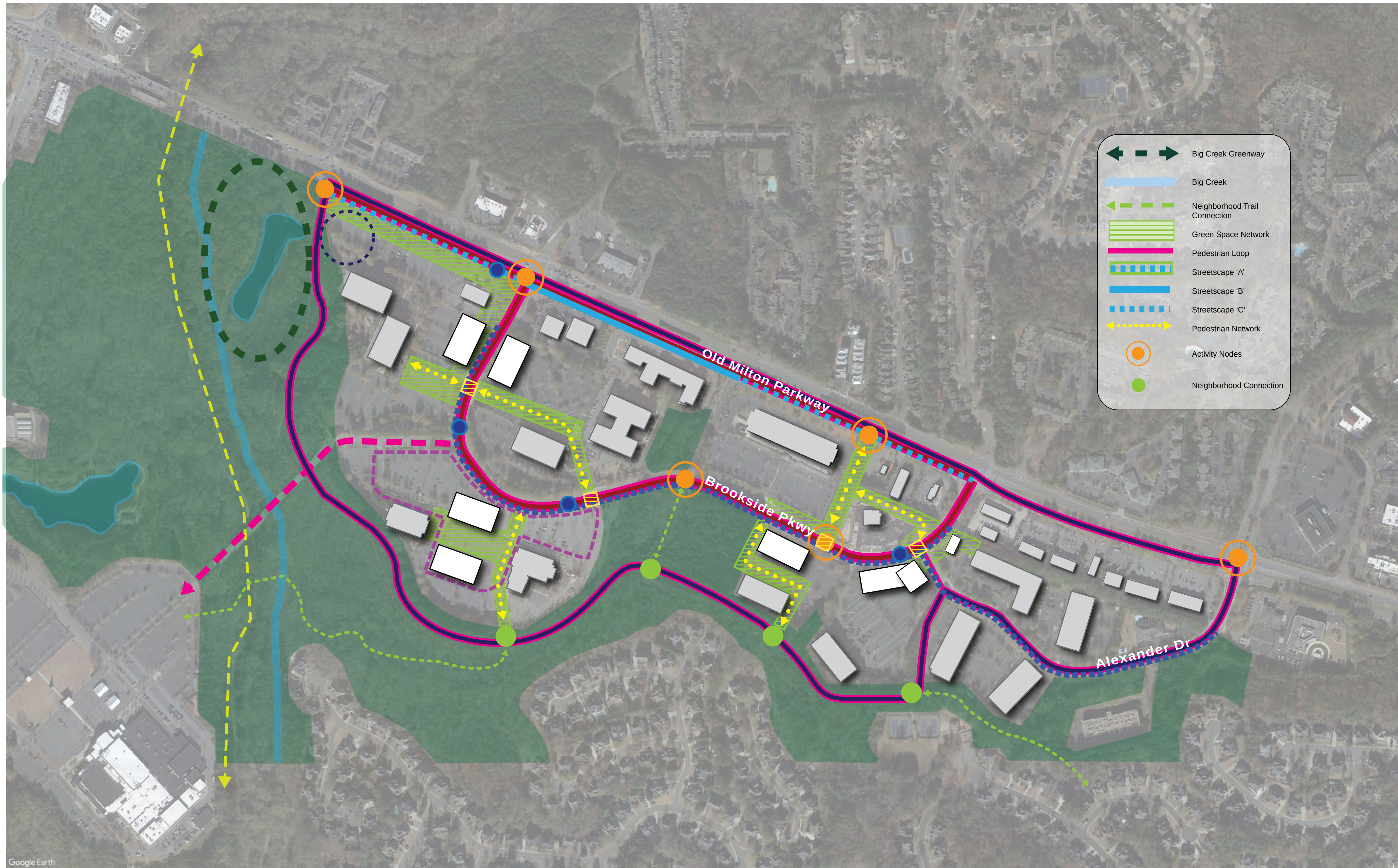
Brookside Framework Plan

Alpharetta, Georgia



Brookside Opportunities

Alpharetta, Georgia



Brookside Opportunities

Pedestrian Loop System

- Provide better access to Brookside Park to connect to the Big Creek regional trail network
- Create an enhanced trail network throughout Brookside Park and Brookside Commercial area to create an interconnected pedestrian network by enhancing the streetscape, promoting a better pedestrian and bike experience

Open Space Network

- Partner with land owners to develop an open space network through parking areas to connect buildings and create opportunities for programs and placemaking

Intersection Enhancements

- Implement “high-visibility” crosswalks at Brookside Parkway and Old Milton Parkway intersections to promote pedestrian safety and walkability

Traffic Calming

- Provide traffic calming strategies along Brookside Parkway to slow traffic and facilitate a safer pedestrian experience, and enhance pedestrian crossing at intersections

Placemaking

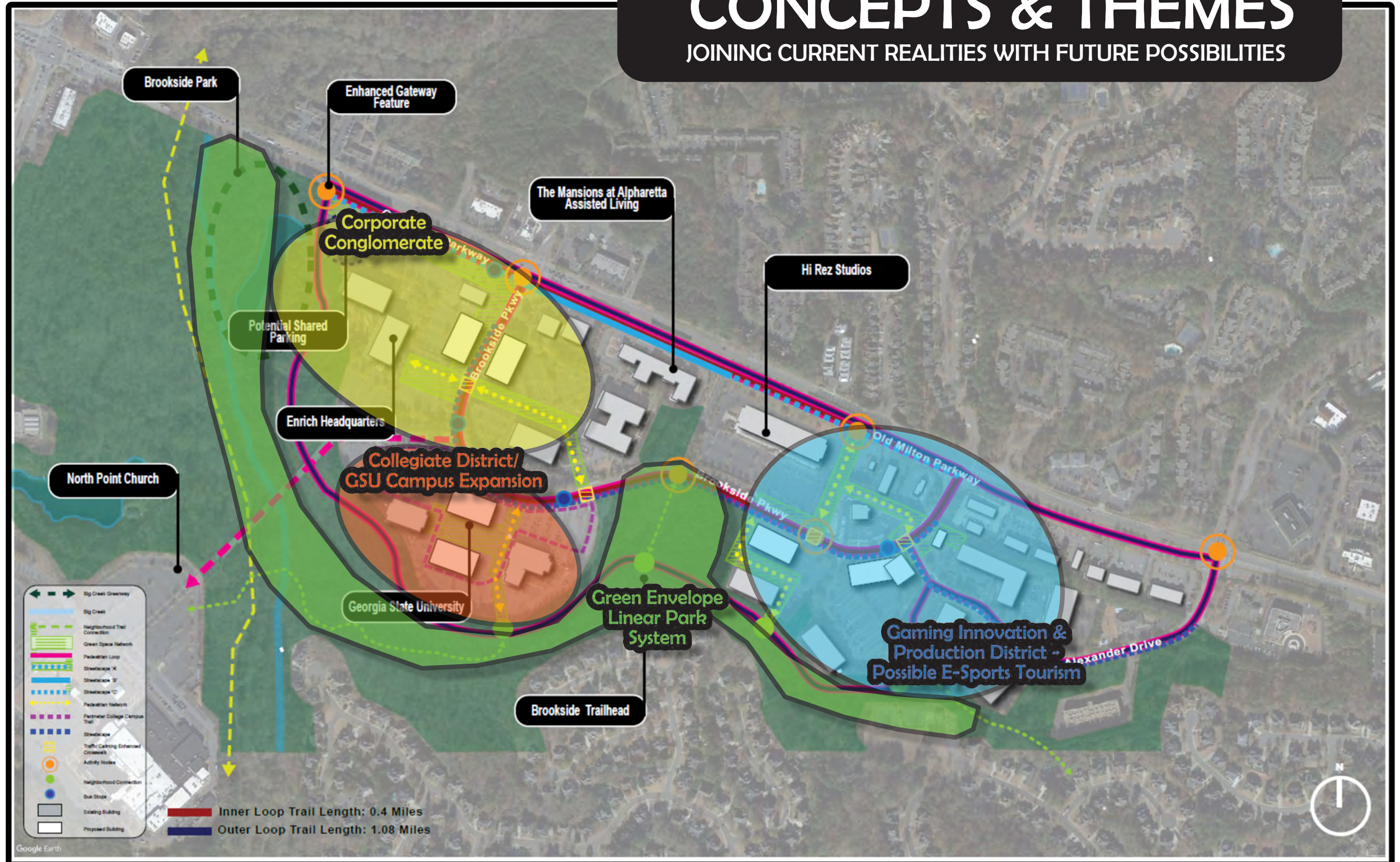
- Provide landmarks at important intersections and nodes of activity to promote community identity and better wayfinding
- Implement signage and lighting throughout development to orient users, increasing accessibility to trails and improving safety

Development Opportunities

- Partner with Brookside land owners and businesses on development opportunities within parking lots and undeveloped areas to front roadways and create a more pedestrian oriented environment
- Consider an outdoor space or pavillion at the intersection of Brookside Parkway and Alexander Drive to provide opportunities for staging outdoor events

CONCEPTS & THEMES

JOINING CURRENT REALITIES WITH FUTURE POSSIBILITIES



CONCEPTS & THEMES EXPLAINED

Legend:

- Big Green Greenway
- Big Green
- Neighborhood Trail Connection
- Green Space Network
- Pedestrian Loop
- Greenway 40
- Greenway 37
- Pedestrian Network
- Neighborhood Connection
- Blue Street
- Existing Building
- Proposed Building

Scale:

- Inner Loop Trail Length: 0.4 Miles
- Outer Loop Trail Length: 1.08 Miles

Key Locations and Concepts:

- Brookside Park
- Enhanced Gateway Feature
- Corporate Conglomerate
- Potential Shared Parking
- Enrich Headquarters
- Collegiate District/ GSU Campus Expansion
- Georgia State University
- Green Envelope Linear Park System
- Brookside Trailhead
- The Mansions at Alpharetta Assisted Living
- Hi Rez Studios
- Gaming Innovation & Production District - Possible E-Sports Tourism
- North Point Church

Corporate Conglomerate

This is the area where the existing Class A office space is. This also has the most seamless and direct connection to Brookside Park and Brookside Trail, which could be a big draw for corporate workers who need visible and convenient connections to use such amenities. The office buildings at 3625 and 3655 Brookside Parkway have recently invested in outdoor amenity spaces that further blend together the corporate setting with the natural environment of the park and trail. This area has the highest vacancy rates in the district, which combined with deep building setbacks and large empty parking lots, presents a good amount of space that be activated by future investment. Additional buildings as you enter Brookside Parkway and connecting green spaces may add the spatial synergy needed to spark a revived corporate campus feel that possesses an energized liveliness.

Collegiate District/GSU Campus Expansion

The current setup of this campus is very much a commuter destination where students are either in the classroom or are leaving the campus. Two buildings exist that currently provide mainly associates degree classes Monday-Thursday from 10am-2pm. Outside of that time window the campus sees very little use. The spatial environment of some of the nicest college campus' typically involve a campus lawn or plaza that acts as a invigorating study location, social gathering point, and engaging civic space for students and teachers alike. The current proposal envisions creation of such a space with additional buildings (and hopefully prompting additional GSU offerings at the Alpharetta campus). The Alpharetta-John's Creek area also has a strong pipeline of dual-enrolled high school students that could find great benefit in a physical space in this collegiate district to study and gather with other students who are also dual-enrolled. A new building could have a porch/canopy with outdoor study spaces overlooking the central green/plaza.

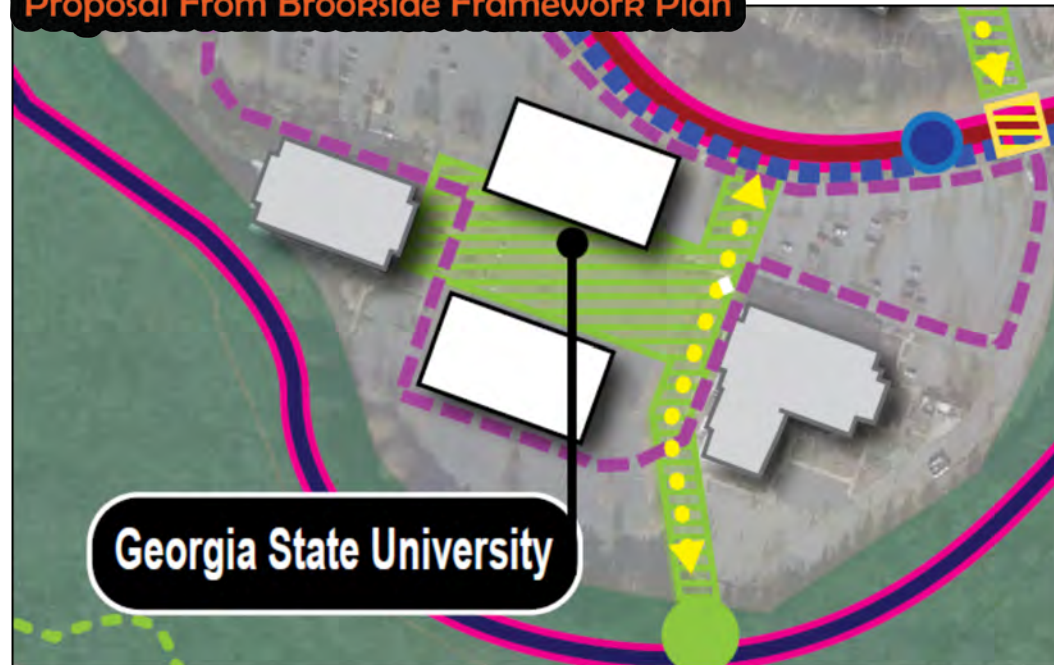
Gaming Innovation & Production District - Possible E-Sports Tourism

Through stakeholder interviews and research, an existing cluster of video gaming companies occupy space in this area, most notable Hi-Rez Studios, who rent space at 3750 Brookside Parkway for game development while using 4300 Alexander Parkway as a production studio for live E-Sports events. Hi-Rez flies in various teams of competitors and houses them in nearby hotels (sometimes for months) while they are competing at the studio. They have also had numerous occasions where fans of their games want to visit their studio (even on Honeymoons). These occurrences hint at a possible appetite for tourism venues that could benefit and further enhance the synergy of the district. This could include an outdoor pavilion with occasional events or even a hotel tailored for the gaming community. 4400 Alexander Drive is a completely vacant class B office building (the same type of building Hi-Rez uses for its production studio) which could be marketed as a unique indoor space flexible to the needs of the gaming community. A few years ago a loose partnership existed between the computer science program at GSU and the gaming companies up the street from them. This partnership connected computer science students to the real world environment of video game production. Prophecy Games is another game development company with over 100 employees and they currently lease space in the 3925 Brookside Parkway building. Most employees at these companies now work remotely, but with some investments into the physical space in the office district, and enhanced mobility and green space, there seems to be an appetite to possibly return, especially with the existing synergy that exists.

Green Envelope - Linear Park System

Over 2 miles of very natural trails are hidden from view in much the same manner that the Big Creek Greenway subtly winds through the North Point district. Many people don't know this Brookside Trail exists, partly because they are out of sight with little to no signage, but also because a good bit of the trail network is on private property without regular maintenance. The paved path is also only 5 feet in width making it very difficult for bikers or multiple people walking together. There are existing connections up to Brookside Parkway, the GSU campus, and a few other office buildings, and these provide a "respite into nature" for those wishing to step away from the office or classroom for a bit. Better trail-heads and formalized trail maintenance agreements would be a good first step, with more long-range goals entailing trail widening and parkland enhancements, which would drive up value and usability throughout the entire area.

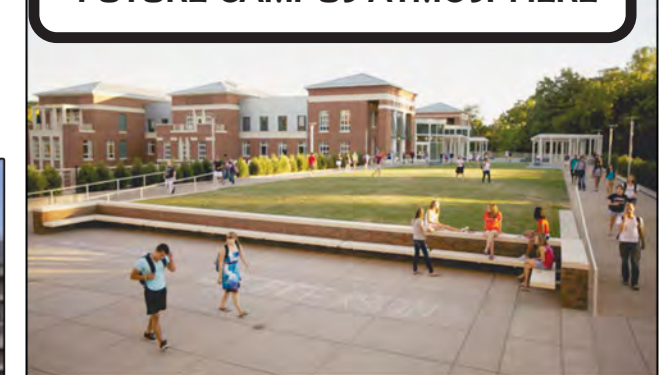
Proposal From Brookside Framework Plan



CURRENT CAMPUS ATMOSPHERE



FUTURE CAMPUS ATMOSPHERE



Cortex Innovation District - STL

Cleveland State University



*The geometric configuration of Cleveland State's central plaza is bounded by 4 buildings and shows a very active plaza space in between them all. The Brookside Framework plan shows a similar configuration, with two additional buildings that could create a central plaza space (replacing surface parking) if added to the two GSU buildings that currently exist. Even if two buildings are never added here, there is still opportunity for a connecting plaza between the two existing buildings, with the Cortex Innovation District serving as a good example of replacing surface parking with a linear plaza (see above and on the following page).

INSPIRATION IMAGERY FOR POTENTIAL OF THE COLLEGIATE DISTRICT

Brookside Placemaking

Alpharetta, Georgia

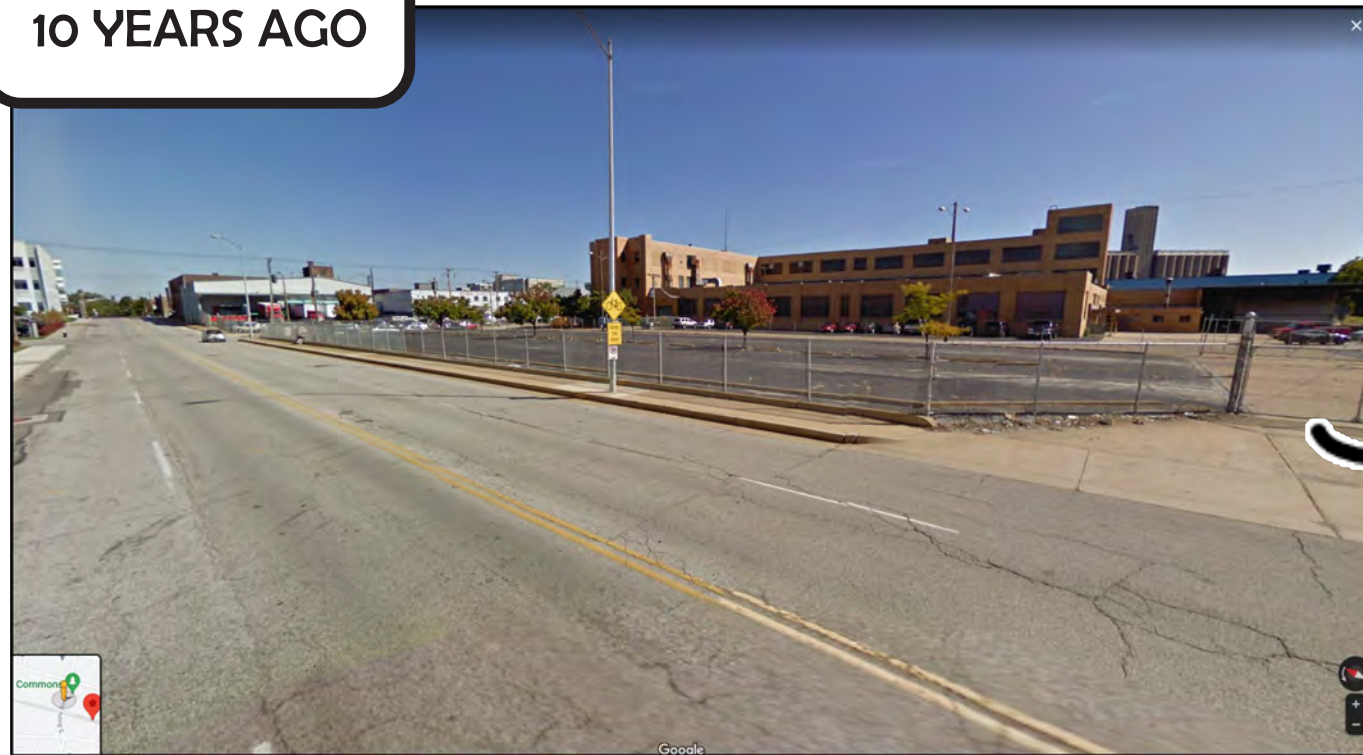


FRAMEWORK
PLAN

PARKING LOT to PLAZA

**The Cortex Innovation District in Saint Louis, Missouri, offers a good glimpse into second generation reuse of surface parking lots, all while keeping many existing buildings while peppering in new construction.*

10 YEARS AGO



TODAY



FRAMEWORK
PLAN

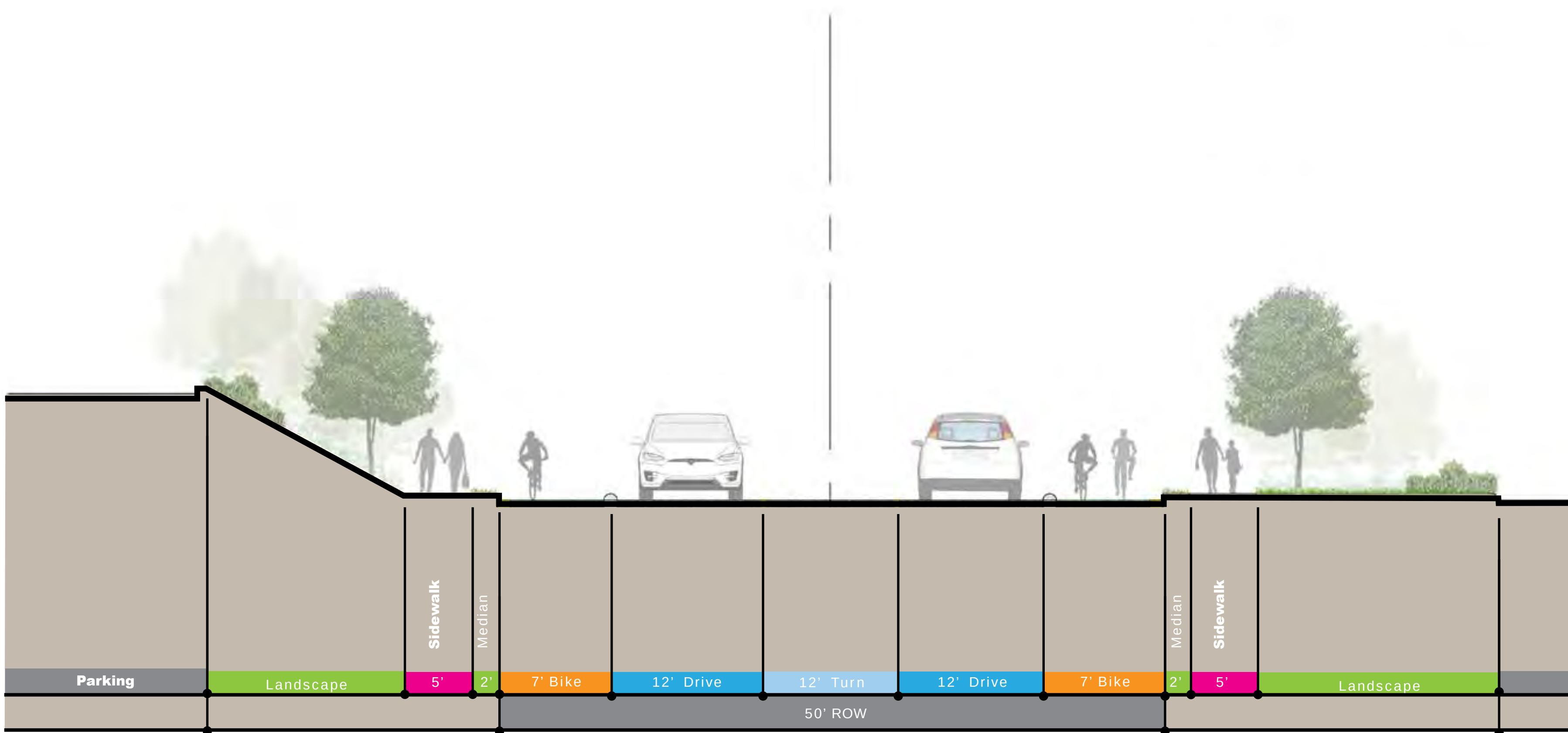
Brookside Streetscape

Alpharetta, Georgia

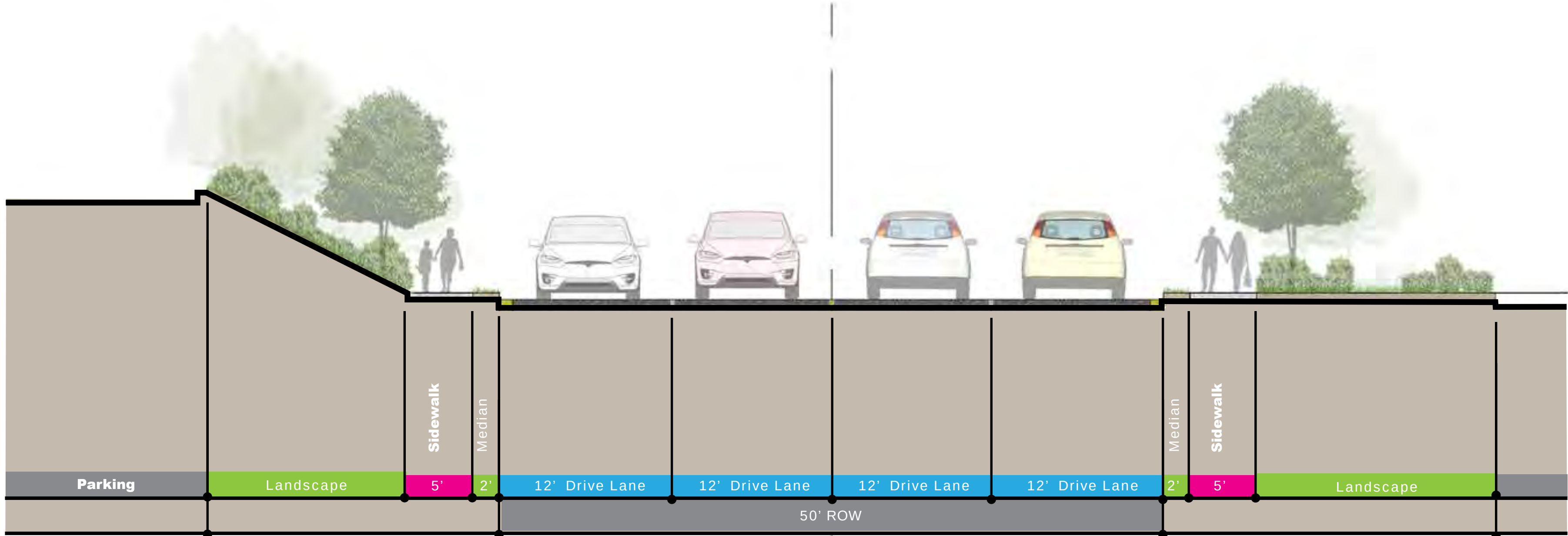
Brookside Parkway



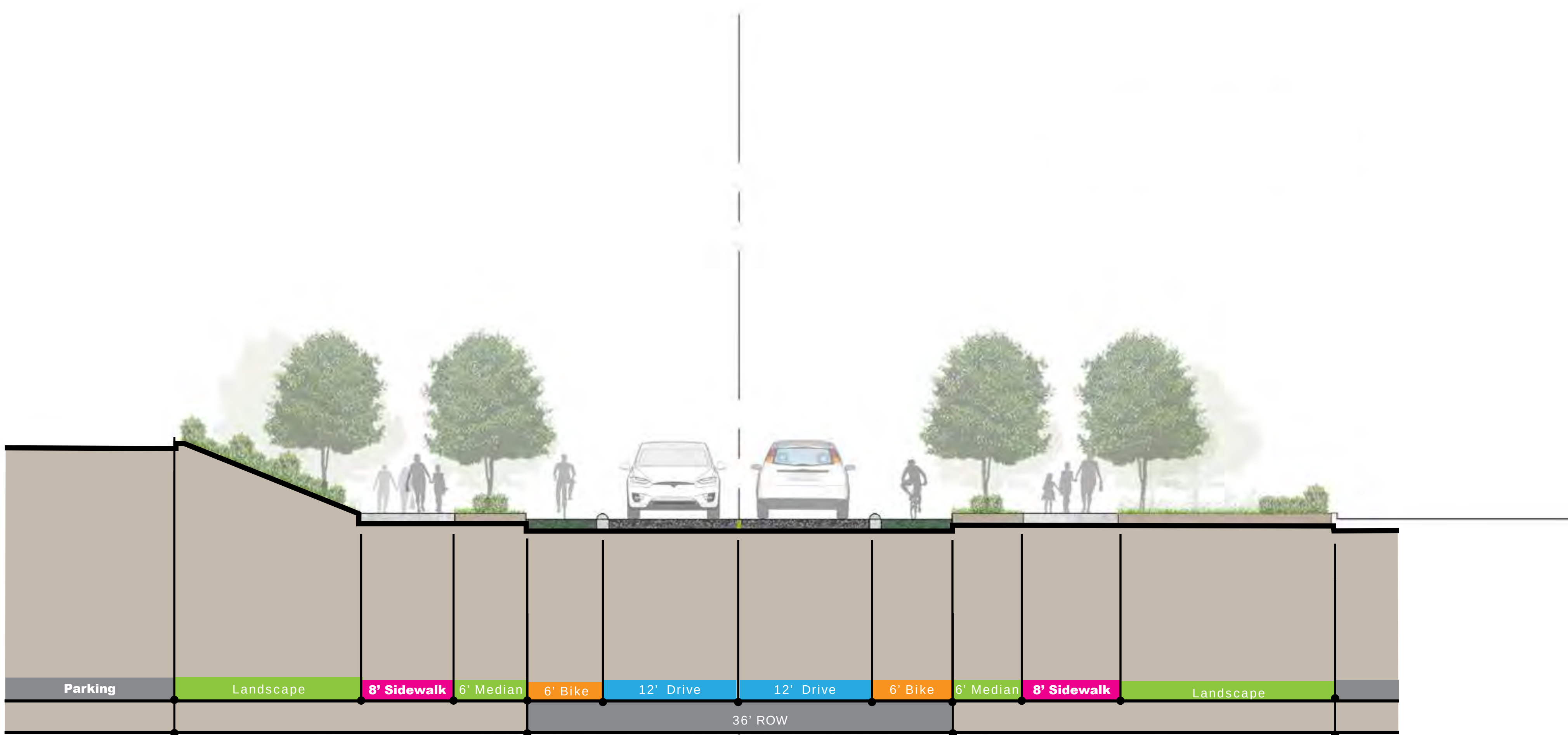
■ Limit of Proposed Street Design



Proposed Street Section
Phase 1: Restriping



Street Section
Existing Condition

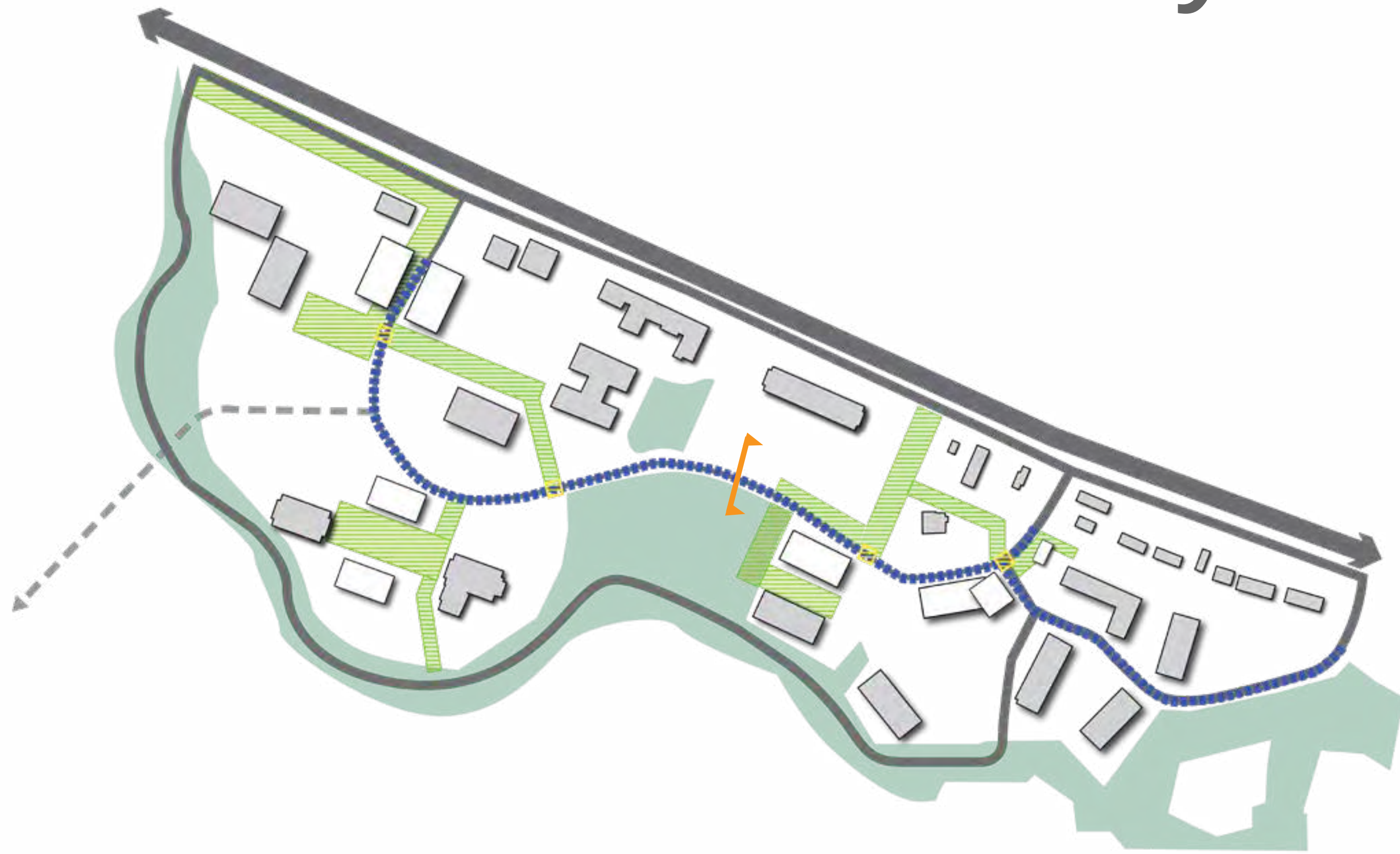


Proposed Street Section
Phase 2: Redesign

Brookside Streetscape

Alpharetta, Georgia

Brookside Parkway



Existing Condition



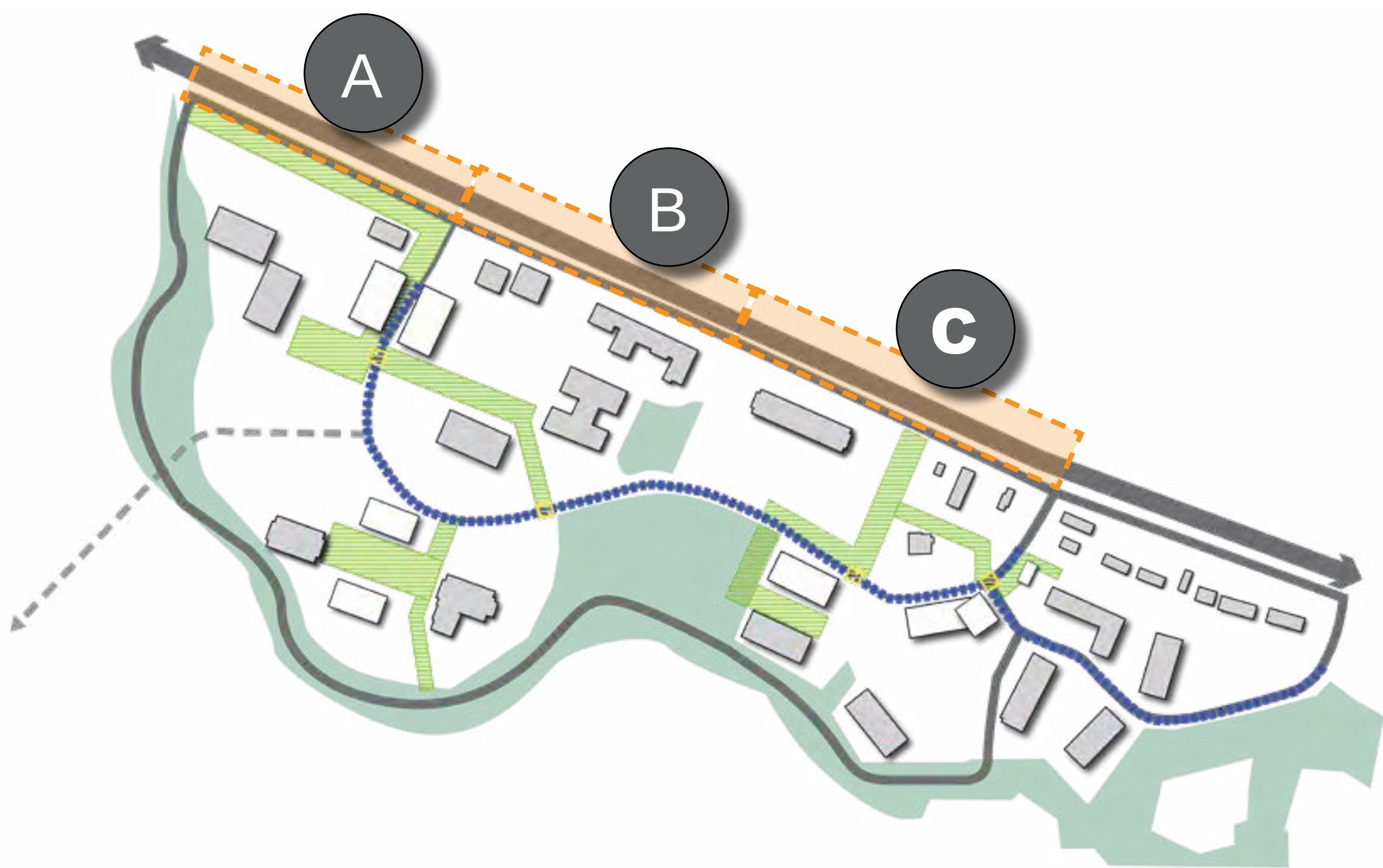
21 Proposed Street Section

FRAMEWORK
PLAN

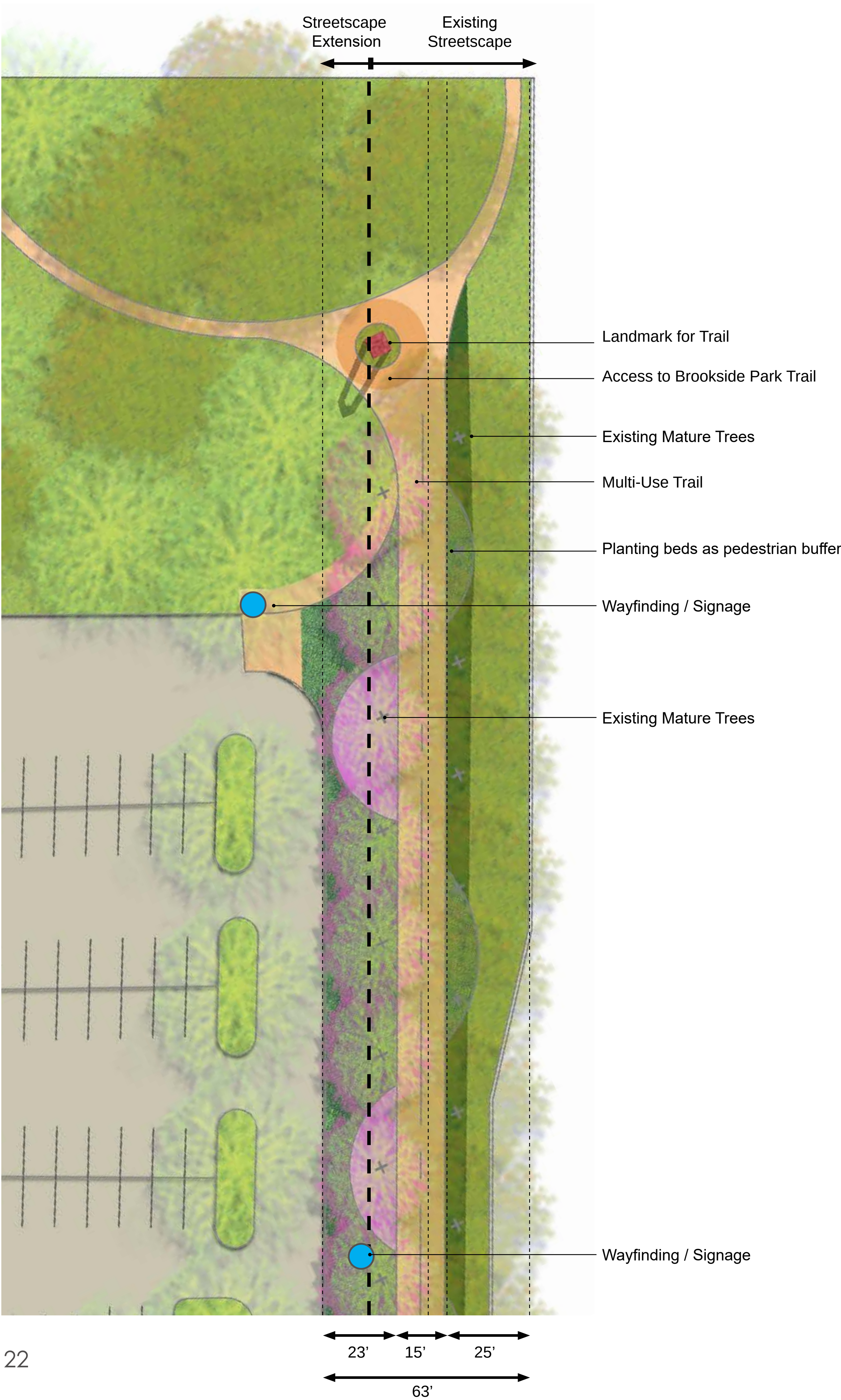
Brookside Streetscape

Old Milton Parkway

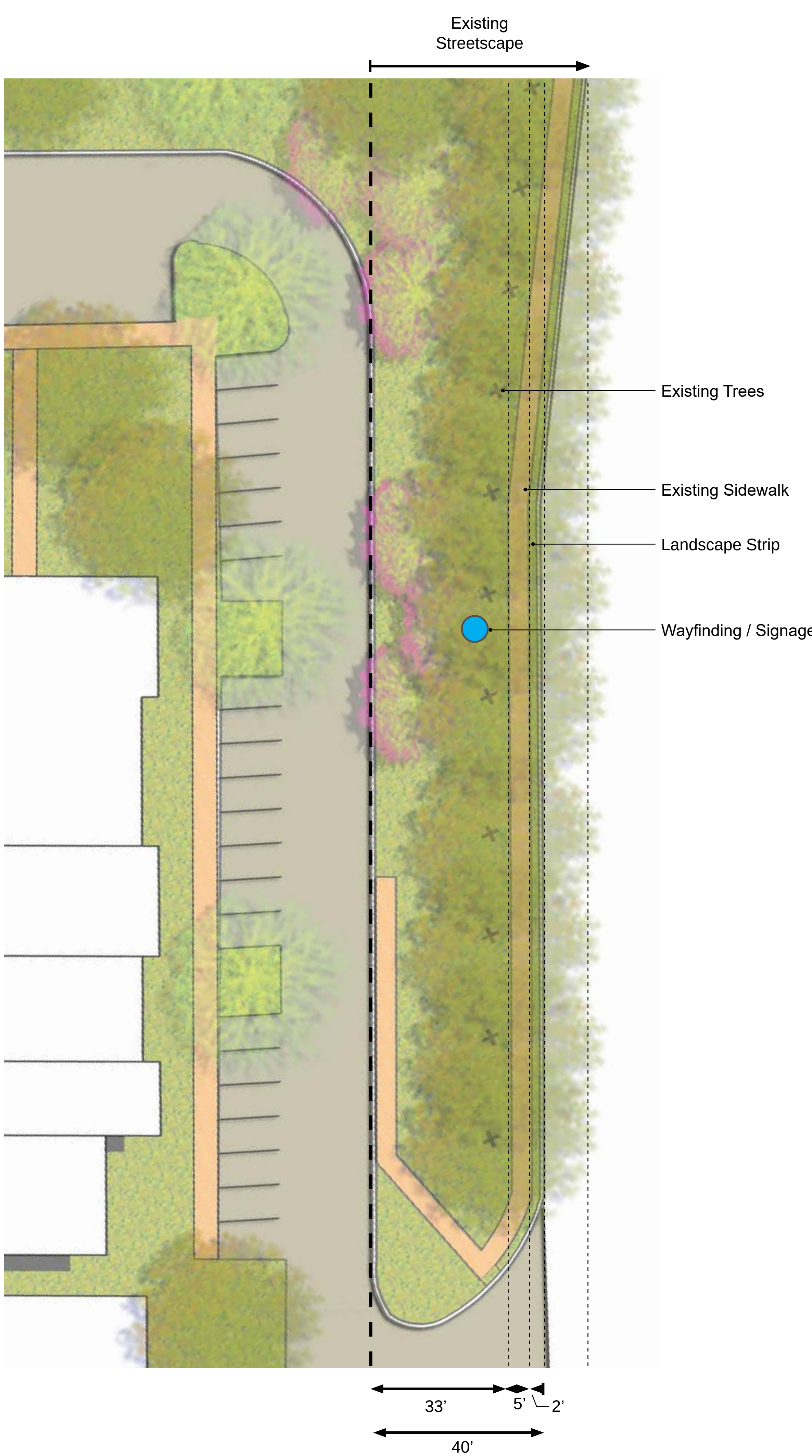
Alpharetta, Georgia



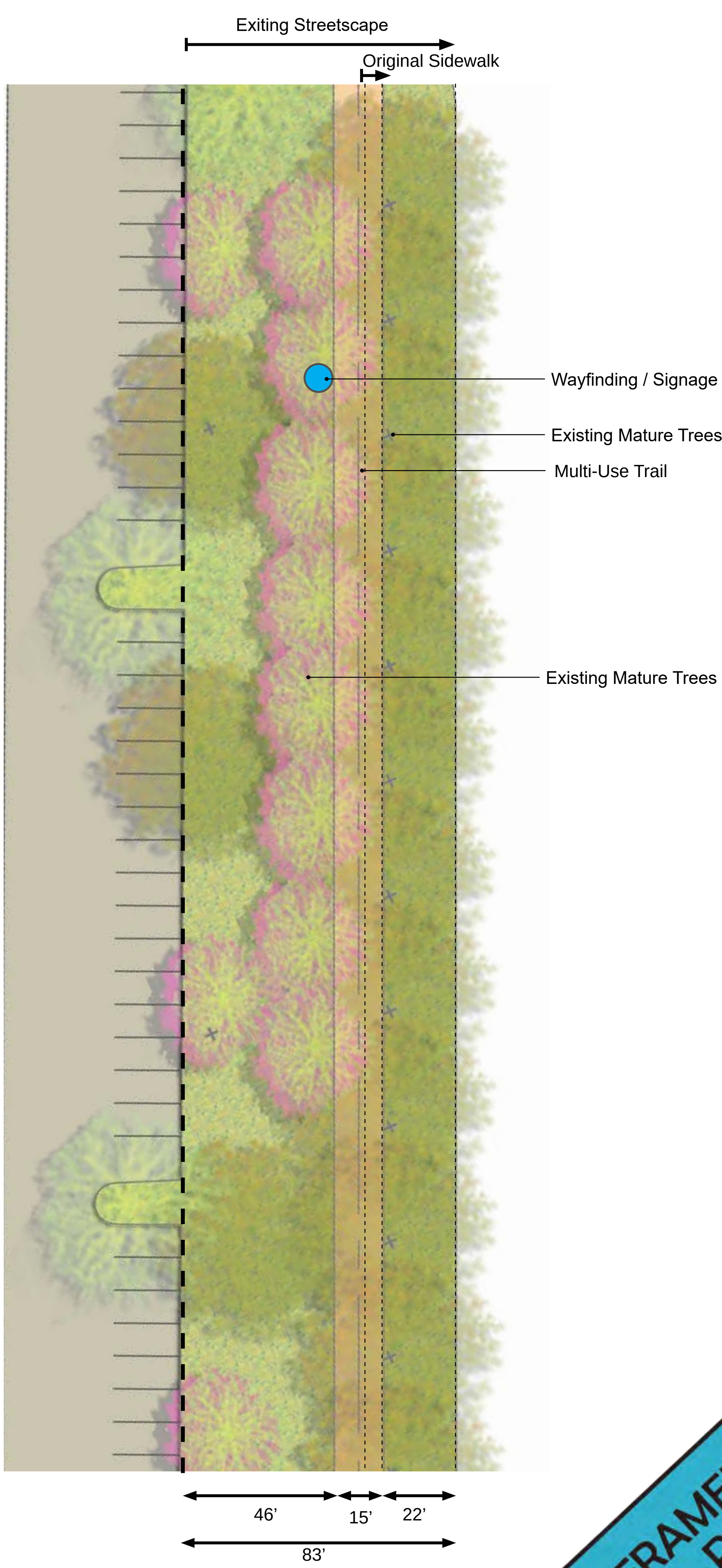
Streetscape 'A'



Streetscape 'B'



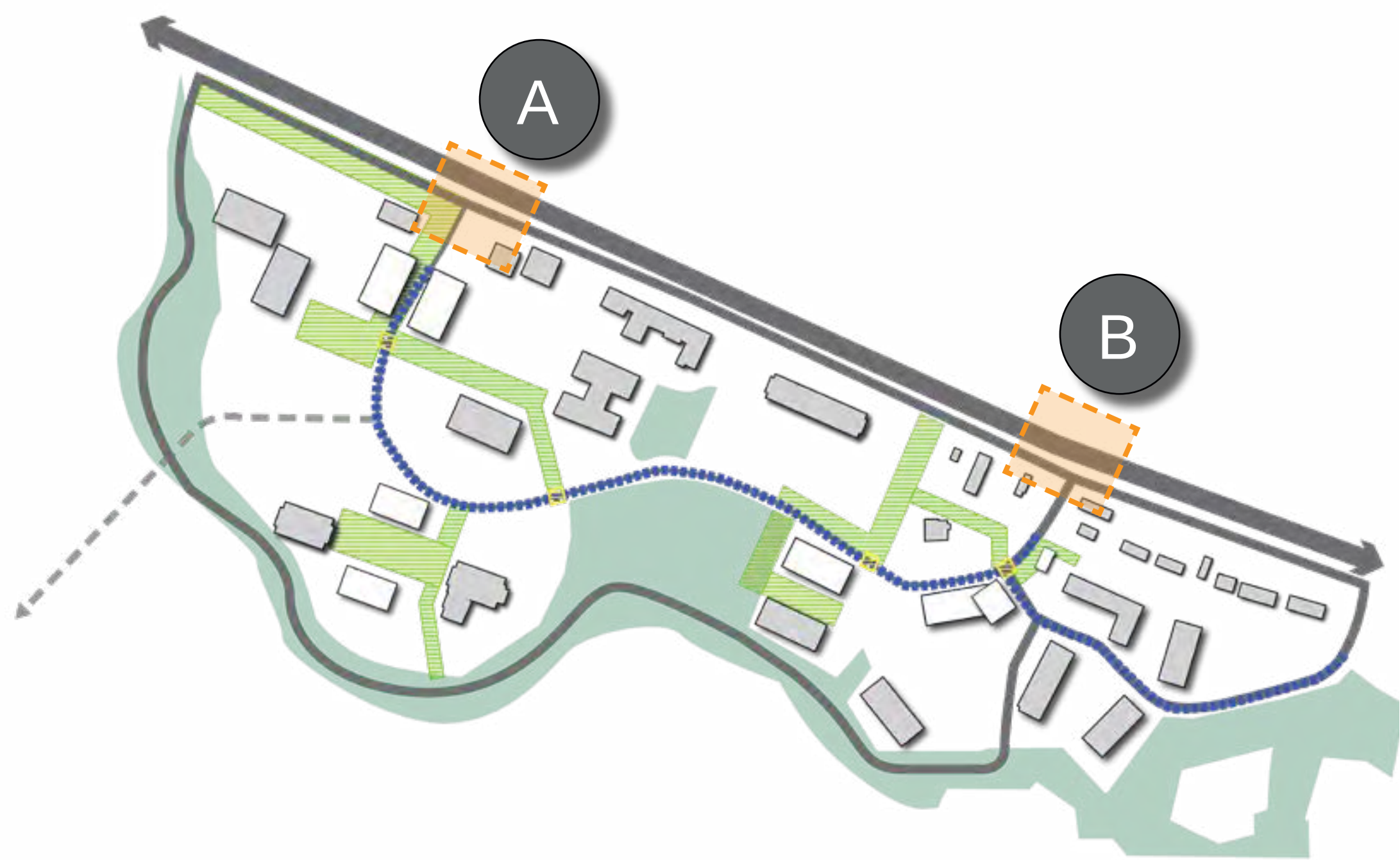
Streetscape 'C'



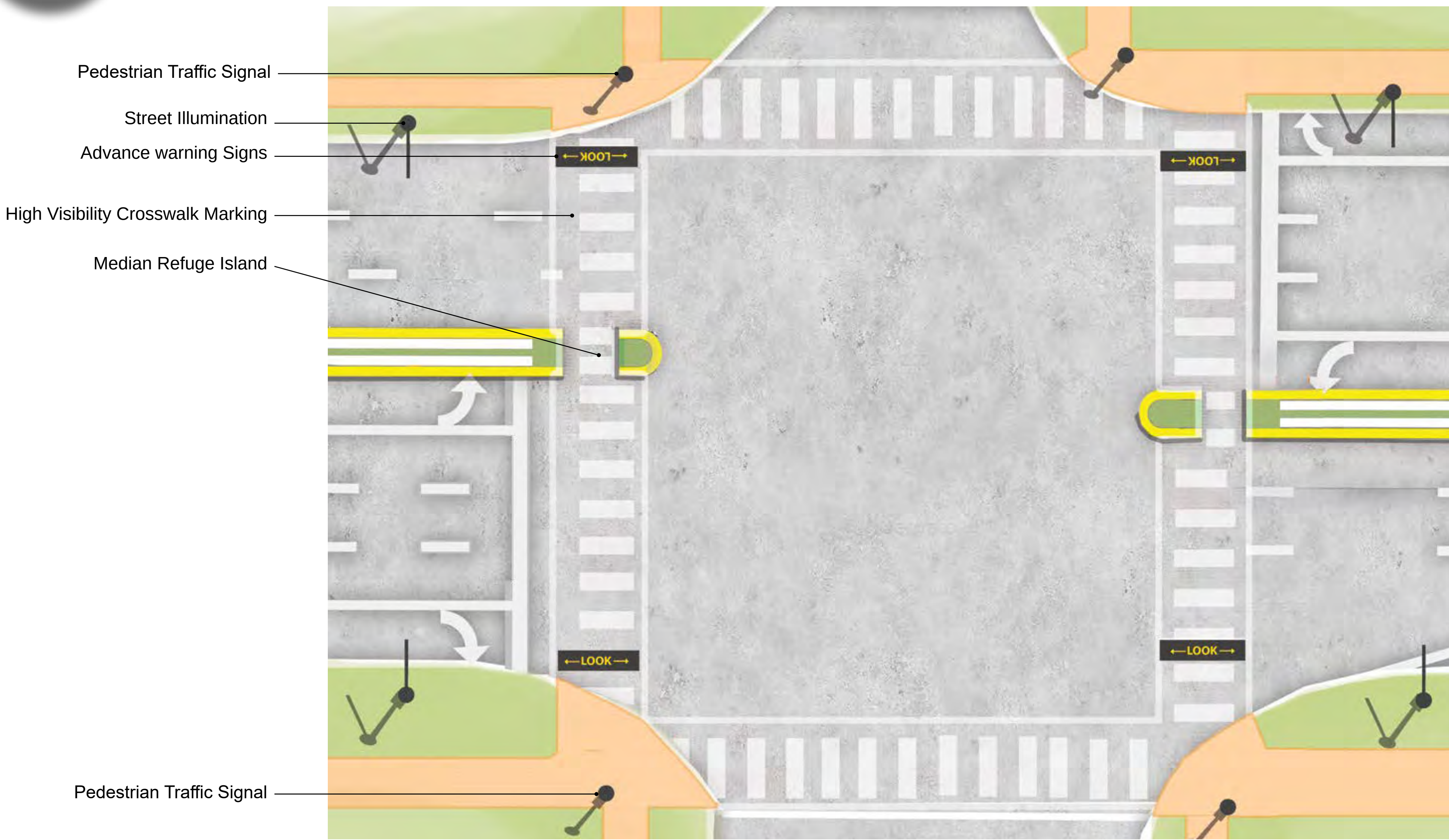
Brookside Intersection

Alpharetta, Georgia

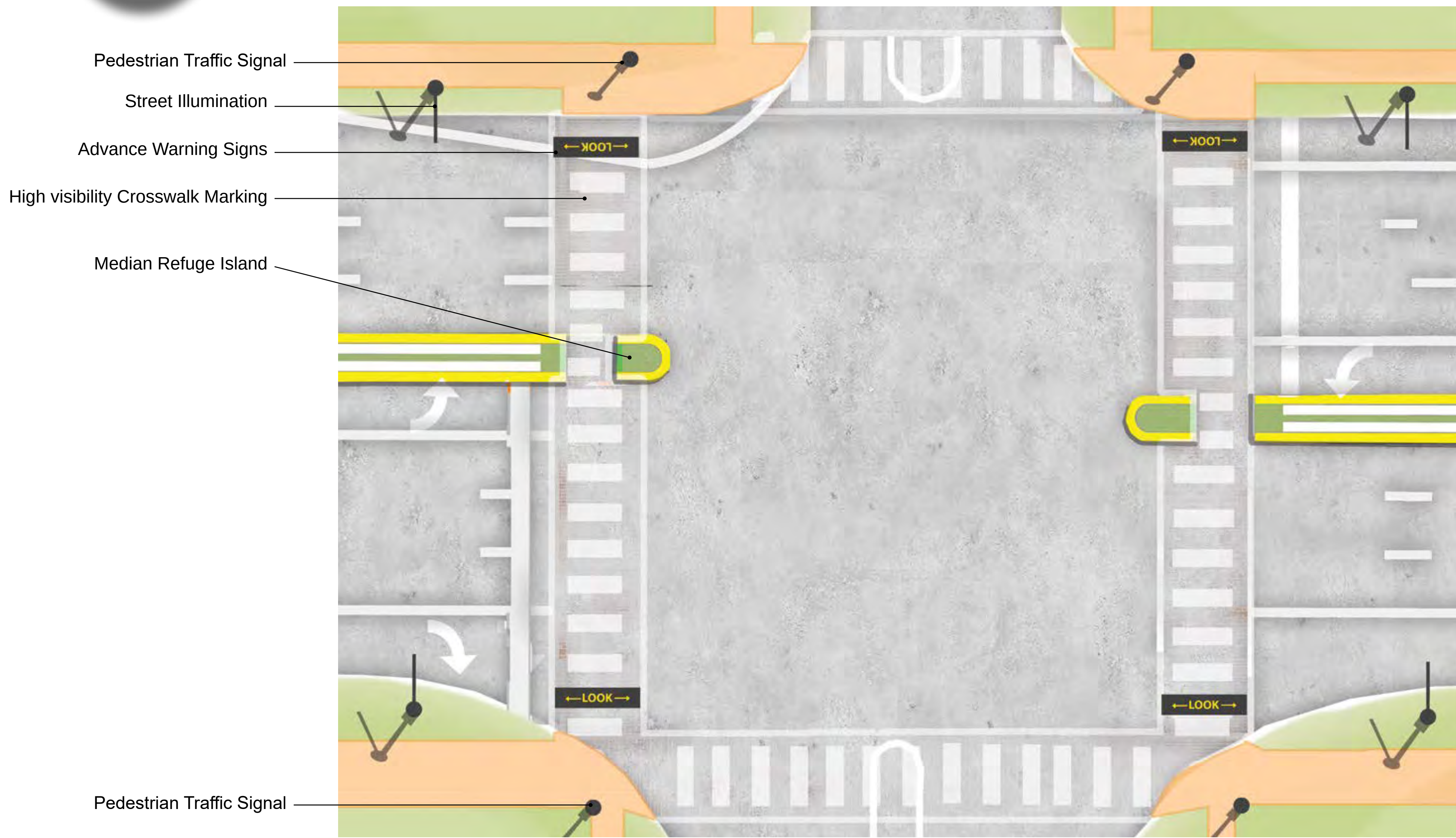
Old Milton Parkway- High Visibility Intersection



A Old Milton Parkway and Brookside Drive- Northwest



B Old Milton Parkway and Brookside Drive- Southeast



23 High Visibility Crosswalk Markings



Advance Warning Signs



Median Refuge Island



Pedestrian Signs



Street Illumination

City of Alpharetta, Georgia
Brookside Area Plan
Project List Opinion of Probable Cost

#	Applicable Area	Name	Description	Type of Improvement	Engineering		Construction			Total Project Cost
					Year	Cost	Year	Lower Cost	Upper Cost	
I.1a	Brookside Parkway	Restriping and Streetscape Upgrades: Brookside Parkway Phase 1	Corridor enhancements along Brookside Parkway, including a first phase of restriping, the addition of separated bike lanes, and enhanced planting to form a cohesive streetscape	Infrastructure		\$ 40,000		\$ 200,000	\$ 300,000	\$ 340,000
I.1b	Brookside Parkway	Roadside Diet and Streetscape Upgrades: Brookside Parkway Phase 2 Enhanced Planting: Alexander Drive	Corridor enhancements along North Point Parkway, including a first phase of restriping and the addition of separated bike lanes, and a second phase of road diet, pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape	Infrastructure		\$ 1,200,000		\$ 4,700,000	\$ 7,400,000	\$ 8,600,000
I.2	Alexander Drive	Streetscape Upgrades: Alexander Drive	Corridor enhancements along Alexander Drive, including pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape.	Infrastructure						
2.1	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape A"	Corridor enhancements along Old Milton Parkway, including landmark for trail, access to Brookside Park Trail, multi-use trail, planting beds as pedestrian buffer, and wayfinding/signage.	Infrastructure		\$ 200,000		\$ 1,000,000	\$ 1,200,000	\$ 1,400,000
2.2	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B"	Corridor enhancements along Old Milton Parkway, including wayfinding/signage.	Infrastructure		\$ 1,000		\$ -	\$ 10,000	\$ 11,000
2.3	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B" and "Streetscape C"	Corridor enhancements along Old Milton Parkway, including multi-use trail and wayfinding/signage.	Infrastructure		\$ 200,000		\$ 600,000	\$ 900,000	\$ 1,100,000
3.1	Old Milton Parkway and Brookside Drive	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Northwest and Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Northwest), including signal timing verification/enhancements, pedestrian traffic signal, street illumination, advanced warning signs, and high visibility crosswalk marking.	Infrastructure		\$ 20,000		\$ 80,000	\$ 100,000	\$ 120,000
3.2	Old Milton Parkway and Brookside Drive - Southeast	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Southeast), including pedestrian traffic signal, street illumination, advanced warning signs, high visibility crosswalk marking, and a median refuge island.	Infrastructure						
4.1	Pedestrian Loop	Parallel Trail Pathway	Construct an outer loop multiuse path situated parallel to Brookside Parkway	Walkability		\$ 200,000		\$ 700,000	\$ 1,200,000	\$ 1,400,000
5.1	Brookside Park	Park Gateway	Design a gateway into Brookside Park to include entrance feature, landscape, hardscape, and wayfinding signage	Park		300,000				300,000
Subtotals						\$ 2,161,000		\$ 7,280,000	\$ 11,110,000	\$ 13,271,000