PLANNING COMMISSION MEETING
JANUARY 5, 2023

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

I. CALL TO ORDER

II. ROLL CALL

III. SWEARING-IN CEREMONY

IV. ELECTION OF CHAIRMAN & VICE CHAIRMAN

V. APPROVAL OF MEETING MINUTES

a. PC Meeting Minutes 12-1-2022

VI. ITEMS FROM BOARD MEMBERS

VII. ITEMS FROM STAFF

VIII. PUBLIC HEARING

a.

Z-23-01/V-23-03 KJ Luxury Homes/1580 Mayfield Road

Consideration of a rezoning and variances to allow for the construction of 7 'For-Sale' single-family detached homes on 5.66 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to have a sidewalk on 1 side of the street. The property is located at 1580 Mayfield Road and is legally described as being located in Land Lots 1057 and 1104, 2nd District, 2nd Section, Fulton County, Georgia.

b. **Z-23-02/V-23-01 92 Thompson Street Condominiums**

Consideration of a rezoning and variance to allow for the construction of a 5-unit 'For-Sale' condominium building on 1.13 acres. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) and O-P (Office-Professional) to DT-LW (Downtown Live-Work) and variances are requested to allow a stream buffer encroachment and to allow hardscape within the 10' landscape strip along Thompson Street. The property is located at 82 & 92 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

c. **MP-23-01/V-23-04 META/Windward Park**

Consideration of a master plan amendment and variance to amend development regulations and to amend the remaining residential development mix to allow 100 'For-Sale' townhomes and 130 'For-Rent' units. A variance is requested to eliminate the neighborhood grocery requirement. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177, 1188, and 1189, 2nd District, 1st/2nd Section, Fulton County, Georgia.

d. **CLUP-22-05/Z-22-15/CU-22-12/V-22-29 Story Book Builders/31 & 51 Thompson Street**

Consideration of a comprehensive land use plan amendment, rezoning, conditional use and variances to allow for the construction of 20 'For-Sale' single-family detached homes on 2.23 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live Work' and a rezoning is requested from C-2 (General Commercial) and DT-LW (Downtown Live-Work) to DT-LW. A conditional use is requested to increase density above 8 dwelling units per acre and variances are requested to eliminate interparcel connectivity, reduce minimum separation between a driveway and intersection, and

reduce the planter strip along Thompson Street. The property is located at 31 and 51 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

IX. ADJOURNMENT

Planning Commission Meeting
December 1,2022
Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 P.M.

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 Fung'u called the meeting to order at 6:33 P.M.

II. ROLL CAL

- **Planning Commissioners present:**
  - Francis Kung'u (Chairman)
  - Karen Richard
  - Todd Stratton
  - William Perkins
  - Valerie Manley (Alternate)
  - Martine Zurinskas
- **Staff present:**
  - Kathi Cook, Director of Community Development & Economic Development
  - Michael Woodman, Planning + Development Services Manager
  - Nikisha Mistry, GIS Specialist/Planner
  - Tracy Jackson, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

1. Commissioner Stratton offered a motion to approve meeting minutes from November 3, 2022.
   - Commissioner Perkins seconded the motion.
   - The motion was approved unanimously (6-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. Z-22-14 / CU-22-08 / V-22-27 / North Fulton Pharmacy / 2385 Old Milton Parkway

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

Consideration of a rezoning, conditional use and variances to allow for the construction of an 8,000 SF office over retail building and 8 '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. A variance is requested to allow front loaded townhome units. 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.

- Applicant Mike Eskandari states that he wants to open this pharmacy to add to the community and offer his services to help people. He is agreeing all conditions that staff is requesting.

- **The Planning Commission discussed the following:**
  - There is some concern in regard to frontage development on the property, design of the pharmacy matching the other surrounding properties as well as designated walking area for pedestrians.
  - Commissioners stated concern of applicant adding a drive-thru on the property. Applicant has assured staff that there will not be a drive thru added now or in the future.
  - Commissioner Manley mad a suggestion in regard on adding raised sidewalks for better visibility of pedestrians as well as assist with drivers slowing down when entering on to the property.
  - Applicant stated he is willing and able to add a cross walk that can enhance public and pedestrian safety.

- **Public comment:**
  - Edward Botts (347 Bailey Walk), lives in Chelsea Walk, his home is at the end of the slope, the French drain that is near him is a concern because of rain.

❖ Commissioner Richard offered a motion to approve (Z-22-14 / CU-22-08 / V-22-27 / North Fulton Pharmacy / 2385 Old Milton Parkway) subject to the 28 conditions as reviewed by Mr. Woodman with 2 minor adjustments to condition #2 make a change to the very last sentence and add the nonresidential buildings and townhomes should have 4-sided architecture, materials and details, in condition #26 offer to add a sentence to the existing sentence drug store pharmacy shall be limited to a retail pharmacy and restaurant shall be limited to a coffee shop. Neither conditional use shall have drive-thru facilities.

1. Approximately 1.31 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by KSI Design Group, labeled Exhibit A, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be substantially similar to the submitted renderings, labeled Exhibit B, and developed in compliance with the Downtown Code building design regulations and Downtown Consultant comments, subject to final approval by DRB. Storefront glass shall not extend to the ground. Townhomes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 6.11 dwelling units per acre.
4. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees and/or shrubs (subject to Staff and GDOT approval), minimum 8' sidewalk west of project entrance and 12' sidewalk east of project entrance, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
5. Minimum 20' landscape strip/building setback shall be provided along Old Milton Parkway. Landscape strip shall be planted with shade trees as a continuation of what has

been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.

6. New internal street, alley and sidewalks shall be developed as depicted on the site plan prepared by KSi Design Group, labeled Exhibit A, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
7. Minimum 10' landscape strip shall be required along both sides of internal street, not including the alley. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
8. Landscape strips along the west, south and east property lines shall be planted with a double row of evergreen and hardwood trees and shrubs adjacent to the on-site townhomes and adjacent to the residential portion of Chelsea Walk, as approved by DRB.
9. Project entrance shall include a decorative paver apron, landscaping, and hardscape, as approved by DRB.
10. Developer shall be responsible for all costs associated with upgrading the Old Milton Parkway traffic signal to accommodate the new development. Traffic signal modification to be complete prior to final plat.
11. Developer shall upgrade the crosswalks across Old Milton Parkway at Kingry Lane to provide an enhanced pedestrian and bicycle crossing, as approved by Staff and GDOT. This improvement shall be eligible for impact fee credits.
12. Open space shall be developed substantially similar to the site plan prepared by KSi Design Group, labeled Exhibit A, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
13. Creeping vines shall be planted to cover retaining and low walls, as approved by DRB.
14. Developer shall save the following specimen trees: #676 (26" Cedar), #677 (50" Water Oak), #678 (44" Water Oak), and #683 (23" Pecan). Construction within the CRZ of saved specimen trees shall be limited to no more than a 20% encroachment and shall be accomplished using innovative techniques to bridge over the root zones, as approved by Staff. Demolition and construction within the CRZ of saved specimen trees shall be completed under the supervision of an ISA Certified Arborist.
15. Developer shall save additional trees of quality and/or tree groupings, as approved by Staff.
16. Each townhome unit shall have at least 1 tree or large ornamental tree planted in the front yard along the alley, as approved by Staff.
17. Future interparcel connection to the east shall be striped as parking until such time that the adjacent property is developed.
18. Fences and walls visible from the public right-of-way shall be decorative, as approved by DRB. Unfinished wood fences and decks shall not be visible from the street.
19. HVAC and similar equipment shall not be visible from the public right-of-way.
20. Dumpster enclosure shall not be visible from the public right-of-way and shall be no closer than 100' from the adjacent townhomes in Chelsea Walk.
21. Garbage pickup shall be from within the development.
22. Underground stormwater management infrastructure may be placed in the parking lot and private alley as depicted on the site plan prepared by KSi Design Group, labeled Exhibit A, with final approval by Staff. Underground stormwater shall not be located in the fire truck turnaround. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City. Maintenance

responsibilities shall be included in the recorded covenants with all costs to be borne by the HOA, home and business owners of the development.

23. 'No On-Street Parking' signage shall be posted at the hammerhead turnaround, alley and internal street.
24. No more than 1 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
25. 'Drug Store, Pharmacy' and 'Restaurant' shall be added as a conditional use at 2385 Old Milton Parkway. 'Drug Store, Pharmacy' shall be limited to Avalon Pharmacy and no more than 2,500 square feet and 'Restaurant' shall be limited to Avalon Coffee Bar and no more than 1,500 square feet. No additional 'Drug Store, Pharmacy' or 'Restaurant' use or subleasing shall be permitted within the approved spaces.
26. 'Drug Store, Pharmacy' shall be limited to a retail pharmacy and 'Restaurant' shall be limited to a coffee shop.
27. Hours of operation for Avalon Pharmacy shall be limited to Monday – Friday 9:00 AM – 6:00 PM and Saturday 10:00 AM – 2:00 PM. Hours of operation for Avalon Coffee Bar shall be limited to Monday – Sunday 8:00 AM – 6:00 PM.
28. There shall be a joint property owners association for the entire property providing for the maintenance of site improvements.
    - Commissioner Zurinskas seconded the motion.
    - The motion was approved unanimously (6-0)

B. CU-22-11 Jean Claude Salon / 312 Maxwell Road, Suite 500

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

Consideration of a conditional use to allow a 'Barber/Beauty Shop' for Jean-Claude Salon in a 1,100 square foot suite in the Colony Park Offices on South Main. The property is located at 312 Maxwell Road, Suite 500 and is legally described as being located in Land Lot 693, 1st District, 2nd Section, Fulton County, Georgia.

- This is a new concept salon offering beauty and imaging services, seniors are the target for this salon.
- Hours of operation will be Mon-Fri 9am-5pm.

- Applicant (Ana Rocha)- Came forward and states that she wants to help seniors so that they are not intimidated to go and get services, they should be treated nice with compassion and kindness. The property also has access and is equipped to assist wheelchair and handicap customers and has railings.

- **Public Comment:**
    - There were no public comments for this item.

2. Commissioner Zurinskas offered a motion to approve (CU-22-11 Jean Claude Salon / 312 Maxwell Road, Suite 500) as presented by staff and including the conditions presented by staff.
    1. 'Beauty Shop' shall be added as a conditional use at 312 Maxwell Road, Suite 500 and limited to no more than 1,100 square feet.
    2. Conditional use approval shall be limited to Jean-Claude Salon; no additional 'Beauty Shop' use or subleasing shall be permitted within the approved space.
    3. 'Beauty Shop' shall be limited to cosmetology services that do not require a customer to disrobe.
    4. Hours of operation shall be limited to Monday – Sunday 9:00 AM – 5:00 PM.
    5. Signage shall be limited to a wall sign no larger than three (3) square feet and located beside

the front door. No additional signage shall be permitted. No lighting window trim.
    - Commissioner Perkins seconded the motion.
    - The motion was approved unanimously (6-0)

C. **PH-22-15 Unified Development Code (UDC) Text Amendments –Tree Conservation, landscape, and Buffer Requirements**

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

Consideration of text amendments to the Unified Development Code related to tree preservation in the Downtown Overlay. Regulations are proposed requiring that specimen trees and trees of quality be conserved if they are located within building setbacks along certain roads, including Academy Street, Canton Street, Church Street, Cumming Street, Marietta Street, Mayfield Road, Milton Avenue, and Roswell Street.

- **The Planning Commission discussed the following:**
    - Planning commission discussed preserving the character of the trees in the garden district, being mindful of the bigger trees that help with storm water as well as considering tree quality when making decisions on which trees will stay or go.

- **Public Comment:**
    - There were no public comments for this item.

❖ Commissioner Zurinkas offered a motion to approve (PH-22-15 Unified Development Code (UDC) Text Amendments–Tree Conservation, landscape, and Buffer Requirements) as presented by staff.
    - Commissioner Manley seconded the motion.
    - The motion was approved unanimously (6-0)

VII. ANNOUCEMENTS

VIII. ADJOURNMENT

❖ With there being no further items to consider or discuss Chairman Kung'u adjourned the meeting at 8:24 P.M.

Respectfully submitted,

Tracy Jackson

Tracy Jackson, Planning + Zoning Coordinator

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-23-01/V-23-03 KJ LUXURY HOMES/1580 MAYFIELD ROAD

PLANNING COMMISSION: JANUARY 5, 2023

CITY COUNCIL: JANUARY 23, 2023

II. RECOMMENDATION:

Approve Z-23-01/V-23-03 KJ Luxury Homes/1580 Mayfield Road, subject to the following conditions:

1. The site, consisting of approximately 5.66 acres, shall be zoned R-22 and developed substantially similar to site plan prepared by ACR Engineering, Inc., revised 12/13/2022, 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. Home elevations shall be substantially similar to the submitted photographs, labeled Exhibit A – Home Photographs, with final approval by Staff. No more than 50% of homes shall have siding as the primary (more than 50%) material on the front façade. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
3. Developer shall improve Mayfield Road frontage with a 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
4. Local street shall have a 44' right-of-way width and sidewalk on one side of the street. Local street shall be private and maintained by the HOA.
5. Minimum 20' decorative landscape strip shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a decorative brick or stone wall (similar to Gransley or Harrington Falls entrance) or berm and landscaping shall include a mix of evergreen and deciduous material.
6. Minimum 10' landscape strip planted to buffer standards shall be provided along the common property line with Gransley and shall be planted to provide a visual screen, as approved by Staff. Existing trees shall be saved in the buffer where not in conflict with site balancing and utility installation.
7. Unfinished wood fences and decks shall not be visible from Mayfield Road.
8. Trees shall be preserved as depicted on the plan prepared by ACR Engineering, Inc., revised 12/13/2022.
9. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
10. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
11. Downstream analysis shall require evaluation at each release point and at each choke point between the site and the 10% study points.
12. Stormwater pond shall be moved to the area where the release can be tied into the existing pipe between Lots 3 and 4 in Harrington Falls, as approved by Staff. Stormwater pond shall have earthen banks, rather than walls. Landscape area surrounding stormwater management facility shall be planted as a buffer.
13. Developer shall make reasonable efforts to make a direct connection between stormwater management pond outfall and downstream connection point, rather than releasing at grade, as approved by Staff. If an at-grade release is required, the release shall be at least 20' from the property line through a level spreader and directed through an existing or proposed off site drainage easement. Level spreader shall not be within required landscape strips.
14. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from Gransley or Harrington Falls.
15. No more than 1 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, KJ Luxury Homes, is requesting a rezoning and variances to allow for the construction of a seven (7)-lot 'For-Sale' single-family detached subdivision on 5.66 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to allow a sidewalk on one (1) side of the local street. The subject property is located at 1580 Mayfield Road on the north side of Mayfield Road between Gransley and Harrington Falls subdivisions.

DISCUSSION

The submitted request, if approved, will allow for the construction of a seven (7)-lot 'For-Sale' single-family detached subdivision on 5.66 acres. The proposed density is 1.24 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to allow a sidewalk on one (1) side of the local street. The subject property is located at 1580 Mayfield Road on the north side of Mayfield Road between Gransley and Harrington Falls subdivisions.

The property is developed with a single-family detached home and several outbuildings. Surrounding properties are zoned AG to the north, east, south and west. Harrington Falls subdivision and a twenty-three-foot (23') strip of land are located to the west, Gransley subdivision is located to the north and east, and an unplatted lot with a single-family detached home is located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential', which allows the applicant's proposal.

Variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to allow a sidewalk on one (1) side of the local street. The proposed 44' right-of-way width matches the width of the local street in the adjacent Gransley subdivision. Homes are only proposed on the west side of the street. Elimination of the sidewalk on the east side of the street allows the applicant to provide a landscape buffer adjacent to Gransley subdivision, which is not required by Code but would help screen the proposed development.

SITE PLAN

The submitted site plan depicts a long, narrow 5.66-acre parcel of land being subdivided into seven (7) single-family detached lots. Access to the property is proposed from Mayfield Road. Lots are oriented interior to the site along a new private local street. A five-foot (5') sidewalk and five-foot (5') planter are depicted along the west side of the private street.

A 65' setback is provided along Mayfield Road and a 35' front setback is provided along the new private street. A twenty-foot (20') landscape strip is depicted along Mayfield Road and a ten-foot (10') landscape strip is depicted along the private street. Although buffers are not required between residential developments, a ten-foot (10') landscape strip planted to buffer standards is proposed along the east property line adjacent to Gransley.

Although the property was previously developed, there are a significant number of trees (Pines and hardwoods) on the property. The majority of trees are Pines and less than 10" caliper in size. Approximately 70 trees are depicted to be saved, of which one (1) is a specimen tree. Tree saves are generally located along the perimeter of the property with large groupings of tree saves along the west and north property lines. Tree groupings and/or trees of quality should be identified and saved on the property. A stormwater management pond is proposed at the north end of the property.

TRAFFIC

The proposed project, consisting of seven (7) single-family detached homes, would generate approximately five (5) AM Peak Hour trips and seven (7) PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 7 Single-Family Detached Homes

School	Single Family Average #
Alpharetta Elementary School	1 to 3 students
Northwestern Middle School	0 to 1 students
Milton High School	0 to 3 students
TOTAL	1 to 7 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 7 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property. In addition, the R-22 development regulations are compatible with the narrow shape of the property.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property. In addition, the R-22 development regulations are compatible with the narrow shape of the property.

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

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

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

Response: As currently zoned, the two (2) lots that make up the applicant's property are non-conforming with respect to minimum lot size. In addition, the future land use of the property allows the R-22 zoning district.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The applicant's proposal would not cause an excessive demand on public facilities and services. The proposal would have minimal impacts on schools and a future public park will be developed on a nearby property within walking distance from the subject property.

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

Response: The AG zoning district is typically used as a placeholder and the future land use designation of the property allows the R-22 zoning district.

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

Response: The zoning proposal reflects a reasonable balance. The R-22 zoning district matches the future land use designation of the property and the development regulations are compatible with the narrow shape of the property.

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

Response: The AG zoning district is typically used as a placeholder. As currently zoned, the two (2) lots that make up the applicant's property are non-conforming with respect to minimum lot size.

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

Response: The comprehensive land use plan designation of the property is 'Very Low Density Residential', which allows the R-22 zoning district.

VARIANCE REVIEW CRITERIA

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

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

Response: The property has a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide a ten-foot (10') landscape buffer adjacent to Gransley subdivision, which is not required by Code.

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

Response: The applicant could meet the local street width and provide sidewalks along both sides of the new private street. However, the narrow shape of the property would limit the applicant's ability to provide any landscape screening adjacent to Gransley subdivision.

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

Response: The property has a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide a ten-foot (10') landscape buffer adjacent to Gransley subdivision, which is not required by Code.

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

Response: Approval of the variance should not cause substantial detriment to the public good. The property has a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide a ten-foot (10') landscape buffer adjacent to Gransley subdivision, which is not required by Code.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposed rezoning is consistent with the future land use designation of the property, as well as the existing use of adjacent and nearby properties. The R-22 zoning district matches the future land use designation of the property and the development regulations are compatible with the narrow shape of the property. If approved, it is recommended that the stormwater pond be moved to the area where the release can be tied to the existing drainage pipe between Lots 3 & 4 in Harrington Falls.

The property has a narrow shape. The requested variances to reduce the local street width and allow a sidewalk on one (1) side of the street would allow the applicant to provide a ten-foot (10') landscape buffer adjacent to Gransley subdivision, which is not required by Code.

CITIZEN PARTICIPATION PLAN

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

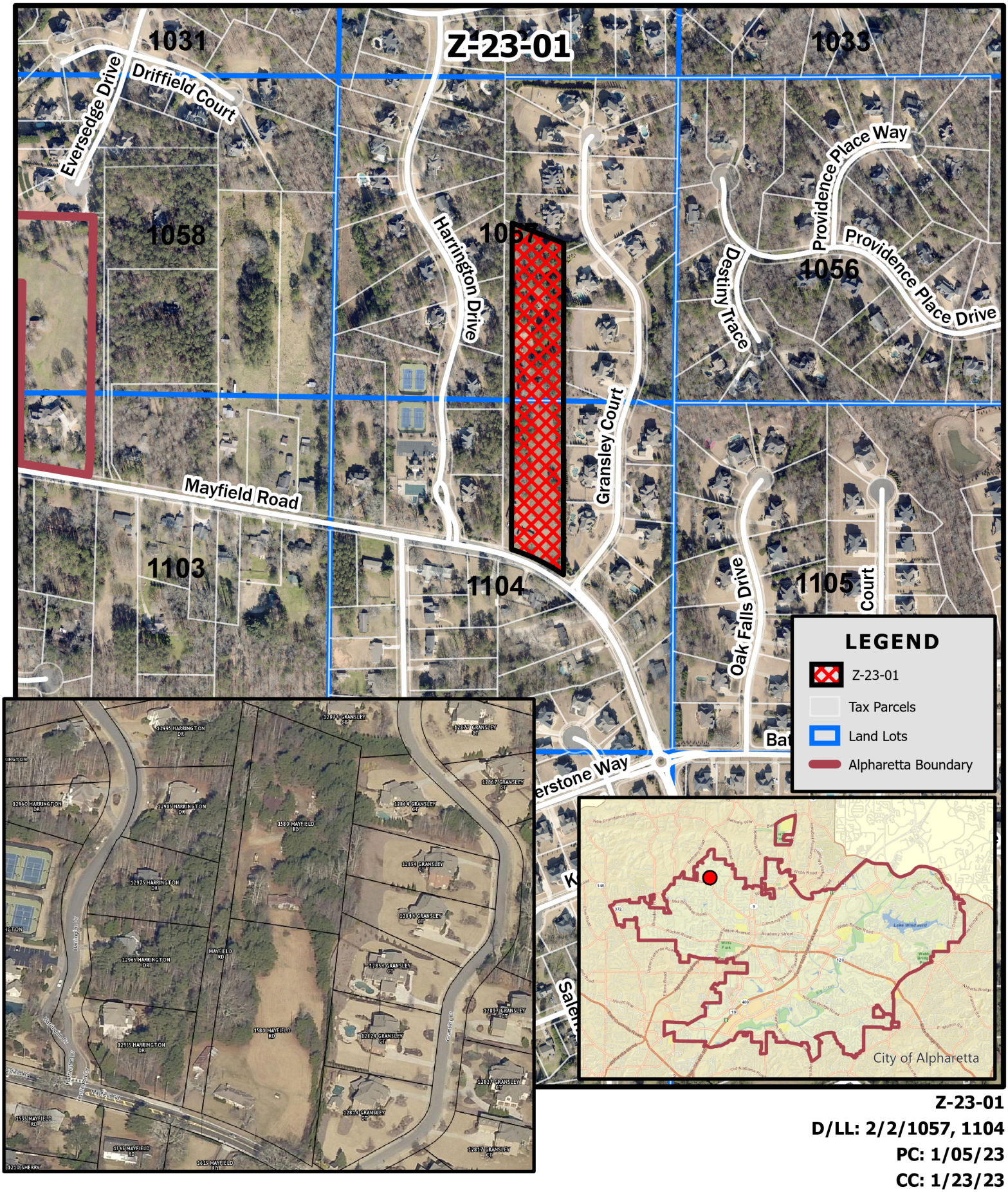
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 14, 2022. There were several members of the public interested in the applicant's request, but no public comments were provided on the sign-in sheet.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Exhibit A – Home Photographs
- Citizen Participation Part B

- CZIM Sign In Sheet
- Application

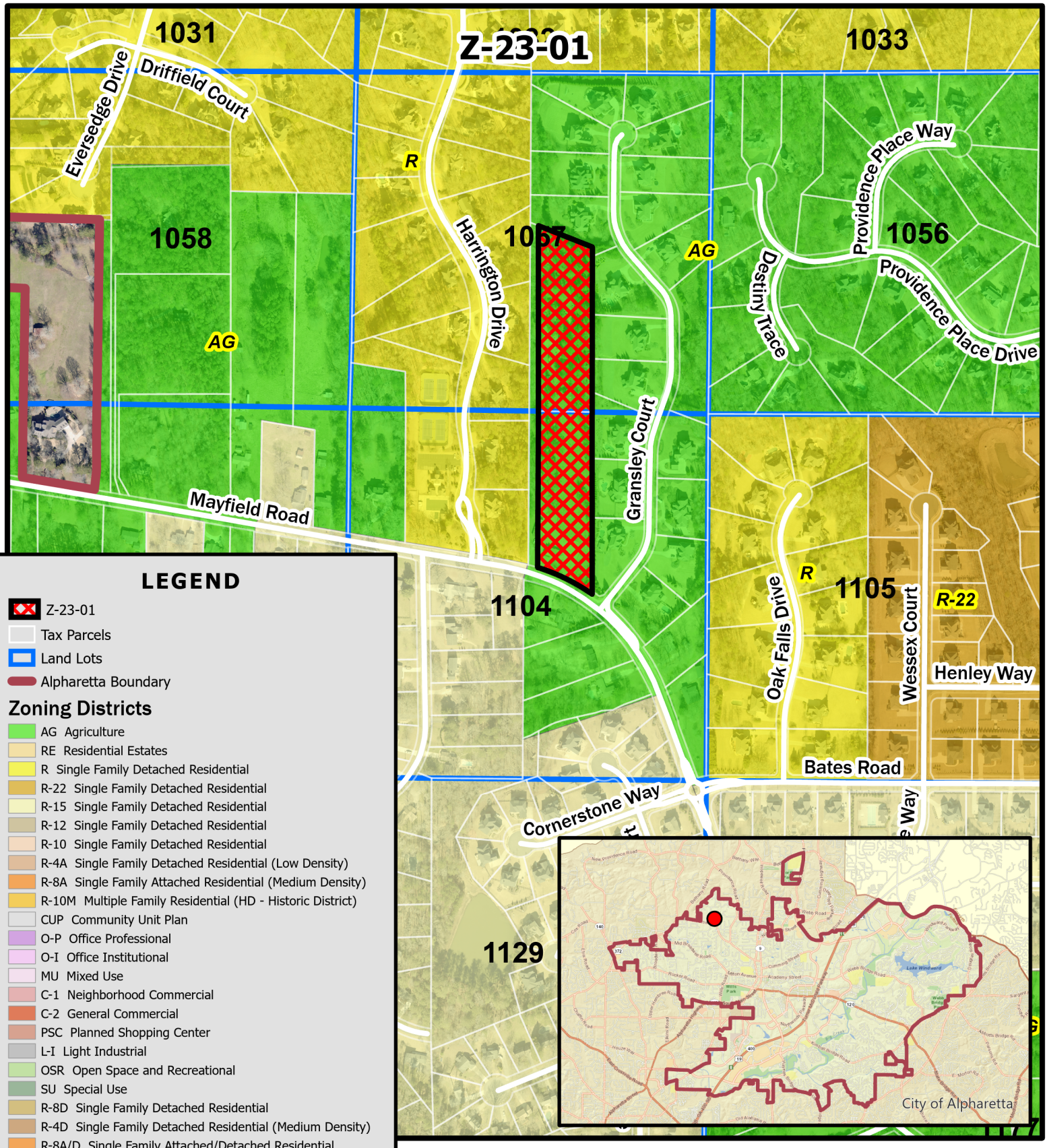


Z-23-01
D/LL: 2/2/1057, 1104
PC: 1/05/23
CC: 1/23/23

Aerial Map
KJ Luxury Homes
1580 Mayfield Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- Z-23-01
- Tax Parcels
- Land Lots
- Alpharetta Boundary

Zoning Districts

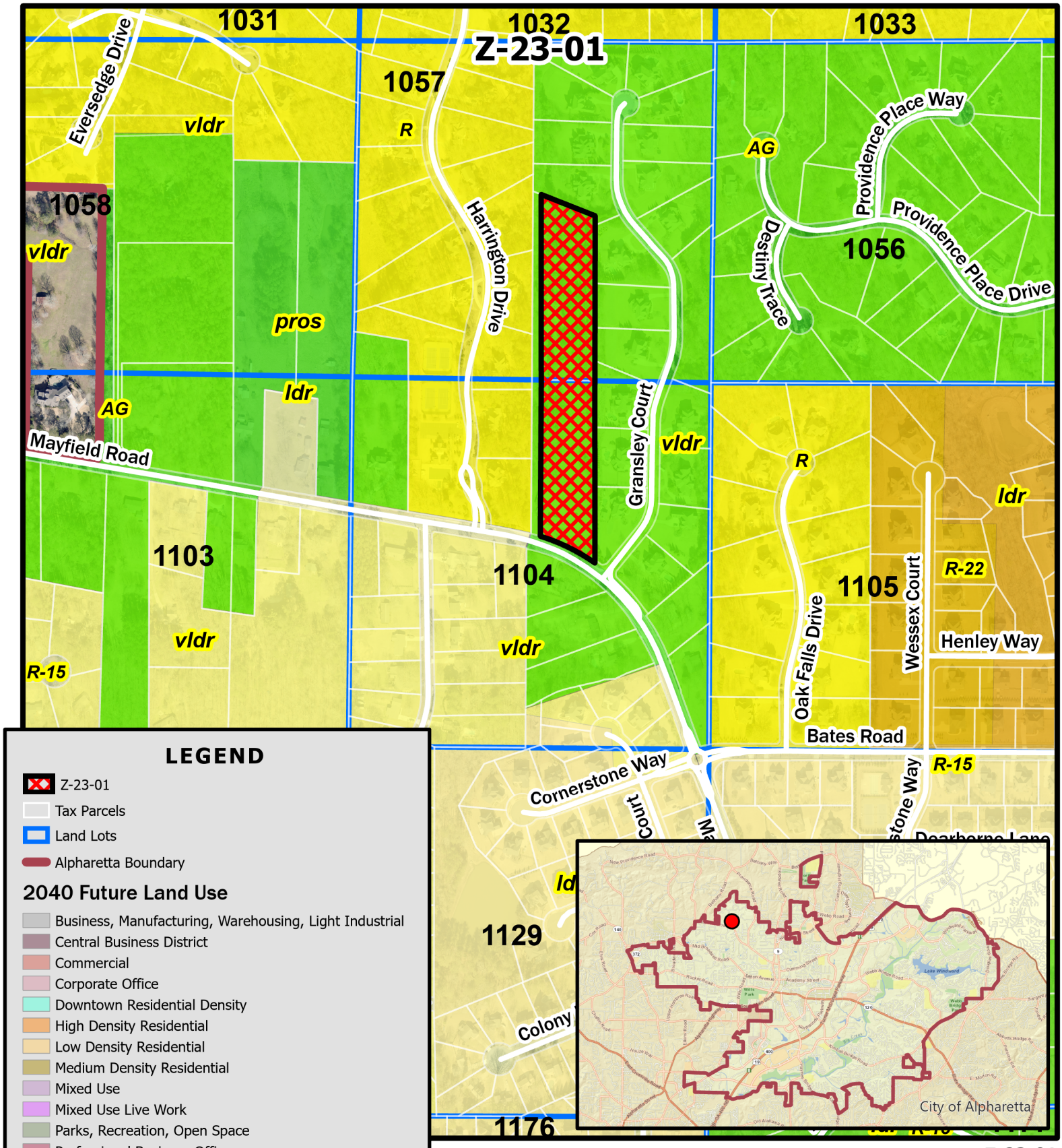
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- 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

Z-23-01
D/LL: 2/2/1057, 1104
PC: 1/05/23
CC: 1/23/23

Zoning Map
KJ Luxury Homes
1580 Mayfield Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

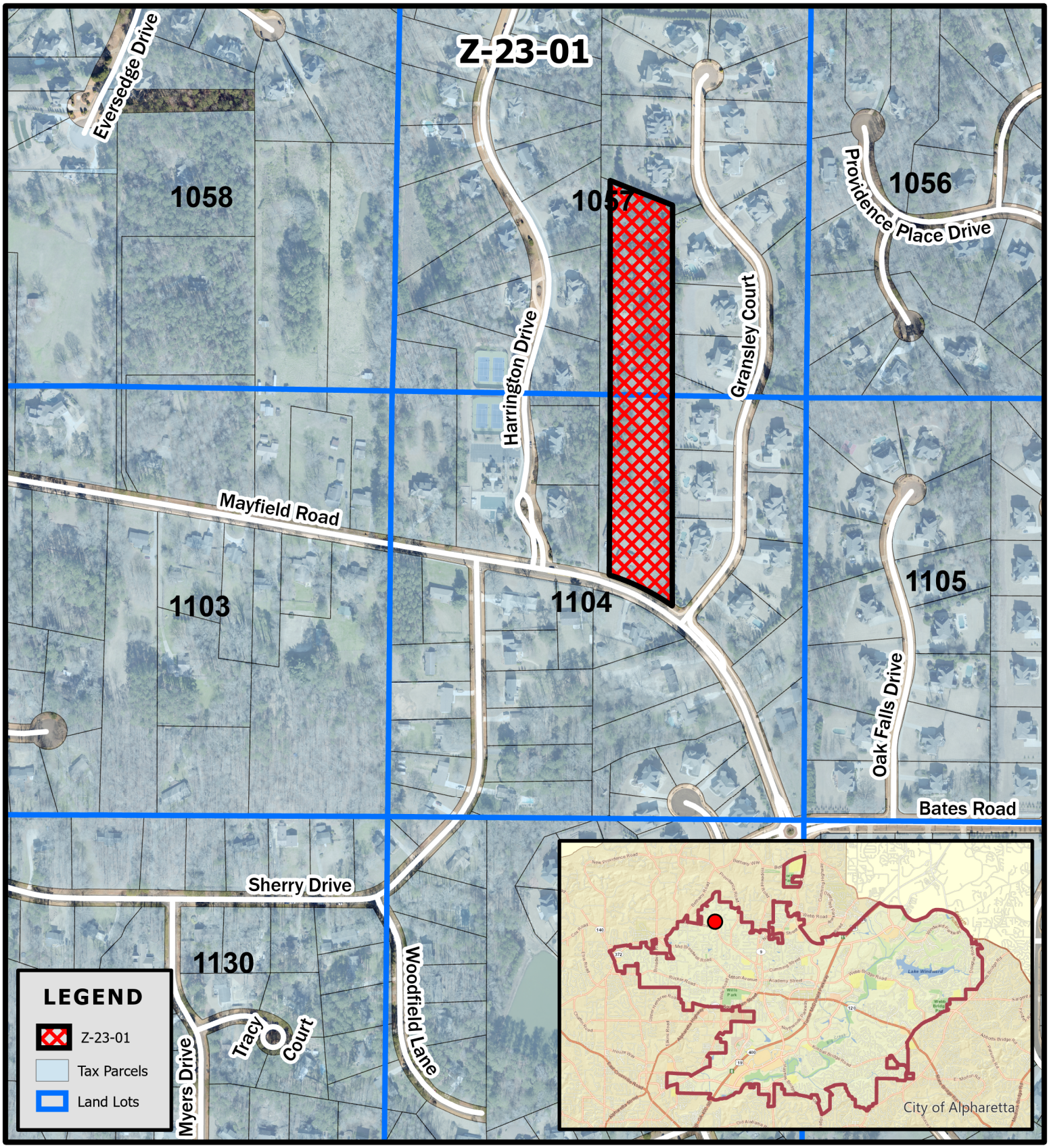


Z-23-01
D/LL: 2/2/1057, 1104
PC: 1/05/23
CC: 1/23/23

THE CITY OF ALPHARETTA GEORGIA

Future Land Use Map
KJ Luxury Homes
1580 Mayfield Road

Location Map Provided by:
Community Development - GIS



Z-23-01
D/LL: 2/2/1057, 1104
PC: 1/05/23
CC: 1/23/23

Location Map
KJ Luxury Homes
1580 Mayfield Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRAIL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

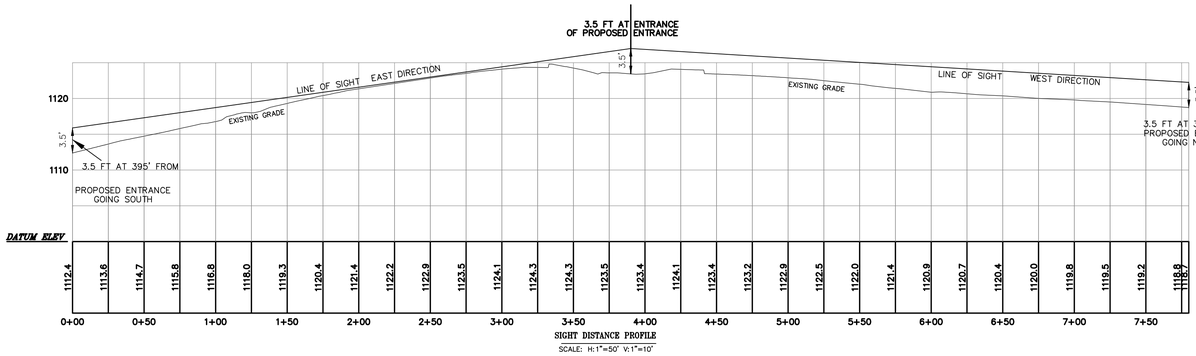
BENCHMARK

FULTON COUNTY MONUMENT F315	FULTON COUNTY MONUMENT F415
N: 1486158.656	N: 1486943.445
E: 2284780.395	E: 2284673.516
ELEV. 1165.926	ELEV. 1179.919

UTILITY PROVIDERS:

TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:
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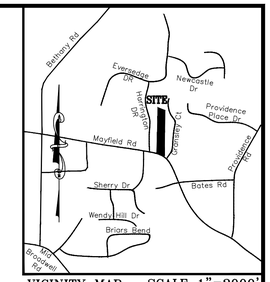


SIGHT DISTANCE PROFILE
SCALE: H:1"=50' V:1"=10'

TRIP GENERATION REPORT								
			A.M. PEAK			P.M. PEAK		
LAND USE (ITE CODE)	INTENSITY	DAILY TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
SINGLE FAMILY DETACHED (210)	7 LOTS	70	4	12	16	13	8	21

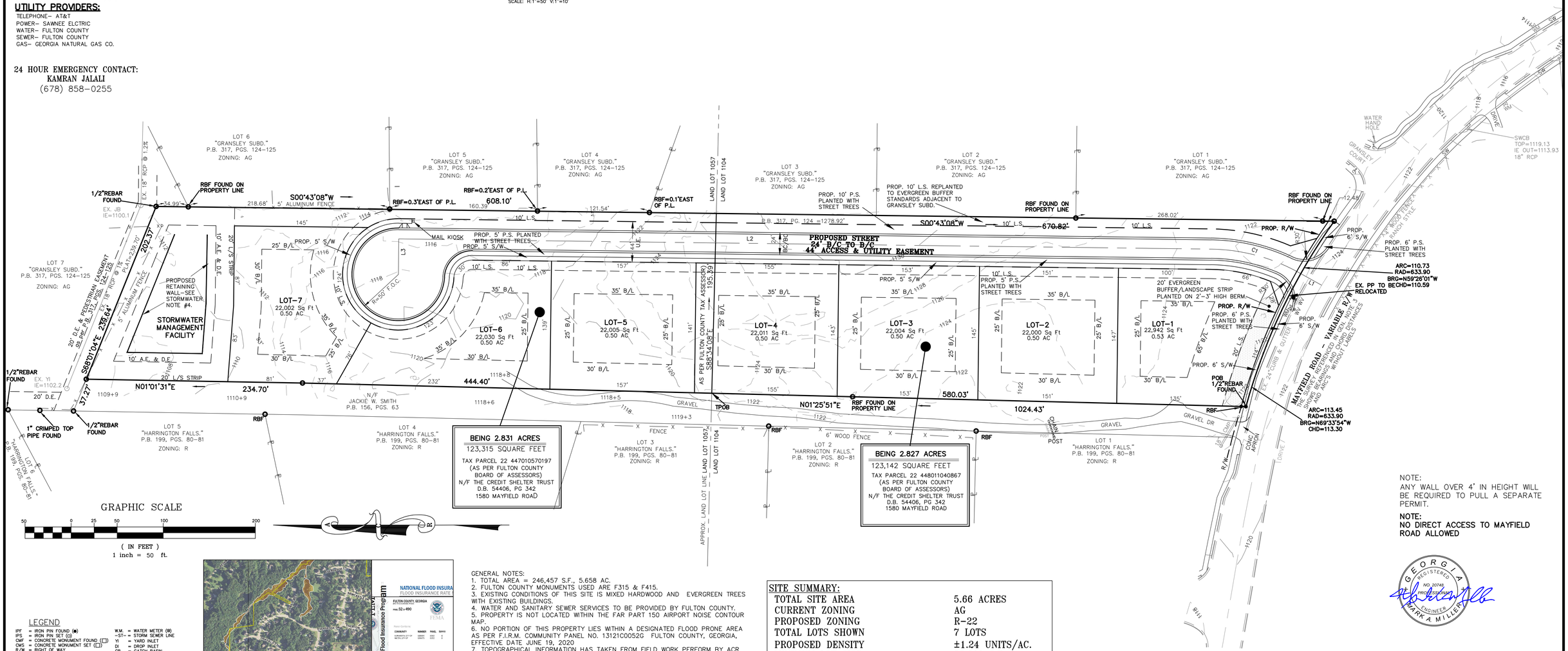
STORMWATER NOTES:

1. THE 10-FOOT ACCESS/DRAINAGE EASEMENT FOR THE DETENTION FACILITY SHALL BE COMPLETELY CONTAINED ON THE DETENTION POND LOT.
2. RUNOFF REDUCTION AND/OR WATER QUALITY TO BE PROVIDED IN ACCORDANCE WITH CITY OF ALPHARETTA REQUIREMENTS.
3. RUNOFF REDUCTION/STORMWATER MANAGEMENT FACILITIES ARE TO BE LOCATED ON PROPERTY OWNED AND MAINTAINED BY THE HOA.
4. STORMWATER MANAGEMENT FACILITIES SHALL MEET THE STANDARDS OF THE CITY OF ALPHARETTA AND THE GEORGIA STORMWATER MANAGEMENT MANUAL. PROVIDE EARTHEN BERMS RATHER THAN WALLS TO THE EXTENT PRACTICAL.
5. THE STORMWATER POND OUTLET WILL BE CONNECTED TO THE DRAINAGE SYSTEM IN THE EXISTING DRAINAGE EASEMENT TO THE NORTH IF FEASIBLE. IF AT GRADE RELEASE IS NECESSARY, THE RELEASE SHOULD BE AT LEAST 20' FROM THE PROPERTY LINE THROUGH A LEVEL SPREADER AND DIRECTED THROUGH AN EXISTING OR PROPOSED OFF-SITE DRAINAGE EASEMENT. LEVEL SPREADER SHOULD NOT BE WITHIN THE REQUIRED LANDSCAPE STRIPS.
6. NO INCREASE IN PEAK STORMWATER RUNOFF RATES SHALL OCCUR AT ANY DISCHARGE POINT OR DOWNSTREAM STUDY POINT..
7. ANY WALL THAT EXCEEDS 4 FEET IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.



VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009



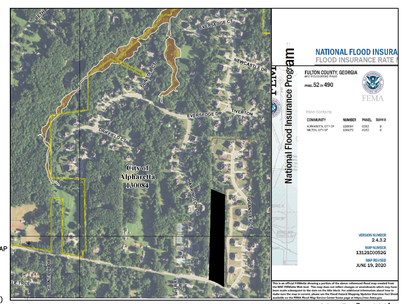
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE:
ANY WALL OVER 4' IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.

NOTE:
NO DIRECT ACCESS TO MAYFIELD ROAD ALLOWED

LEGEND

IPF	= IRON PIN FOUND (●)	W.M.	= WATER METER (⊗)
IPS	= IRON PIN SET (○)	-ST-	= STORM SEWER LINE
CMF	= CONCRETE MONUMENT FOUND (□)	YI	= YARD INLET
CMS	= CONCRETE MONUMENT SET (□)	DI	= DROP INLET
R/W	= RIGHT OF WAY	CB	= CATCH BASIN
STA	= STATION NUMBER	HW	= HEAD WALL ( )
LL	= LAND LOT LINE	JB	= JUNCTION BOX
C/L	= CENTERLINE	DE	= DRAINAGE EASEMENT
P/L	= PROPERTY LINE	FM	= SEWER FORCE MAIN
BM	= BENCHMARK	DS	= DOWNSPOUT
PT	= POINT OF TANGENCY	CO	= CLEAN OUT
PC	= POINT OF CURVATURE	CMP	= CORRUGATED METAL PIPE
IE	= INVERT ELEVATION	RCP	= REINFORCED CONCRETE PIPE
EL	= ELEVATION (ELEV.)	VCP	= VITRIFIED CLAY PIPE
B/L	= BUILDING LINE	DIP	= DUCTILE IRON PIPE
R	= RADIUS	PVC	= POLYVINYL CHLORIDE PIPE
SGE	= SUBGRADE ELEVATION	C & G	= CURB AND GUTTER
-FL-	= FLOW	F.I.R.M.	= FEDERAL INSURANCE RATE MAP
-0-	= PROPERTY CORNER	T.P.O.B.	= TRUE POINT OF BEGINNING
-x-	= FENCE	P.O.B.	= POINT OF BEGINNING
-Ø-	= POLE	GMD	= GA. MILITIA DISTRICT
-T-	= TELEPHONE LINE		= TREE LINE
-TV-	= TELEVISION LINE	REB.	= REBAR
-P-	= POWER LINE	---	= BRANCH
-S-	= SANITARY SEWER LINE	---	= EXISTING CONTOURS (DASHED)
SSE	= SANITARY SEWER EASEMENT	-912-	= PROPOSED CONTOURS (SOLID)
MH	= MANHOLE	TC	= TOP OF CURB ELEVATION
-G-	= GAS LINE	▲	= TRAVERSE POINT
-W-	= WATER LINE	LP	= LIGHT POLE (-○-)
->	= PLUGGED STUB		= PLANTED TREE
GV	= GATE VALVE	MT	= MARKED TREE
F.H.	= EXIST. FIRE HYDRANT		
F.H.	= PROP. FIRE HYDRANT		



SCALE 1"=1000'

FIRM PANEL
1"=1000' PANEL 52 OF 490
MAP NUMBER 13121C0052G
MAP DATED: JUNE 19, 2020

GENERAL NOTES:
1. TOTAL AREA = 246,457 S.F., 5.658 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING BUILDINGS.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/11/2022.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 17, 2022.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12 EXISTING IMPERVIOUS = 9,403 S.F.
13. PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F MIN., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING
14. THIS PROJECT SHALL BE COMPLIANT WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220.
15. ALL CONSTRUCTION SHALL BE COMPLIANT WITH THE CURRENT CODES AS ADOPTED BY THE STATE OF GEORGIA AND THE CITY OF ALPHARETTA. THIS WILL INCLUDE THE HOUSES, ANY WALLS 4' OR GREATER IN HEIGHT, AND POOLS.

SITE SUMMARY:

TOTAL SITE AREA	5.66 ACRES
CURRENT ZONING	AG
PROPOSED ZONING	R-22
TOTAL LOTS SHOWN	7 LOTS
PROPOSED DENSITY	±1.24 UNITS/AC.
MINIMUM LOT SIZE	22,000 S.F.
MIN. LOT WIDTH	100 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS	25%
MINIMUM FLOOR AREA OF A DWELLING UNIT	1,500 SQUARE FEET
SETBACKS:	
FRONT YARD OF LOCAL STREET = 35 FT	
FRONT YARD OF ALL OTHER STREETS = 65 FT	
SIDE YARD = 25 FT	
REAR YARD = 30 FT	

GEORGIA REGISTERED NO. 20748 PROFESSIONAL ENGINEER MARK A. MILLER

DATE: OCTOBER 25, 2013	No.	Revision/Issue	By	Date
SCALE: 1"=50'	1	CITY COMMENTS	MM	12/13/22
DRAWN: IP				
APPROVED: MM				
DRAWING: ZONING/22008E				

ACR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

Sheet 1 Of 1

ZONING PLAN
FOR
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009
LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

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DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

BENCHMARK

FULTON COUNTY MONUMENT F.315
N: 1486158.656
E: 2284780.395
ELEV: 1165.926

FULTON COUNTY MONUMENT F415
N: 1486943.445
E: 2284673.516
ELEV: 1179.919

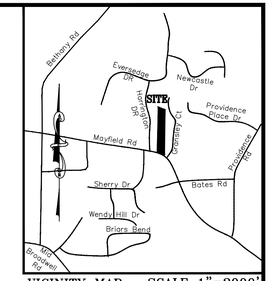
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SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:
KAMRAN JALALI
(678) 858-0255

SIZE NO.	(INCHS)	SPECIES
4988	6	POP*
4989	24	PINE*
4990	15	PINE
4991	16	PINE
4992	20	PINE
4993	6	PINE*
4994	Multi	MAP**
4995	6	POP
4996	10	POP
4997	6	POP
4998	8	PINE
4999	TRIP-24	POP*
5000	15	OAK
001	16	PECAN** X
002	LG.TRIP.	MAP** X
003	25	MAP** X
004	28	MAP** X
005	12	PINE
006	10	OAK X
007	9	PINE X
008	8	OAK X
009	11	PINE X
010	6	OAK X
011	14	PINE X
012	12	OAK X
013	10	PINE X
014	10	PINE X
015	9	PINE X
016	6	PINE X
017	6	PINE X
019	12x10	PINE X
021	9	PINE X
022	12	PINE X
023	7	PINE X
024	8	PINE X
025	8	PINE* X
026	10	PINE
027	10x10	PINE
028	9	PINE X
029	10	PINE X
030	10	PINE X
031	8	PINE* X
032	9	PINE** X
033	9	PINE** X
034	6	PINE** X
035	9	PINE X
036	14	PINE X
037	8	PINE X
038	8	PINE X
039	10	PINE** X
040	6	PINE** X
041	10	PINE X
042	10	PINE* X
043	10	PINE* X
044	6	PINE X
045	8	OAK X
046	6	GUM
047	16	ASH*
048	20	ASH*
049	6	PINE* X
050	9	PINE X
051	10	PINE* X
052	13	PINE* X
053	10	PINE* X
054	10	GUM X
055	10	PINE X
056	8	PINE* X
057	11	SYC* X
058	10	PINE** X
059	10	PINE* X
060	4x12	GUM** X
061	6X6	MAP** X
062	8	PINE X
063	10	PINE X
064	8	PINE X
065	11	PINE X
066	6	PINE* X
067	10	PINE X
068	6	GUM** X
069	6	GUM** X
070	10	MAP** X
071	8	PINE X
072	10	MAP** X
073	16	GUM** X
074	12	OAK* X
075	10	CHERRY** X
076	12	OAK* X
077	10	CHERRY** X
078	15	OAK X
079	15	GUM*
080	8	OAK*
081	17	GUM
082	18	OAK X
083	6	OAK X
084	14	GUM X
085	8	GUM X
086	10	PINE X
087	8	PINE X
088	10	PINE X
089	10	PINE* X
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093	6	PINE X
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095	12	PINE X
096	6	PINE X
097	6	PINE X
098	8	PINE X
099	8	PINE X
100	8	PINE X
101	11	PINE** X
102	8	GUM** X
103	8	PINE* X
104	6	PINE** X
105	6	PINE** X
106	12	PINE** X
107	7	GUM X
108	6	PINE X
109	10	PINE X
110	12	PINE X
111	6	PINE X
112	11	PINE X
113	8	PINE X
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115	10	PINE X
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117	6	PINE X
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141	10	PINE X
142	10	PINE** X
143	11	GUM** X
144	20 TRIPLE	GUM** X
145	15	PINE* X
147	11	PINE** X
148	10	PINE X
149	10	PINE
150	12	POP* X
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213	8	PINE X
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244	7	PINE
245	7	PINE
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262	6	POP X
263	25	PINE X
264	6	GUM X
265	6	GUM X
266	6	GUM X
267	6	PEAR* X
268	9x9	POP X
269	6	POP X
270	11	POP X
271	6	POP X
272	6	POP X
273	6	GUM X
274	6	GUM X
275	6x6	POP X
276	16	PINE* X
278	6	PINE X
279	11	PINE X
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283	6	GUM* X
284	12	PINE* X
285	6	PEAR* X
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287	10	PINE
288	9	PINE
289	9	PINE
290	6	OAK
291	6	PEAR*
292	12	PINE
293	12	GUM
294	18	PINE
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303	26	OAK X
304	44	OAK* X
305	6	GUM*
306	6	GUM
307	Dbl 20	GUM
308	Dbl 26	GUM
309	16	PINE
310	14	PINE
311	14	GUM
312	10	GUM
313	6	MAP
314	15	GUM
315	Dbl 24	OAK
316	24	OAK**
317	24	OAK**
318	8	GUM
319	Trp 9	CHERRY**
320	8	GUM**
321	6	GUM
322	6	GUM
323	6	GUM*
324	6	GUM
325	12	GUM
326	26	OAK
327	12	PINE
328	24	OAK
329	11	PINE
330	14	OAK
331	6	GUM*
332	8	OAK
333	16	OAK
334	15	PINE
335	14	GUM
336	7	GUM
337	9	OAK*
338	20	PINE
339	14	PINE
340	16	PINE**
341	6	GUM*
342	16	PINE
343	6	OAK
344	12	GUM
345	18x12	GUM*
346	15	PINE X
347	12	OAK X
348	20	PINE** X
349	14	PINE** X
350	6	GUM X
351	8	CHERRY**
352	TRIP 22	GUM*
353	14	OAK X
354	16	OAK
355	14	OAK* X
356	8	MAP* X
357	6	MAP X
358	12	PINE X
359	6	PINE X
360	14	PINE X
361	8	PINE X
362	8	PINE X
363	8	PINE X
364	8	PINE X
365	10	GUM X
366	10	GUM
367	6	GUM
368	6	GUM
369	6	GUM
370	6	PINE
371	8	GUM
372	14	GUM
373	TWIN 6x4	PERSIMMON
374	7	CHERRY*
375	6	PINE X
376	8	PINE X
377	6	PINE X
378	6	PINE** X
379	6	PINE X
380	12	PINE X
381	11	PINE X
382	8	PINE X
383	6	PINE X
384	11	PINE X
385	10	PINE X
386	10	PINE* X
387	6	PINE X
388	12	PINE X
389	8	GUM
390	11	PINE X
391	11	PINE X
392	11	PINE X
393	8	PINE X
394	6	PINE X
395	8	PINE X
396	6	PINE X
397	6	GUM X
398	10	GUM* X
399	10	OAK*
400	6	GUM
401	6	GUM
402	8	GUM*
403	8	OAK*
404	12	GUM
405	10	GUM**
406	6	GUM
407	15	PINE
408	8	GUM**
409	13	GUM
410	16	PINE
411	14	PINE
412	6	PINE**
413	8	PINE*
414	17	PINE
415	15	OAK
416	11	GUM
417	6	GUM
418	6	PINE
419	8	PINE
420	10	OAK X
421	8	OAK X
422	6	GUM* X
423	8	GUM** X
424	10	PINE X
425	10	GUM* X
426	10	PINE X
427	6	OAK X
428	15	OAK X
429	6	GUM* X
430	6	GUM* X
431	8	PINE
432	23	PINE X
433	10	GUM X
434	20	GUM X
435	24	PINE X
436	16	POP X
437	14	OAK*
438	10	GUM
439	22	PINE*
440	14	PINE*
441	12	PINE
442	12	PINE
443	12	PINE
444	12	PINE
445	8	GUM
446	6	GUM
447	6	GUM
448	11	GUM
449	12	GUM
450	10	GUM
451	10	GUM
452	12	GUM
453	6	PECAN
454	6	PINE** X
455	6	PINE** X
456	13	PINE
457	8	PINE
458	9	PINE
459	8	PINE
460	10	PINE
461	10	PINE
462	13	GUM*
463	12	GUM
464	10	PINE
465	10	PINE
466	12	PINE
467	22	OAK
468	15	OAK
469	22	GUM
470	6	OAK*
471	7	PINE
472	6	PINE
473	8	PINE
474	10	PINE
475	10	PINE
476	6	PINE
477	8	PINE**
478	12x12x8	PINE**
479	6	PINE
480	6	GUM
481	13	PINE* X
482	20	OAK X
483	6	PINE** X
484	6	PINE** X
485	10	POP
486	6	POP
487	6	CHERRY**
488	8x6	POP* X
489	6	POP X
490	6	GUM* X
491	6	GUM X
492	8	GUM
493	6	POP X
495	6	POP
496	6x10	POP X
497	10	POP X
498	6	POP X
499	6	POP X
500	6	OAK X

NOTE: TREE SYMBOL NUMBERS SHOWN HEREON ARE THE SAME AS TREE TAG NUMBERS IN THE FIELD.



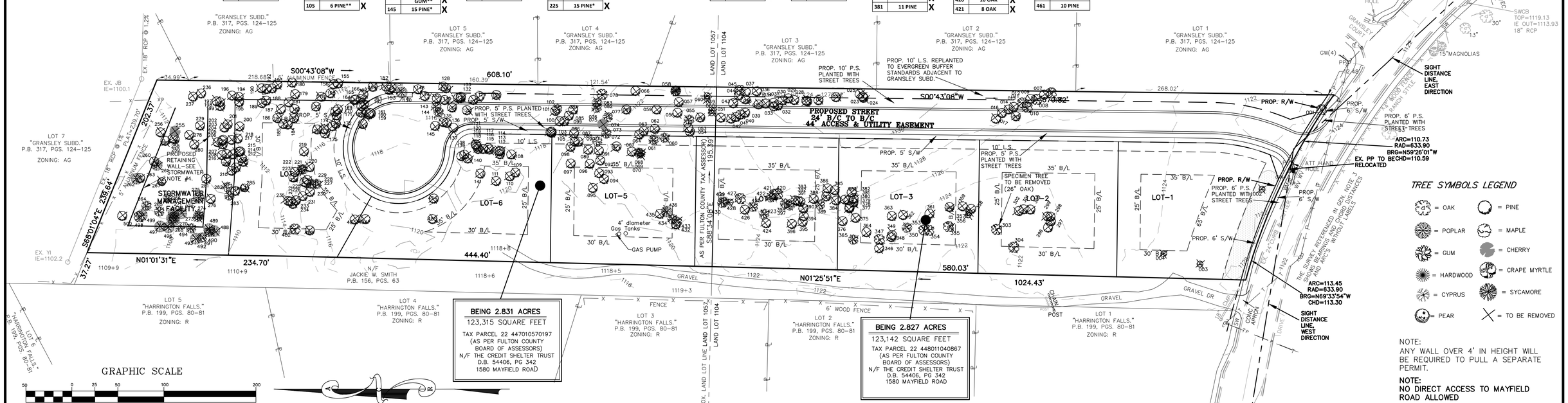
VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009

X = TREE TO BE REMOVED
1 SPECIMEN TREE T.B.R.
331 TOTAL TREES T.B.R.

TREE CONDITION ASSESSMENT SYMBOLS:

NO. (IN) SPECIES**	- POOR CONDITION
NO. (IN) SPECIES*	- FAIR CONDITION
NO. (IN) SPECIES	- GOOD CONDITION



TREE SYMBOLS LEGEND

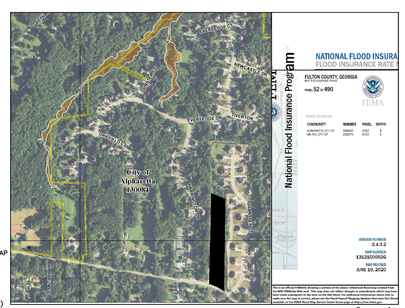
= OAK	= PINE
= POPLAR	= MAPLE
= GUM	= CHERRY
= HARDWOOD	= CRAPE MYRTLE
= CYPRUS	= SYCAMORE
= PEAR	= TO BE REMOVED

NOTE:
ANY WALL OVER 4' IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.

NOTE:
NO DIRECT ACCESS TO MAYFIELD ROAD ALLOWED

LEGEND

IPF	= IRON PIN FOUND (●)	W.M.	= WATER METER (⊛)
IPS	= IRON PIN SET (○)	-ST-	= STORM SEWER LINE
CMF	= CONCRETE MONUMENT FOUND (□)	YI	= YARD INLET
CMS	= CONCRETE MONUMENT SET (□)	DI	= DROP INLET
R/W	= RIGHT OF WAY	CB	= CATCH BASIN
STA	= STATION NUMBER	HW	= HEAD WALL
LLL	= LAND LOT LINE	JB	= JUNCTION BOX
C/L	= CENTERLINE	DE	= DRAINAGE EASEMENT
P/L	= PROPERTY LINE	FM	= SEWER FORCE MAIN
BM	= BENCHMARK	DS	= DOWNSPOUT
PT	= POINT OF TANGENCY	CO	= CLEAN OUT
PC	= POINT OF CURVATURE	CMP	= CORRUGATED METAL PIPE
IE	= INVERT ELEVATION	RCP	= REINFORCED CONCRETE PIPE
EL	= ELEVATION (ELEV.)	VCP	= VITRIFIED CLAY PIPE
B/L	= BUILDING LINE	DIP	= DUCTILE IRON PIPE
R	= RADIUS	PVC	= POLYVINYL CHLORIDE PIPE
SGE	= SUBGRADE ELEVATION	C & G	= CURB AND GUTTER
⟶	= FLOW	F.I.R.M.	= FEDERAL INSURANCE RATE MAP
○	= PROPERTY CORNER	T.P.O.B.	= TRUE POINT OF BEGINNING
-x-	= FENCE	P.O.B.	= POINT OF BEGINNING
⌀	= POLE	GMD	= GA. MILITIA DISTRICT
-T-	= TELEPHONE LINE	~~~~	= TREE LINE
-TV-	= TELEVISION LINE	REB.	= REBAR
-P-	= POWER LINE	----	= BRANCH
-S-	= SANITARY SEWER LINE	----	= EXISTING CONTOURS (DASHED)
SSE	= SANITARY SEWER EASEMENT	-912-	= PROPOSED CONTOURS (SOLID)
MH	= MANHOLE	TC	= TOP OF CURB ELEVATION
-G-	= GAS LINE	▲	= TRAVERSE POINT
-W-	= WATER LINE	L.P.	= LIGHT POLE (☼)
⊠	= PLUGGED STUB		= PLANTED TREE
⋈	= GATE VALVE	MT	= MARKED TREE
F.H.	= EXIST. FIRE HYDRANT		
F.H.	= PROP. FIRE HYDRANT		



FIRM PANEL
1"=1000' PANEL 52 OF 490
MAP NUMBER 13121C0052G
MAP DATED: JUNE 19, 2020
SCALE 1"=1000'

GENERAL NOTES:
1. TOTAL AREA = 246,457 S.F., 5.658 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/9/2022.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 9, 2022.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12 EXISTING IMPERVIOUS = 9,403 S.F.
13. PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F, HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

BEING 2.831 ACRES
123,315 SQUARE FEET
TAX PARCEL 22 447010570197
(AS PER FULTON COUNTY BOARD OF ASSESSORS)
N/F THE CREDIT SHELTER TRUST
D.B. 54406, PG 342
1580 MAYFIELD ROAD

BEING 2.827 ACRES
123,142 SQUARE FEET
TAX PARCEL 22 448011040867
(AS PER FULTON COUNTY BOARD OF ASSESSORS)
N/F THE CREDIT SHELTER TRUST
D.B. 54406, PG 342
1580 MAYFIELD ROAD

SITE SUMMARY:

TOTAL SITE AREA	5.66 ACRES
CURRENT ZONING	AG
PROPOSED ZONING	R-22
TOTAL LOTS SHOWN	7 LOTS
PROPOSED DENSITY	±1.24 UNITS/AC.
MINIMUM LOT SIZE	22,000 S.F.
MIN. LOT WIDTH	100 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS	25%
MINIMUM FLOOR AREA OF A DWELLING UNIT	1,500 SQUARE FEET
SETBACKS:	
FRONT YARD OF LOCAL STREET = 35 FT	
FRONT YARD OF ALL OTHER STREETS = 65 FT	
SIDE YARD = 25 FT	
REAR YARD = 30 FT	

GEORGIA REGISTERED NO. 20748 PROFESSIONAL ENGINEER MARK A. MILLER

DATE:	OCTOBER 25, 2013
SCALE:	1"=50'
DRAWN:	IP
APPROVED:	MM
DRAWING:	ZONING/2200BE

No.	Revision/Issue	By	Date
1	CITY COMMENTS	MM	12/13/22

ACR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

Sheet 1 Of 2

ZONING TREE REMOVAL PLAN FOR 1580 MAYFIELD ROAD ALPHARETTA, GA 30009

LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER
KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER
ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:
ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.
22 448011040867

BENCHMARK
FULTON COUNTY MONUMENT F315 N: 1486158.656 E: 2284780.395 ELEV. 1165.926
FULTON COUNTY MONUMENT F415 N: 1486943.445 E: 2284673.516 ELEV. 1179.919

UTILITY PROVIDERS:
TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:
KAMRAN JALALI
(678) 858-0255

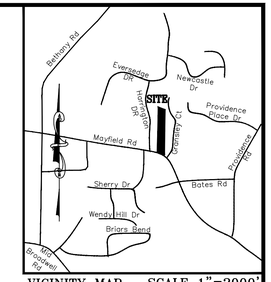
NOTE: TREE SYMBOL NUMBERS SHOWN HEREON ARE THE SAME AS TREE TAG NUMBERS IN THE FIELD.

EXISTING ONSITE TREES TO BE SAVED

NO.	SIZE (INCHS)	SPECIES
4988	6	POP*
4989	24	PINE*
4990	15	PINE
4991	16	PINE
4992	20	PINE
4993	6	PINE*
4994	Multi	MAP**
4995	6	POP
4996	10	POP
4997	6	POP
4998	8	PINE
026	10	PINE
047	16	ASH*
048	20	ASH*
079	15	GUM*
244	7	PINE
245	7	PINE
246	7	PINE
247	6	CYPRESS*
248	6	CYPRESS*
249	6	CYPRESS*
305	6	GUM*
306	6	GUM
307	Dbl 20	GUM
315	Dbl 24	OAK (SPEC.)
316	24	OAK**
317	24	OAK**
318	8	GUM
319	Trp 9	CHERRY**
320	8	GUM**
321	6	GUM
322	6	GUM
323	6	GUM*
330	14	OAK
331	6	GUM*
335	14	GUM
336	7	GUM
343	6	OAK
344	12	GUM
345	18x12	GUM*
351	8	CHERRY**
352	TRIP 22	GUM*
353	14	OAK
354	16	OAK
366	10	GUM
367	6	GUM
368	6	GUM
369	6	GUM
370	6	PINE
371	8	GUM
373	TWIN 6x4	PERSIMMON
374	7	CHERRY*
389	8	GUM
411	14	PINE
412	6	PINE**
413	8	PINE*
414	17	PINE
415	15	OAK
416	11	GUM
417	6	GUM
418	6	PINE
419	8	PINE
431	8	PINE
456	13	PINE
457	8	PINE
458	9	PINE
465	10	PINE
466	12	PINE
467	22	OAK
471	7	PINE
472	6	PINE
473	8	PINE
474	10	PINE
475	10	PINE
476	6	PINE
477	8	PINE**
478	12x12x8	PINE**
479	6	PINE
492	8	GUM

TOTAL TREES TO BE SAVED
NO.=79 854 INCHES

TOTAL GOOD CONDITION TREES TO BE SAVED
NO.=54 545 INCHES



VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009

TREE CONDITION ASSESSMENT SYMBOLS:

NO. (IN) SPECIES**	– POOR CONDITION
NO. (IN) SPECIES*	– FAIR CONDITION
NO. (IN) SPECIES	– GOOD CONDITION

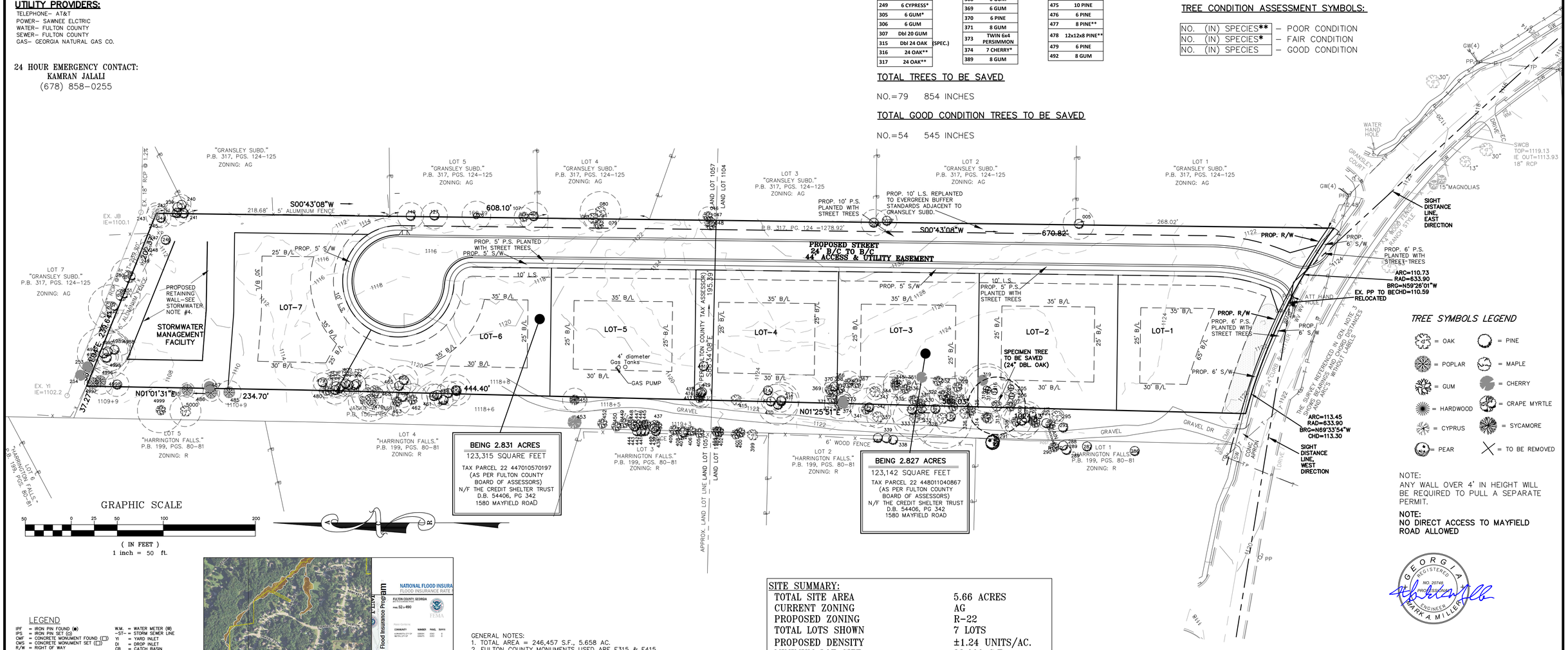

"GRANSLEY SUBD." P.B. 317, PGS. 124-125 ZONING: AG
LOT 5 "GRANSLEY SUBD." P.B. 317, PGS. 124-125 ZONING: AG
LOT 4 "GRANSLEY SUBD." P.B. 317, PGS. 124-125 ZONING: AG
LOT 3 "GRANSLEY SUBD." P.B. 317, PGS. 124-125 ZONING: AG
LOT 2 "GRANSLEY SUBD." P.B. 317, PGS. 124-125 ZONING: AG
LOT 1 "GRANSLEY SUBD." P.B. 317, PGS. 124-125 ZONING: AG
LOT 7 "GRANSLEY SUBD." P.B. 317, PGS. 124-125 ZONING: AG
S00°43'08"W 218.68'
608.10'
670.82'
268.02'
PROP. 10' L.S. REPLANTED TO EVERGREEN BUFFER STANDARDS ADJACENT TO GRANSLEY SUBD.
PROP. 10' P.S. PLANTED WITH STREET TREES
PROPOSED STREET 24' B/C TO B/C 44' ACCESS & UTILITY EASEMENT
PROP. 5' P.S. PLANTED WITH STREET TREES
PROP. 5' S/W
PROP. R/W
PROP. 6' P.S. PLANTED WITH STREET TREES
PROP. 6' S/W
ARC=110.73 RAD=633.90 BRG=N59°26'01"W EX. PP TO BECHD=110.59 RELOCATED
ARC=113.45 RAD=633.90 BRG=N69°33'54"W CHD=113.30
SIGHT DISTANCE LINE, EAST DIRECTION
SIGHT DISTANCE LINE, WEST DIRECTION
PROPOSED RETAINING WALL-SEE STORMWATER NOTE #4.
STORMWATER MANAGEMENT FACILITY
LOT-7
LOT-6
LOT-5
LOT-4
LOT-3
LOT-2
LOT-1
SPECIMEN TREE TO BE SAVED (24" DBL. OAK)
4' diameter Gas Tanks
GAS PUMP
N01°01'31"E 234.70'
444.40'
N01°25'51"E
37.27'
LOT 5 "HARRINGTON FALLS." P.B. 199, PGS. 80-81 ZONING: R
LOT 4 "HARRINGTON FALLS." P.B. 199, PGS. 80-81 ZONING: R
LOT 3 "HARRINGTON FALLS." P.B. 199, PGS. 80-81 ZONING: R
LOT 2 "HARRINGTON FALLS." P.B. 199, PGS. 80-81 ZONING: R
LOT 1 "HARRINGTON FALLS." P.B. 199, PGS. 80-81 ZONING: R
LOT 6 "HARRINGTON FALLS." P.B. 199, PGS. 80-81
BEING 2.831 ACRES
123,315 SQUARE FEET
TAX PARCEL 22 447010570197
(AS PER FULTON COUNTY BOARD OF ASSESSORS)
N/F THE CREDIT SHELTER TRUST
D.B. 54406, PG 342
1580 MAYFIELD ROAD
BEING 2.827 ACRES
123,142 SQUARE FEET
TAX PARCEL 22 448011040867
(AS PER FULTON COUNTY BOARD OF ASSESSORS)
N/F THE CREDIT SHELTER TRUST
D.B. 54406, PG 342
1580 MAYFIELD ROAD
APPROX. LAND LOT LINE LAND LOT 1057 LAND LOT 1104
GRAVEL
GRAVEL DR
6' WOOD FENCE
EX. 18" RCP @ 1.2%
EX. JB IE=1100.1
EX. 11 IE=1102.2
PROPOSED 6" WATER LINE
PROPOSED 8" SEWER LINE
PROPOSED 24" SDMH
EX. 24" SDMH
EX. 8" SEWER LINE
EX. 6" WATER LINE
EX. 8" WATER LINE
EX. 12" WATER LINE
EX. 8" SEWER LINE
EX. 6" SEWER LINE

Exhibit A – Home Photographs



Exhibit A – Home Photographs



Exhibit A – Home Photographs



Community Zoning Information Meeting (CZIM) **December 14, 2022**
Please sign-in and leave your comments and/or concerns.

Z-23-01/V-23-03 / KJ Luxury Homes/1580 Mayfield Road

NAME	ADDRESS	COMMENTS
Daniel Maldonado Alexandra Berrios	12854 Grassley Ct Alpharetta GA 30009	
Jody Rhude	12955 Harrington Dr Alpharetta GA 30009	
Jess Huffstutler	12985 Harrington Dr. Alp, GA 30009	

Community Zoning Information Meeting (CZIM) **December 14, 2022**

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

Z-23-01/V-23-03 / KJ Luxury Homes/1580 Mayfield Road

NAME	ADDRESS	COMMENTS
Christy Gertz	12834 Gransley Ct	
Josh Sylvester	12814 Gransley Ct	

From: Jessica Huffstutler [redacted]
Sent: Monday, January 02, 2023 1:06 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: 1580 Mayfield Rd Comments

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

Hello Michael,

After discussions with multiple neighbors, public officials and the developer, I wanted to gather some of our thoughts and send them your way.

- We've talked to many people in planning/City of Alpharetta over the past two years who said more than two properties on this lot was not possible. This was based on the width of the lot and available access points. With the recent purchase of 0 Mayfield Rd (the strip of land between 1580 Mayfield Rd and Harrington Falls), further reducing the initial assessment of width, what makes this possible now with more than 3 times that amount of homes? This is too many homes of his intended size (3500 sqpt minimum based on application/>4000 sqft based on the Community Information Meeting) to build in this land with proper easements and variances.
- The application document switches between 7 and 6 homes on this lot. While this quantity may fit within Fulton County's definition of very low density homes, it's double or more the density of surrounding properties and land locked between neighborhoods. Giving the allusion of even greater density.
- Their application calls out 195ft width of the midsection of the two properties but the property map viewer shows 180ft. https://gis.fultoncountyga.gov/Apps/propertymapviewer/. 15 ft is a substantial difference when deciding if it's possible to build on these lots. Due to the land locked nature of this property, it is important to clarify this prior to approval and building. The survey in the application outlines measurements taken except in this midsection which defines the width "As Per Fulton County Tax Assessors".
- Does this project require the completion of the sidewalk on Mayfield Rd., between Gransley and Harrington Falls?
- Loss of trees creates greater risk in wind/rain storms. A grouping of trees is stronger than a line of trees or sparse trees. For those of us with land that slopes downward, a falling tree adds greater risk of property and life loss. We've lived in a neighborhood in South Carolina

that withstood many hurricanes until the land was cleared behind us for a new neighborhood. They removed all of the trees and during the next, less powerful, hurricane, we all lost trees that fell onto our homes. With the tree coverage requirements of our properties, this increases our risk unless we request to remove more trees from our land. This is an issue that will have a negative domino effect on our land value and community satisfaction.

- We disagree with their statement about the positive impact on current/surrounding property value. This will negatively impact us greatly, with their increased runoff, added utilities, loss of wooded areas, loss of home/food for wildlife in the area. There's a fine balance between adding homes to increase the property tax income for the city and county and ensuring a good quality of life and land for Alpharetta and its citizens. There are plenty of instances where land is perfect for a neighborhood, and while that may not be ideal for neighboring residents, it's the best use. This is not one of those instances. This land is not ideal for a strip of 7 houses without sufficient roadways, walkways, tree coverage and wildlife maintenance.
- The continuous over development by KJ luxury homes impacts the traffic in the area heavily. The additional road with 7-21 additional cars on average turning onto a road right at a blind spot will likely cause accidents on Mayfield Rd. The builder does not live in this area and is acting in his best interest without considering the concerns of the neighboring communities.
- It's important to emphasize the impact of a stormwater management facility on the surrounding homes (increased mosquitos, other bugs, snakes and noise from these insects living around and within this). An increase in these insects increases the risks of disease and reduces the enjoyment of our land for people who are hypersensitive to these insects. The facility also increases the risks of drowning and flooding.
- How can we be sure that the drainage from these properties does not negatively impact our lots which are all on septic and have specific drainage needs. How can they ensure that the drainage doesn't over saturate and possibly set us up for being condemned faster? Especially if there is any risk of the stormwater management facility flooding? Our homes being lower and on septic would take the hit for floods, which our neighborhood already deals with.
- Families of deer live on that land. What is the city of Alpharetta doing to preserve homes for wildlife across the city? Kids and families enjoy seeing these deer run around in our community.
- He said he needs 7 houses to make money on this land. Why should the city of Alpharetta and our residents make variances, increase our risk and reduce our quality of lives on our properties to accommodate this developer making money? Our roads should be standard for the safety of road sharing, visibility of children playing, emergency vehicle access. There should be plenty of sidewalks. There should be sufficient tree coverage and land to allow for the wildlife that we have around us now. People live in this area because of close access to Alpharetta businesses yet still having the tree coverage and space between homes. There was a variance allowed for the roundabout in front of Hearthstone. This roundabout is constantly broken. Citizens and trucks frequently drive over the center barrier.
- They're proposing a rollback curb so that a fire truck can drive on the sidewalk to turn out of the neighborhood. That's dangerous and who is responsible for repairs for trucks turning

around on and damaging the curb and sidewalk? If a fire truck has to do this to get out of the neighborhood, so would other trucks (delivery, moving trucks, utility trucks, etc

- They're requesting variances for the street width, cul de sac and single sidewalk. Based on this property, certain trees and other items may require them to request additional variances.
    -
    - Standards from city of Alpharetta: https://www.alpharetta.ga.us/docs/default-source/planning-zoning/land-development/standard_plan_details.pdf?sfvrsn=6ddff5ab_12
    - Unified development code section 3.5 says that curbs and gutters have to meet the standards from: https://library.municode.com/ga/alpharetta/codes/unified_development_code?nodeId=ARTIIILADEAC_S3.5INST

- This land should have homes on it with enough land to have septic. This reduces the risk for the neighboring communities and their families. This also maintains the integrity of the area in regards to land use/space. I don't believe any of us are saying that nothing should be done on these lots. However, we want to protect the quality of homes, land and life of the surrounding neighborhoods based on lessons learned.

Thank you for your time in reviewing these concerns,
Jessica Huffstutler

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: Kamran Jalali Telephone: 678-858-0255

Address: 1005 Chasewood Trail Suite:

City Alpharetta State: GA Zip: 30005 Fax:

Mobile Tel: 678-858-0255 Email: KamranJalali@yahoo.com

Subject Property Information:

Address: 1580 Mayfield Road Current Zoning: AG

District: 2nd Section: 2nd Land Lot: 1057 & 1104 Parcel ID: 22 448011040867 & 22 447010570197

Proposed Zoning: R-22 Current Use: Residential & Office/Commercial

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?

7 Lot - Very Low Density Residential Subdivision

Applicant's Request (Please itemize the proposal):

Rezoning from AG to R-22

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

Applicant intends to develop a 7 Lot - Very Low Density Residential Subdivision

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Kamran Jalali / KJ Luxury Homes LLC Telephone: 678-858-0255

Address: 1005 Chasewood Trail Suite:

City Alpharetta State: GA Zip: 30005 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Abbas Heidari / ACR Engineering, Inc. Telephone: 678-291-0000

Address: Suite:

City Norcross State: GA Zip: 30071 -

So Sworn and Attested:

Owner Signature: Date: 10/27/22

Notary:

Notary Signature: Date: 10/27/22

MARGARITA SANCHEZ NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 21, 2025

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Kamran Jalali

Subject Public Hearing Case: 1580 Mayfield Road

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: 10/27/22

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The future land use designation for this area is Very Low Density residential. The R-22 zoning classification proposed for this property is the highest and best zoning classification allowed under the Very Low Density Residential designation.

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

Replacing the older, below average grade, existing office/commercial and residential buildings on the property with new high quality single family homes will positively affect the use and value of the surrounding properties.

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

No. The property is currently zoned AG. Development of the 5.66 acre property under current City of Alpharetta AG zoning district regulations would allow only one lot, which is not a reasonable economic use.

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

The increase to population and traffic due to 6 additional Very Low Density Residential homes would be minimal.

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

The impact to schools and utilities due to 6 additional Very Low Density Residential homes would be minimal.

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

The Future Land Use designation for this area is Very Low Density residential. The R-22 zoning classification proposed for this property is the highest and best zoning classification consistent with the Alpharetta Comprehensive Plan.

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

There are some existing older, below average grade office/commercial and residential buildings on the property. The proposed request would allow the replacement of these existing buildings with new high quality single family homes, which will positively affect the use and value of the surrounding properties.

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: 1580 Mayfield Road

Contact Name: Kamran Jalali Telephone: 678-858-0255

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

See Attached Mailing List

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

- [x] 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 will have the opportunity to respond by letter, telephone, or email.

HUFFSTUTLER MERRIC & JESSICA
12985 HARRINGTON DR
ALPHARETTA GA 30009

RHUDE JODY B & LISA A
12955 HARRINGTON DR
ALPHARETTA GA 30004

MURPHY SARAH & THERRELL SONNY JR
1695 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

CAGLE BENGY L & SARA W
12960 HARRINGTON DR
ALPHARETTA GA 30004

CHAVDA NARESH & CHAVDA KAVITA
12817 GRANSLEY CT
ALPHARETTA GA 30009

DAPONTE EDWARD W DAPONTE MARGARI
1705 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

GERTZ TODD A & GERTZ CHRISTY W
12834 GRANSLEY CT
ALPHARETTA GA 30009

OZA CHIRAG & PUROHIT OZA MADHULIKA
12807 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

GUDIVADA JOSEPH U & AMBATI SWETA
12844 GRANSLEY CT
ALPHARETTA GA 30009

PRESSLEY JULIAN TIMOTHY & TONEY PR
ESSLEY AMY NICOL
1535 MAYFIELD RD
ALPHARETTA GA 30009

HATRAK RYAN & KATRINA
12810 OAK FALLS DR
ALPHARETTA GA 30009

MALDONADO DANIEL E & BERRIOS ALEXA
NDRA
12854 GRANSLEY CT
ALPHARETTA GA 30009

FLIPPIN AWESOME LLC
13240 CARIS CT
ALPHARETTA GA 30009

DENNIS DAVID W
12800 OAK FALLS DR
ALPHARETTA GA 30009

MANNHEIMER FREDERIC J & MANNHEIMER
SUSAN M
12864 GRANSLEY CT
ALPHARETTA GA 30009

HOFER MARK A & RHONDA
1230 SHERRY DR
ALPHARETTA GA 30009

LADEROUTE EDWARD A & PAULA
12790 OAK FALLS DR
ALPHARETTA GA 30009

JIGESH SAHEBA REVOCABLE TRUST THE
12877 GRANSLEY CT
ALPHARETTA GA 30009

COLTON KYLE
1220 SHERRY DR
ALPHARETTA GA 30009

SMITH JACKIE W
4139 EDINBURGH TRL
ROSWELL GA 30075

EVANS RICHARD T JR & BRIANNA O
12867 GRANSLEY CT
ALPHARETTA GA 30009

WINDSOR RONALD C & MILDRED G
1210 SHERRY DR
ALPHARETTA GA 30004-1128

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30004

KNIGHT BRADLEY & RAMPERSAUD KNIGHT
SHANTA
12837 GRANSLEY CT
ALPHARETTA GA 30009

GASKIN BRUCE N & ANNE A
1215 SHERRY DR
ALPHARETTA GA 30004-1127

BARRY DREW
12975 HARRINGTON DR
ALPHARETTA GA 30009

GRANSLEY HOMEOWNERS ASSOCIATION INC
700 BARBERRY DR
ALPHARETTA GA 30004-3681

SARRIS GEORGE P & SOPHIA
1685 PROVIDENCE PLACE DR
ALPHARETTA GA 30004

MAVRIS DIMITRIOS N & ELIZABETH A
13035 HARRINGTON DR
ALPHARETTA GA 30004

LAUBENSTEIN STUART E & CYNTHIA S
13015 HARRINGTON DR
ALPHARETTA GA 30004

ALAM MOHAMMAD SARFARAZ
12887 GRANSLEY CT
ALPHARETTA GA 30009

WILSON KEVIN S & WILSON MANDA
12770 OAK FALLS DR
ALPHARETTA GA 30009

RISH DARREN JAMES & RISH TARA MARIE
12904 GRANSLEY CT
ALPHARETTA GA 30009

LIMBERIS DAMON M & MEREDITH W
12965 HARRINGTON DR
ALPHARETTA GA 30004

POU PANTON PATRICK & POU STEPHANIE
12995 HARRINGTON DR
ALPHARETTA GA 30009

MONTERO CARLOS E MONTERO VANDI L
1510 MAYFIELD RD
ALPHARETTA GA 30004

SYLVESTER JOSHUA PAUL & SYLVESTER SARA ANNE
12814 GRANSLEY CT
ALPHARETTA GA 30009

MC GINNIS SEAN P & MARTHA S
13005 HARRINGTON DR
ALPHARETTA GA 30004

HUDGENS TIMOTHY D & SHERI E
13000 HARRINGTON DR
ALPHARETTA GA 30004

MATELA DAVID M & MATELA DAWN M
12824 GRANSLEY CT
ALPHARETTA GA 30009

JOSEPH & CHRISTINA FRANKE LIVING T RUST THE
13025 HARRINGTON DR
ALPHARETTA GA 30009

RODGERS PATRICK L & RODGERS VICKIE C
12990 HARRINGTON DR
ALPHARETTA GA 30009

RUAN JIAYANG & WANG HSIN HSIN
12827 GRANSLEY CT
ALPHARETTA GA 30009

HARRINGTON FALLS COMMUNITY ASSOC I NC
12950 HARRINGTON DR
ALPHARETTA GA 30004

THOMAS DYLAN & RACHEL
12980 HARRINGTON DR
ALPHARETTA GA 30009

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30009

XIE LIN & CHAN SIOW DING
12874 GRANSLEY CT
ALPHARETTA GA 30009

NEUSTEDTER JON J & NEUSTEDTER ANN M
12970 HARRINGTON DR
ALPHARETTA GA 30009

DEVLIN SALLY A
1615 MAYFIELD RD
ALPHARETTA GA 30004

GUPTA SANJAY & GUPTA SUNITA
12884 GRANSLEY CT
ALPHARETTA GA 30004

KODILKAR NIKHIL & CHAUDHARY ARCHANA
12894 GRANSLEY CT
ALPHARETTA GA 30009

OASIS REAL ESTATE INVESTMENTS LLC
3767 HIGHBROOKE CT
DULUTH GA 30097

MOVVA SURESH BABU & MOVVA PRATHUS
12810 KEYSTONE CT
ALPHARETTA GA 30009

SZYMCZAK MATTHEW A & VALERIE G
12907 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

PASSARELLI FLORIDEO & PASSARELLI A SHLEY
12820 KEYSTONE CT
ALPHARETTA GA 30009

CIEPIELA MICHAEL & DIANE
12897 GRANSLEY CT
ALPHARETTA GA 30009

MATHIS CLEMMIE II & TAMETRIUS L
12780 OAK FALLS DR
ALPHARETTA GA 30009

OASIS REAL ESTATE IVESTMENT LLC
3767 HIGHBROOKE CT
DULUTH GA 30097

FRANZ JEFFREY D & PEARSON ALEX W
1650 MAYFIELD RD
ALPHARETTA GA 30009

CARRUTH ROBERT ET AL
1630 MAYFIELD RD
ALPHARETTA GA 30009

BENTON PHIL & NANCY S
1525 MAYFIELD RD
ALPHARETTA GA 30005

#1580 MAYFIELD ROAD TAX PARCEL 22 447010570197
TRACT DESCRIPTION FOR ZONING APPLICATION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1057 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) SAID POINT OF BEGINNING HAVING A NORTHING OF 1489447.32' AND AN EASTING OF 2251669.16' IN GEORGIA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM 83; THENCE DEPARTING SAID RIGHT-OF-WAY OF MAYFIELD ROAD RUNNING ALONG THE PROPERTY LINE OF THE HARRINGTON FALLS SUBDIVISION, RECORDED IN PLAT BOOK 199, PAGES 80-81, BEING ON FILE WITH FULTON COUNTY LAND RECORDS, NORTH 01 DEGREE 25 MINUTES 51 SECONDS EAST A DISTANCE OF 580.03 FEET TO A POINT LOCATED AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED CONTINUING ALONG SAID PROPERTY LINE NORTH 01 DEGREE 25 MINUTES 51 SECONDS EAST A DISTANCE OF 444.40 FEET TO A POINT; THENCE CONTIUNUTING ALONG SAID PROPERTY LINE NORTH 01 DEGREE 01 MINUTE 31 SECONDS EAST A DISTANCE OF 234.70 FEET TO A POINT; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG THE PROPERTY LINE OF THE GRANSLEY SUBDIVISION, RECORDED IN PLAT BOOK 317, PAGES 124-125, AFORSAID RECORDS SOUTH 68 DEGREES 01 MINUTE 04 SECONDS EAST A DISTANCE OF 239.64 FEET TO ½" REBAR FOUND; THENCE SOUTH 00 DEGREE 43 MINUTES 08 SECONDS WEST A DISTANCE OF 608.10 FEET TO A POINT; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 1057 AMD 1104 AND THE PROPERTY LINE OF TAX PARCEL 22 448011040867 NORTH 88 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 195.39 FEET TO SAID POINT LOCATED AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 123,315 SQUARE FEET, BEING 2.831 ACRES.

#1580 MAYFIELD ROAD TAX PARCEL 22 448011040867
TRACT DESCRIPTION FOR ZONING APPLICATION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1104 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) SAID POINT OF BEGINNING HAVING A NORTHING OF 1489447.32' AND AN EASTING OF 2251669.16' IN GEORGIA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM 83; THENCE FROM THE POINT OF BEGINNING DEPARTING SAID RIGHT-OF-WAY OF MAYFIELD ROAD RUNNING ALONG THE PROPERTY LINE OF THE HARRINGTON FALLS SUBDIVISION, RECORDED IN PLAT BOOK 199, PAGES 80-81, BEING ON FILE WITH FULTON COUNTY LAND RECORDS, NORTH 01 DEGREE 25 MINUTES 51 SECONDS EAST A DISTANCE OF 580.03 FEET TO A POINT; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 1104 AND 1057 AND THE PROPERTY LINE OF TAX PARCEL 22 447010570197 SOUTH 88 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 195.39 FEET TO A POINT; THENCE DEPARTING SAID LAND LOT LINE AND PROPERTY LINE RUNNING ALONG THE PROPERTY LINE OF THE GRANSLEY SUBDIVISION, RECORDED IN PLAT BOOK 317, PAGES 124-125, AFORESAID RECORDS, SOUTH 00 DEGREE 43 MINUTES 08 SECONDS WEST A DISTANCE OF 670.82 FEET TO POINT LOCATED ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD; THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 633.90 FEET SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 26 MINUTES 01 SECONDS WEST A CHORD DISTANCE OF 1109 FEET ALONG SAID ARC A DISTANCE OF 110.73 FEET TO A POINT; THENCE CONTINUING ALONG SAID ARC TO THE RIGHT HAVING A RADIUS OF 633.90 FEET SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 33 MINUTES 54 SECONDS WEST A CHORD DISTANCE OF 113.30 FEET ALONG SAID ARC A DISTANCE OF 113.45 FEET TO SAID ½" REBAR FOUND LOCATED AT THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 123,142 SQUARE FEET, BEING 2.827 ACRES.

PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 209975
BILL #: 2215431
TAX DISTRICT: 10

ALT ID #: 2456990
TAX YEAR: 2022
REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY IDENTIFICATION
KJ LUXURY HOMES LLC	1580 MAYFIELD RD REAR	22 -4470-1057-019-7

FAIR MARKET VALUE	ASSESSED VALUE
$151,600	$60,640

EXEMPTION TYPE	ELIGIBLE	APPLIED
		$

LEVIES	ASSESSED VALUE	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
BONDED DEBT	60,640	-		=	60,640	X	.000965	=	58.52
L.O.S.T.	60,640	-		=	60,640	X	-.002966	=	-179.86
GENERAL GOVERNMENT	60,640	-		=	60,640	X	.007751	=	470.02

*****IMPORTANT PROPERTY TAX MESSAGE*****

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

CURRENT YEAR TAXES DUE:	$348.68
PRIOR YEARS TAXES DUE:	0.00
PENALTIES & INTEREST	0.00
TOTAL DUE	**$348.68**

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

Account Number:	209975
Amount Due:	$348.68
Due Date:	12/01/2022

PROPERTY TAX BILL

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

0000208202220221543140000034868O

KJ LUXURY HOMES LLC
1005 CHASEWOOD TRL
ALPHARETTA, GA 30005

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

Kamran Jalali
KJ Luxury Homes, LLC
1005 Chasewood Trail
Alpharetta, Georgia 30005

October 25, 2022

City of Alpharetta
Planning Commission
2 Park Plaza
Alpharetta, Georgia 30009

Subject: Rezoning Letter of Intent
1580 Mayfield Road

To The Planning Commission,

We are writing to request a change of zoning for a 5.66 acre property at 1580 Mayfield Road, within the City of Alpharetta, Georgia. The property is currently AG. We are requesting that the tract be rezoned to R-22, to allow the development of a seven (7) lot Very Low Density Residential single family subdivision. The future land use designation for this area is Very Low Density Residential, and the R-22 zoning classification requested for this property is the highest and best zoning classification allowed under the Very Low Density Residential designation.

Development of the site under the current AG zoning classification is not a reasonable economic use. There are several existing older, below average grade office/commercial and residential buildings on the property. The proposed request would allow the replacement of these existing buildings with new high quality single family homes, which will positively affect the use and value of the surrounding properties.

Thank you for your consideration.

Sincerely,

Kamran Jalali

PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 209975
BILL #: 2215502
TAX DISTRICT: 10

TAX YEAR: 2022

ALT ID #: 2457287
REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY IDENTIFICATION
KJ LUXURY HOMES LLC	1580 MAYFIELD RD	22 -4480-1104-086-7

FAIR MARKET VALUE	ASSESSED VALUE
$335,400	$134,160

EXEMPTION TYPE	ELIGIBLE	APPLIED
		$

LEVIES	ASSESSED VALUE	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
BONDED DEBT	134,160	-		=	134,160	X	.000965	=	129.46
L.O.S.T.	134,160	-		=	134,160	X	-.002966	=	-397.92
GENERAL GOVERNMENT	134,160	-		=	134,160	X	.007751	=	1039.88

*****IMPORTANT PROPERTY TAX MESSAGE*****

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

CURRENT YEAR TAXES DUE:	$771.42
PRIOR YEARS TAXES DUE:	0.00
PENALTIES & INTEREST	0.00
TOTAL DUE	**$771.42**

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

Account Number:	209975
Amount Due:	$771.42
Due Date:	12/01/2022

PROPERTY TAX BILL

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

0000208202220221550220000771428

KJ LUXURY HOMES LLC
1005 CHASEWOOD TRL
ALPHARETTA, GA 30005

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

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

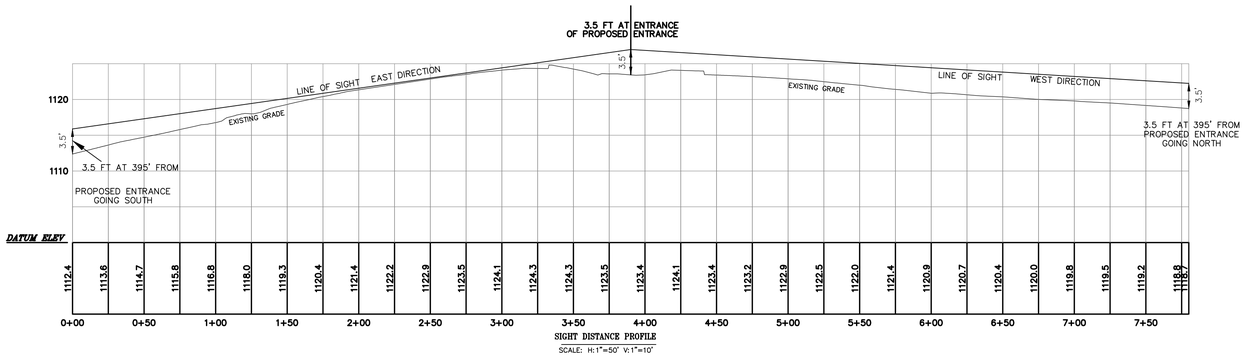
BENCHMARK

FULTON COUNTY	FULTON COUNTY
MONUMENT F315	MONUMENT F415
N: 1486158.656	N: 1486943.445
E: 2284780.395	E: 2284673.516
ELEV. 1165.926	ELEV. 1179.919

UTILITY PROVIDERS:

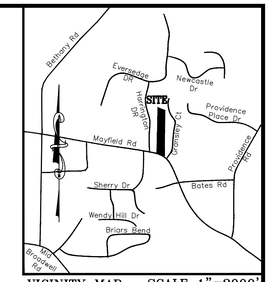
TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:
KAMRAN JALALI
(678) 858-0255



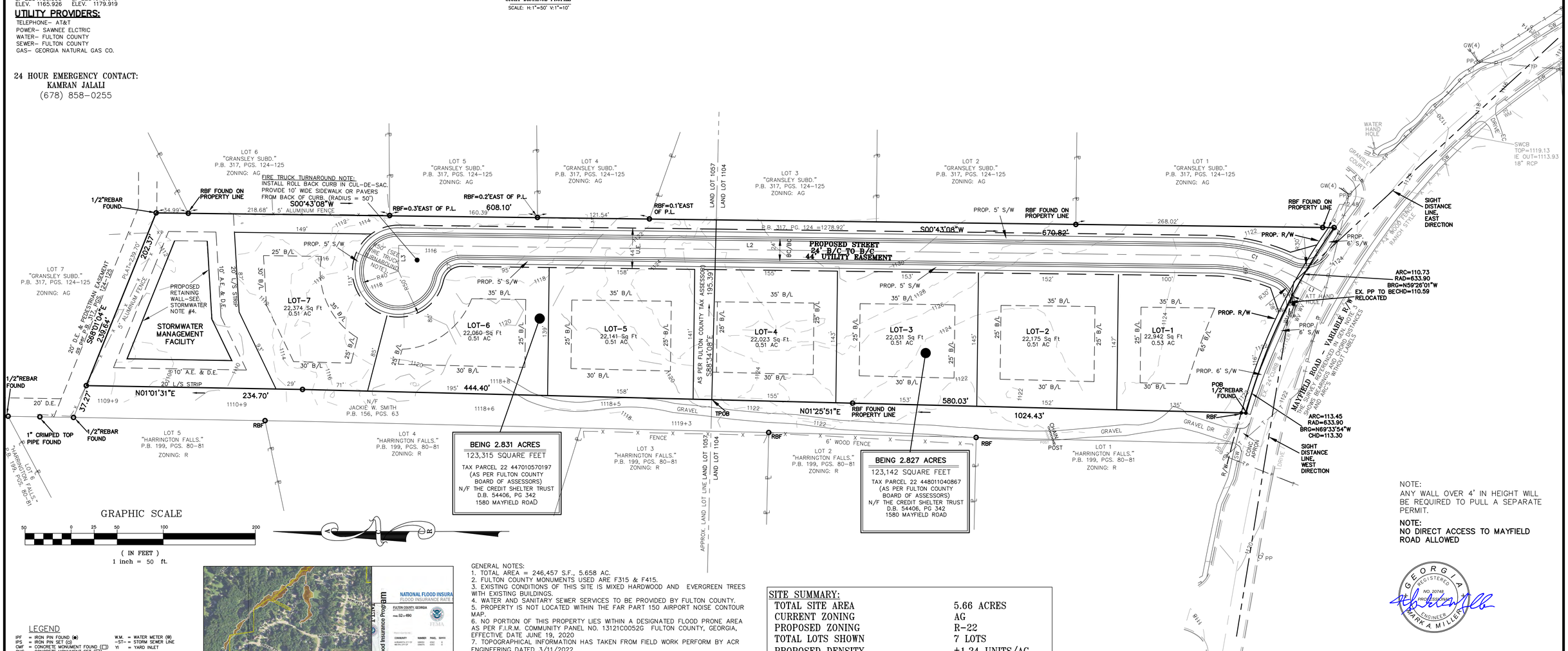
SIGHT DISTANCE PROFILE
SCALE: H:1"=50' V:1"=10'

TRIP GENERATION REPORT								
			A.M. PEAK			P.M. PEAK		
LAND USE (ITE CODE)	INTENSITY	DAILY TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
SINGLE FAMILY DETACHED (210)	7 LOTS	70	4	12	16	13	8	21



VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009



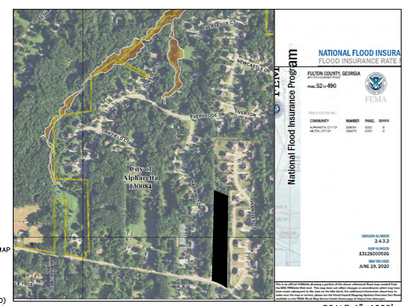
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE:
ANY WALL OVER 4' IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.

NOTE:
NO DIRECT ACCESS TO MAYFIELD ROAD ALLOWED

LEGEND

IPF	= IRON PIN FOUND (●)	W.M.	= WATER METER (⊗)
IPS	= IRON PIN SET (○)	-ST-	= STORM SEWER LINE
CMF	= CONCRETE MONUMENT FOUND (□)	YI	= YARD INLET
CMS	= CONCRETE MONUMENT SET (□)	DI	= DROP INLET
R/W	= RIGHT OF WAY	CB	= CATCH BASIN
STA	= STATION NUMBER	HW	= HEAD WALL ( )
LLL	= LAND LOT LINE	JB	= JUNCTION BOX
C/L	= CENTERLINE	DE	= DRAINAGE EASEMENT
P/L	= PROPERTY LINE	FM	= SEWER FORCE MAIN
BM	= BENCHMARK	DS	= DOWNSPOUT
PT	= POINT OF TANGENCY	CO	= CLEAN OUT
PC	= POINT OF CURVATURE	CMP	= CORRUGATED METAL PIPE
IE	= INVERT ELEVATION	RCP	= REINFORCED CONCRETE PIPE
EL	= ELEVATION (ELEV.)	VCP	= VITRIFIED CLAY PIPE
B/L	= BUILDING LINE	DIP	= DUCTILE IRON PIPE
R	= RADIUS	PVC	= POLYVINYL CHLORIDE PIPE
SGE	= SUBGRADE ELEVATION	C & G	= CURB AND GUTTER
—	= FLOW	F.I.R.M.	= FEDERAL INSURANCE RATE MAP
⊙	= PROPERTY CORNER	T.P.O.B.	= TRUE POINT OF BEGINNING
-x-	= FENCE	P.O.B.	= POINT OF BEGINNING
⌀	= POLE	GMD	= GA. MILITIA DISTRICT
-T-	= TELEPHONE LINE	~~~~	= TREE LINE
-TV-	= TELEVISION LINE	REB.	= REBAR
-P-	= POWER LINE	---	= BRANCH
-S-	= SANITARY SEWER LINE	000	= EXISTING CONTOURS (DASHED)
SSE	= SANITARY SEWER EASEMENT	-912-	= PROPOSED CONTOURS (SOLID)
MH	= MANHOLE	TC	= TOP OF CURB ELEVATION
-G-	= GAS LINE	▲	= TRAVERSE POINT
-W-	= WATER LINE	L.P.	= LIGHT POLE (☼)
-PS-	= PLUGGED STUB		= PLANTED TREE
GV	= GATE VALVE	MT	= MARKED TREE
F.H.	= EXIST. FIRE HYDRANT
F.H.	= PROP. FIRE HYDRANT



SCALE 1"=1000'

FIRM PANEL
1"=1000' PANEL 52 OF 490
MAP NUMBER 13121C0052G
MAP DATED: JUNE 19, 2020

GENERAL NOTES:
1. TOTAL AREA = 246,457 S.F., 5.658 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING BUILDINGS.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/11/2022.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 17, 2022.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12 EXISTING IMPERVIOUS = 9,403 S.F.
13. PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F MIN., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

STORMWATER NOTES:
1. THE 10-FOOT ACCESS/DRAINAGE EASEMENT FOR THE DETENTION FACILITY SHALL BE COMPLETELY CONTAINED ON THE DETENTION POND LOT.
2. RUNOFF REDUCTION AND/OR WATER QUALITY TO BE PROVIDED IN ACCORDANCE WITH CITY OF ALPHARETTA REQUIREMENTS.
3. STORMWATER MANAGEMENT FACILITIES SHALL MEET THE STANDARDS OF THE CITY OF ALPHARETTA AND THE GEORGIA STORMWATER MANAGEMENT MANUAL.
4. ANY WALL THAT EXCEEDS 4 FEET IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.

SITE SUMMARY:

TOTAL SITE AREA	5.66 ACRES
CURRENT ZONING	AG
PROPOSED ZONING	R-22
TOTAL LOTS SHOWN	7 LOTS
PROPOSED DENSITY	±1.24 UNITS/AC.
MINIMUM LOT SIZE	22,000 S.F.
MIN. LOT WIDTH	100 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS	25%
MINIMUM FLOOR AREA OF A DWELLING UNIT	1,500 SQUARE FEET
SETBACKS:	
FRONT YARD OF LOCAL STREET = 35 FT	
FRONT YARD OF ALL OTHER STREETS = 65 FT	
SIDE YARD = 25 FT	
REAR YARD = 30 FT	

GEORGIA REGISTERED NO. 20748 PROFESSIONAL ENGINEER MARK A. MILLER

DATE:	OCTOBER 25, 2013
SCALE:	1"=50'
DRAWN:	IP
APPROVED:	MM
DRAWING:	ZONING/22008E

No.	Revision/Issue	By	Date

ACR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

Sheet 1
Of 1

ZONING PLAN
FOR
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009
LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: MARCH 17, 2022

TAX PARCEL I.D.

22 448011040867

BENCHMARK

FULTON COUNTY MONUMENT F315
N: 1486158.656
E: 2284780.395
ELEV: 1165.926

FULTON COUNTY MONUMENT F415
N: 1486943.445
E: 2284673.516
ELEV: 1179.919

UTILITY PROVIDERS:

TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:
KAMRAN JALALI
(678) 858-0255

NO.	SIZE (INCHS)	SPECIES
4988	7	POP
4989	23	PINE
4990	14	PINE
4991	17	PINE
4992	22	PINE
4993	8	PINE
4994	13	OAK
4995	7	POP
4996	11	POP
4997	7	POP
4998	10	PINE
4999		"TRIP 13-15-19 GUM"
5000		TRIP 13 GUM 12 OAK
5001	16	OAK
5002	48	MAP
5003	31	MAP
5004	26	MAP
5005	13	PINE
5006	8	OAK
5007	13	PINE
5008	7	OAK
5009	10	PINE
5010	6	OAK
5011	13	MAP
5012	8	OAK
5013	11	PINE
5014	12	PINE
5015	10	PINE
5016	9	PINE
5017	8	PINE
5018	19	MAP
5019	11	PINE
5020	9	PINE
5021	10	PINE
5022	12	PINE
5023	9	PINE
5024	8	PINE
5025	8	PINE
5026	11	PINE

NO.	SIZE (INCHS)	SPECIES
5027		TWIN 8-9 PINE
5028	8	PINE
5029	10	PINE
5030	9	PINE
5031	9	PINE
5032	10	PINE
5033	12	PINE
5034	8	PINE
5035	8	PINE
5036	12	PINE
5037	8	PINE
5038	8	PINE
5039	10	PINE
5040	8	PINE
5041	11	PINE
5042	10	PINE
5043	9	PINE
5044	8	PINE
5045	8	OAK
5046	8	GUM
5047	7	OAK
5048	7	GUM
5049		TWIN 7-18 MAP
5050		TWIN 8-11 MAP
5051	8	PINE
5052	10	PINE
5053	10	PINE
5054	13	PINE
5055	11	GUM
5056	12	PINE
5057	9	PINE
5058	9	SYC
5059	10	PINE
5060		QUAD 8-9-10-11 GUM
5061		TWIN 8 HW
5062	9	PINE
5063	9	PINE
5064	8	PINE
5065	12	PINE

NO.	SIZE (INCHS)	SPECIES
5066	8	PINE
5067	10	PINE
5068	8	GUM
5069	8	GUM
5070	8	MAP
5071	9	PINE
5072	12	MAP
5073	18	GUM
5074	11	MAP
5075	8	CHERRY
5076	15	MAP
5077	14	GUM
5078	10	OAK
5079	18	GUM
5080	17	OAK
5081	8	OAK
5082	14	GUM
5083	9	GUM
5084	10	PINE
5085	9	PINE
5086	9	PINE
5087	9	PINE
5088	9	PINE
5089	9	PINE
5090	11	GUM
5091	8	PINE
5092	12	PINE
5093	8	PINE
5094	10	PINE
5095	13	PINE
5096	8	PINE
5097	8	PINE
5098	8	PINE
5099	9	PINE
5100	11	PINE
5101	13	PINE
5102	9	GUM
5103	10	PINE
5104	8	PINE
5105	10	PINE

NO.	SIZE (INCHS)	SPECIES
5106	12	PINE
5107	8	GUM
5108	8	PINE
5109	9	PINE
5110	11	PINE
5111	8	PINE
5112	11	PINE
5113	8	PINE
5114	9	PINE
5115	9	PINE
5116	10	PINE
5117	8	PINE
5118	12	PINE
5119	11	PINE
5120	10	PINE
5121	10	PINE
5122	9	PINE
5123	12	PINE
5124	13	PINE
5125	10	PINE
5126	12	MAP
5127	11	PINE
5128	9	PINE
5129	9	PINE
5130	13	PINE
5131	9	PINE
5132	8	PINE
5133	8	PINE
5134	9	PINE
5135	8	PINE
5136	8	PINE
5137	13	PINE
5138	8	PINE
5139	17	PINE
5140	9	PINE
5141	10	PINE
5142	12	PINE
5143	11	GUM
5144		TWIN 9-11 GUM
5145	16	PINE

NO.	SIZE (INCHS)	SPECIES
5146	8	MAP
5147	11	PINE
5148	10	PINE
5149	11	PINE
5150	13	POP
5151	9	PINE
5152	11	PINE
5153	13	PINE
5154	15	PINE
5155	10	PINE
5156	8	PINE
5157	15	PINE
5158	14	PINE
5159	14	PINE
5160	8	PINE
5161	9	PINE
5162	9	PINE
5163	10	PINE
5164	10	PINE
5165	9	PINE
5166	12	PINE
5167	14	PINE
5168	8	PINE
5169	8	PINE
5170	9	PINE
5171	9	PINE
5172	10	PINE
5173	9	PINE
5174	8	PINE
5175	9	PINE
5176	8	PINE
5177	8	PINE
5178	8	PINE
5179	8	PINE
5180	11	PINE
5181	9	PINE
5182	9	PINE
5183	11	PINE
5184	9	PINE
5185	8	PINE

NO.	SIZE (INCHS)	SPECIES
5186	9	PINE
5187	8	PINE
5188	8	PINE
5189	8	PINE
5190	11	PINE
5191	8	PINE
5192	12	PINE
5193	8	PINE
5194	10	PINE
5195	11	PINE
5196	11	PINE
5197	8	PINE
5198	9	PINE
5199	9	PINE
5200	8	PINE
5201	8	PINE
5202	9	PINE
5203	10	PINE
5204	10	PINE
5205	9	PINE
5206	12	PINE
5207	8	PINE
5208	9	PINE
5209	12	PINE
5210	10	PINE
5211	10	PINE
5212	16	PINE
5213	10	PINE
5214	13	PINE
5215	9	PINE
5216	8	PINE
5217	9	PINE
5218	12	PINE
5219	12	PINE
5220	13	PINE
5221	8	GUM
5222	8	GUM
5223	8	PINE
5224	12	PINE
5225	16	PINE

NO.	SIZE (INCHS)	SPECIES
5226	11	PINE
5227	13	PINE
5228	7	GUM
5229	6	GUM
5230	9	PINE
5231	13	PINE
5232	15	PINE
5233	13	PINE
5234	13	PINE
5235	14	PINE
5236	9	PINE
5237	11	PINE
5238	10	PINE
5239	9	PINE
5240	8	PINE
5241	8	PINE
5242	7	CYPRESS
5243	9	CYPRESS
5244	8	PINE
5245		12 CRAPE MYRTLE
5246	8	PINE
5247	7	CYPRESS
5248	6	CYPRESS
5249		"TWIN 6-7 CYPRESS"
5250		15 CRAPE MYRTLE
5251		16 CRAPE MYRTLE
5252		19 CRAPE MYRTLE
5253	9	CHERRY
5254	8	CHERRY
5255	7	CHERRY
5256	16	PINE
5257	18	PINE
5258	16	PINE
5259	19	PINE
5260	23	PINE
5261	6	POP
5262	7	POP
5263	26	PINE

NO.	SIZE (INCHS)	SPECIES
5264	6	GUM
5265	6	GUM
5266	6	GUM
5267	6	PEAR
5268		TWIN 9 POP
5269	7	POP
5270	12	POP
5271	6	POP
5272	6	POP
5273	6	GUM
5274	6	GUM
5275		TWIN 7-8 POP
5276	16	PINE
5277	7	GUM
5278	8	PINE
5279	10	PINE
5280	8	PINE
5281	20	PINE
5282	15	GUM
5283	6	GUM
5284	12	PINE
5285	8	PEAR
5286	11	PINE
5287	9	PINE
5288	9	PINE
5289	9	PINE
5290	6	GUM
5291	6	PEAR
5292	11	PINE
5293	11	GUM
5294		19 PINE W/ CHAIN
5295	6	OAK
5296	8	PINE
5297	11	PINE
5298	11	PINE
5299	9	PINE
5300	10	PINE
5301	8	PINE
5302	9	PINE
5303	24	OAK

NO.	SIZE (INCHS)	SPECIES
5304	45	OAK
5305	7	MAP
5306	6	MAP
5307		TWIN 9-12 GUM
5308		TWIN 12-13 GUM
5309	15	PINE
5310	14	PINE
5311	11	GUM
5312	9	GUM
5313	6	OAK
5314	15	GUM
5315		TWIN 13-15 OAK
5316	6	MAP
5317	19	MAP
5318	21	MAP
5319	9	CHERRY
5320	9	GUM
5321	7	GUM
5322	7	GUM
5323	6	OAK
5324	7	GUM
5325	12	GUM
5326	23	OAK
5327	14	PINE
5328	25	OAK
5329	14	PINE
5330	11	OAK
5331	7	GUM
5332	7	OAK
5333	18	OAK
5334	18	PINE
5335		TWIN 6-14 GUM
5336	10	GUM
5337	9	OAK
5338	18	PINE
5339	13	PINE
5340	16	PINE
5341	6	GUM
5342	16	PINE

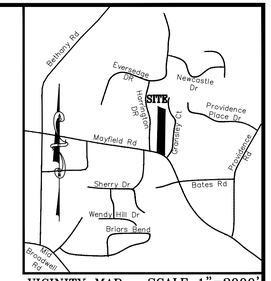
NO.	SIZE (INCHS)	SPECIES
5343	7	OAK
5344	10	GUM
5345		TWIN 10-15 GUM
5346	16	PINE
5347	12	OAK
5348	20	PINE
5349	16	PINE
5350	7	GUM
5351	9	CHERRY
5352		TRIP 7-8-15 GUM
5353	14	OAK
5354	18	OAK
5355	14	OAK
5356	6	MAP
5357	6	MAP
5358	13	PINE
5359	8	PINE
5360	13	PINE
5361	9	PINE
5362	8	PINE
5363	10	PINE
5364	9	PINE
5365	11	GUM
5366	10	GUM
5367	6	GUM
5368	7	GUM
5369	6	GUM
5370	8	PINE
5371	6	GUM
5372	12	GUM
5373		TWIN 6-7 CHERRY
5374	7	CHERRY
5375	8	PINE
5376	9	PINE
5377	9	PINE
5378	9	PINE
5379	8	PINE
5380	15	PINE
5381	11	PINE

NO.	SIZE (INCHS)	SPECIES
5382	8	PINE
5383	8	PINE
5384	11	PINE
5385	11	PINE
5386		TWIN 9-10 PINE
5387	8	PINE
5388	14	PINE
5389	9	GUM
5390	11	PINE
5391	8	PINE
5392	13	PINE
5393	9	PINE
5394	8	PINE
5395	10	PINE
5396	8	PINE
5397	8	GUM
5398	12	GUM
5399	9	OAK
5400	7	GUM
5401	7	GUM
5402	11	GUM
5403	9	OAK
5404	12	GUM
5405	9	GUM
5406	7	GUM
5407	16	PINE
5408	9	GUM
5409	13	GUM
5410	17	PINE
5411	15	PINE
5412	9	PINE
5413	8	PINE
5414	19	PINE
5415	16	OAK
5416	10	GUM
5417	7	GUM
5418	8	PINE
5419	8	PINE
5420	10	OAK
5421	8	OAK

NO.	SIZE (INCHS)	SPECIES
5422	6	GUM
5423	10	GUM
5424	9	PINE
5425	9	GUM
5426	10	PINE
5427	9	OAK
5428	15	MAP
5429	6	GUM
5430	6	GUM
5431	8	PINE
5432	23	PINE
5433	11	GUM
5434	20	GUM
5435	21	PINE
5436	17	POP
5437	13	OAK
5438	10	GUM
5439	20	PINE
5440	13	PINE
5441	12	PINE
5442	12	PINE
5443	12	PINE
5444	13	PINE
5445	10	GUM
5446	7	GUM
5447	7	GUM
5448	11	GUM
5449	13	GUM
5450	10	GUM
5451		TWIN 10 SYC
5452	14	GUM
5453	7	HRDWD
5454	8	PINE
5455	8	PINE
5456	13	PINE
5457	8	PINE
5458	10	PINE
5459	8	PINE
5460	9	PINE
5461	10	PINE

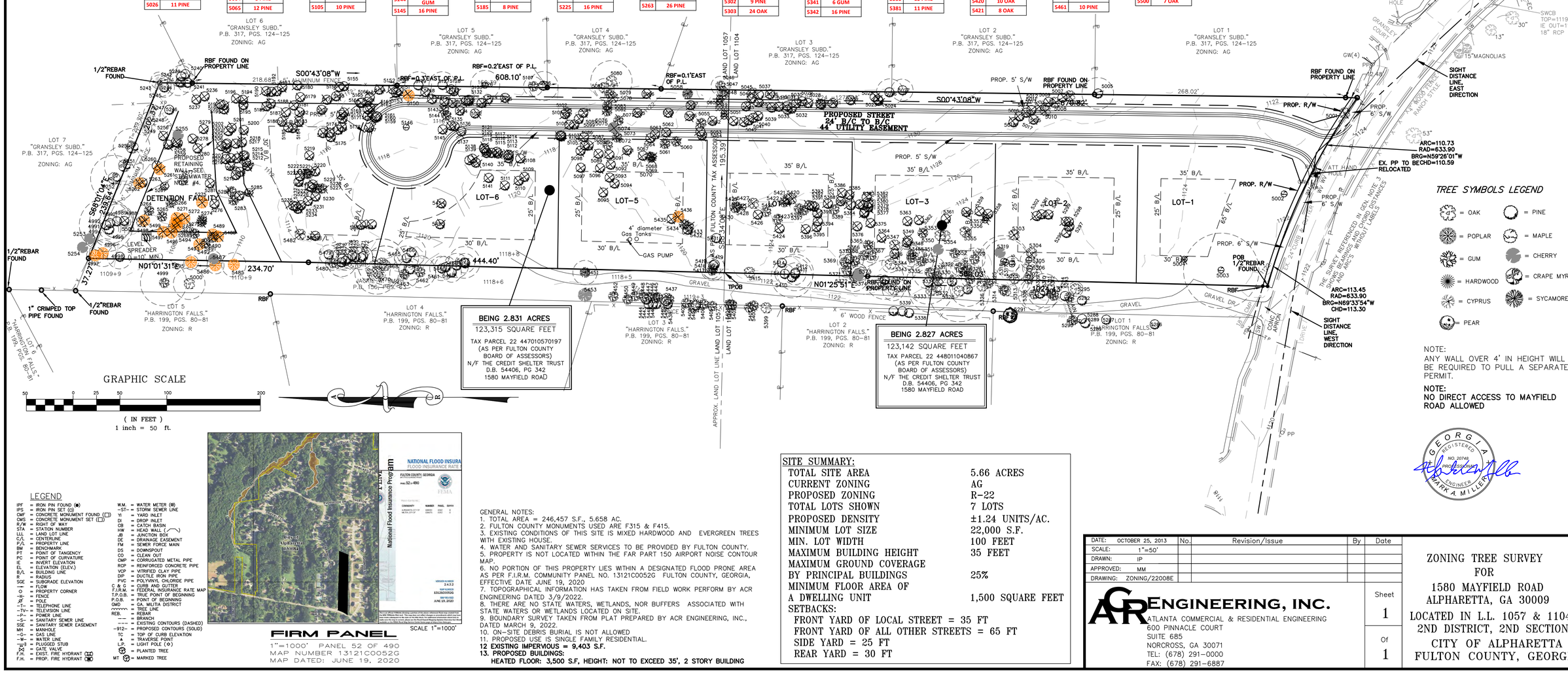
NO.	SIZE (INCHS)	SPECIES
5462	13	GUM
5463	12	GUM
5464	9	PINE
5465	10	PINE
5466	12	PINE
5467	20	OAK
5468	16	OAK
5469	18	OAK
5470	6	OAK
5471	10	PINE
5472	8	PINE
5473	9	PINE
5474	11	PINE
5475	12	PINE
5476	8	PINE
5477	9	PINE
5478		TRIP 9-10-12 PINE
5479	8	PINE
5480		TWIN 6 GUM
5481	13	PINE
5482	21	OAK
5483	8	PINE
5484	9	PINE
5485	10	POP
5486	7	POP
5487	6	CHERRY
5488		TWIN 6-7 POP
5489	6	POP
5490	7	GUM
5491	7	GUM
5492	9	GUM
5493	8	POP
5494	6	GUM
5495	6	POP
5496		TWIN 6-10 POP
5497	10	POP
5498	6	POP
5499	8	POP
5500	7	OAK

NOTE: TREE SYMBOL NUMBERS SHOWN HEREON ARE THE SAME AS TREE TAG NUMBERS IN THE FIELD.



VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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SGE	= SUBGRADE ELEVATION	C & G	= CURB AND GUTTER
	= FLOW	F.I.R.M.	= FEDERAL INSURANCE RATE MAP
O	= PROPERTY CORNER	T.P.O.B.	= TRUE POINT OF BEGINNING
	= FENCE	P.O.B.	= POINT OF BEGINNING
	= POLE	GMD	= GA. MILITIA DISTRICT
	= TELEPHONE LINE		= TREE LINE
	= TELEVISION LINE	REB.	= REBAR
	= POWER LINE		= BRANCH
	= SANITARY SEWER LINE		= EXISTING CONTOURS (DASHED)
SSE	= SANITARY SEWER EASEMENT		= PROPOSED CONTOURS (SOLID)
MH	= MANHOLE	TC	= TOP OF CURB ELEVATION
	= GAS LINE		= TRAVERSE POINT
	= WATER LINE		= LIGHT POLE (☼)
	= PLUGGED STUB		= PLANTED TREE
	= GATE VALVE	MT	= MARKED TREE
F.H.	= EXIST. FIRE HYDRANT		
F.H.	= PROP. FIRE HYDRANT		

SCALE 1"=1000'

FIRM PANEL

1"=1000' PANEL 52 OF 490
MAP NUMBER 13121C0052G
MAP DATED: JUNE 19, 2020

GENERAL NOTES:
1. TOTAL AREA = 246,457 S.F., 5.658 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0052G FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 19, 2020
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 3/9/2022.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED MARCH 9, 2022.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12 EXISTING IMPERVIOUS = 9,403 S.F.
13. PROPOSED BUILDINGS:
HEATED FLOOR: 3,500 S.F, HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

SITE SUMMARY:

TOTAL SITE AREA	5.66 ACRES
CURRENT ZONING	AG
PROPOSED ZONING	R-22
TOTAL LOTS SHOWN	7 LOTS
PROPOSED DENSITY	±1.24 UNITS/AC.
MINIMUM LOT SIZE	22,000 S.F.
MIN. LOT WIDTH	100 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS	25%
MINIMUM FLOOR AREA OF A DWELLING UNIT	1,500 SQUARE FEET
SETBACKS:	
FRONT YARD OF LOCAL STREET = 35 FT	
FRONT YARD OF ALL OTHER STREETS = 65 FT	
SIDE YARD = 25 FT	
REAR YARD = 30 FT	

TREE SYMBOLS LEGEND

= OAK, = PINE, = POPLAR, = MAPLE, = GUM, = CHERRY, = HARDWOOD, = CRAPE MYRTLE, = CYPRUS, = SYCAMORE, = PEAR

NOTE:
ANY WALL OVER 4' IN HEIGHT WILL BE REQUIRED TO PULL A SEPARATE PERMIT.

NOTE:
NO DIRECT ACCESS TO MAYFIELD ROAD ALLOWED

GEORGIA REGISTERED NO. 29748 PROFESSIONAL ENGINEER MARK A. MILLER

DATE:	OCTOBER 25, 2013	No.	Revision/Issue	By / Date
SCALE:	1"=50'			
DRAWN:	IP			
APPROVED:	MM			
DRAWING:	ZONING/22008E			

ACR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

Sheet 1 Of 1

ZONING TREE SURVEY
FOR
1580 MAYFIELD ROAD
ALPHARETTA, GA 30009
LOCATED IN L.L. 1057 & 1104
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

LEGEND

RBF	1/2" REBAR FOUND	UE	= UNDERGROUND ELECTRIC
RBS	1/2" REBAR SET	DI	= DROP INLET
IPS	= CORNER SET AS DESCRIBED	CB	= CATCH BASIN
CMF	= CONCRETE MONUMENT FOUND	HW	= HEAD WALL (⌒)
STA	= STATION NUMBER	FM	= SEWER FORCE MAIN
R/W	= RIGHT OF WAY	DE	= DRAINAGE EASEMENT
LL	= LAND LOT LINE	JB	= JUNCTION BOX
1104	= OWNERSHIP	PNS	= PK NAIL SET
⊕	= PROPERTY LINE	CMP	= CORRUGATED METAL PIPE
BM	= BENCHMARK	RCP	= REINFORCED CONCRETE PIPE
PC	= POINT OF CURVATURE	DIP	= DUCTILE IRON PIPE
PT	= POINT OF TANGENCY	VCP	= VITRIFIED CLAY PIPE
EL	= ELEVATION (ELEV.)	PVC	= POLYVINYL CHLORIDE PIPE
BL	= BUILDING LINE	F.I.R.M.	= FEDERAL INSURANCE RATE MAP
SGE	= SIDEWALK ELEVATION	T.P.O.B.	= TRUE POINT OF BEGINNING
R	= RADIUS	P.O.B.	= POINT OF BEGINNING
I	= FLOW	GMD	= GA. MILITIA DISTRICT
C & G	= CURB AND GUTTER	C.O.	= CLEAN OUT
PVC	= ELEVATION CHANGE		

	= PROPERTY CORNER	AC	= AIR CONDITIONER
	= FENCE	GM	= GAS METER
	= POLE	MH	= MANHOLE
	= REBAR	SS	= SANITARY SEWER EASEMENT
	= TREE LINE	EM	= ELECTRIC METER
	= BRANCH	ETB	= ELECTRIC TRANSFORMER BOX
	= EXISTING CONTOURS (DASHED)	-912-	= PROPOSED CONTOURS (SOLID)
	= POWER LINE	----	= EXISTING CONTOURS (DASHED)
	= TELEVISION LINE	CATV	= CABLE TV LINE
	= SANITARY SEWER LINE	SS	= SANITARY SEWER EASEMENT
	= GAS LINE	GM	= GAS METER
	= WATER LINE	WM	= WATER METER
	= PLUGGED STUB		
	= DEKE FIRE HYDRANT		
	= PROP. FIRE HYDRANT		
	= WATER VALVE (@)		
	= IRRIGATION CONTROL VALVE		
	= CLEAN OUT		
	= STORM SEWER LINE	OH	= OVERHANG/AWNING

GENERAL NOTES

1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THAT CERTAIN "DEED PREPARATION ONLY DEED OF ASSENT" DATED NOVEMBER 25th, 2014, RECORDED IN DEED BOOK 54406, PAGES 342 THROUGH 345, BEING ON FILE WITH FULTON COUNTY LAND RECORDS.
2. REFERENCE SHOULD ALSO BE MADE TO AN EXEMPTION PLAT FOR JACKIE W. SMITH, DATED JULY 13, 1987, RECORDED IN PLAT BOOK 156, PAGE 63, A PORTION OF THIS PLAT IS LOCATED TO THE WEST OF THE SITE SHOWN HEREON.
2A. REFERENCE SHOULD ALSO BE MADE THE "GRANSLEY S/D," DATED 03-02-07, RECORDED IN PLAT BOOK 317, PAGE 124, AFORESAID RECORDS. THIS PROPERTY SHOWN HEREON ADJOINS SAID PLAT ALONG LOTS 1, 2, 3, 4, 5, 6 & 7.
2B. REFERENCE SHOULD ALSO BE MADE THE "HARRINGTON FALLS" SUBD., DATED 9-18-1997, RECORDED IN PLAT BOOK 199, PAGE 80, AFORESAID RECORDS. THIS PROPERTY HEREON INCLUDES ALL OF LOTS 1 THROUGH 6 WERE LOCATED AS SHOWN HEREON.
3. REFERENCE FOR THIS SURVEY SHOULD ALSO MADE TO A SURVEY FOR JOHN W. BAILEY, DATED JULY 13, 1987, PREPARED BY BRUNGELCOR-REESE & ASSOC., INC., JOB NO. 8732-1564, PROVIDED BY CLIENT. THIS SITE SHOWN HEREON INCLUDES ONLY THE REMAINING PORTION OF THE LAND SHOWN ON SAID SURVEY PROVIDED THAT DOES NOT INCLUDE GRANSLEY SUBDIVISION.
4. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND REFERENCED TO GEORGIA STATE PLANE (WEST) DATUM, THE VERTICAL DATUM IS NGVD 88.
5. ACCORDING TO THE FLOOD RATE INSURANCE MAP (F.I.R.M.) FOR THE CITY OF ALPHARETTA, GEORGIA, PANEL NO. 13121C0052G, EFFECTIVE DATE JUNE 6, 2020, 2013, THIS PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD FLOOD AREA.
6. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCED TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
7. THIS SITE IS SERVED BY SOME UNDERGROUND UTILITIES. THE FIRM OF "AOR ENGINEERING, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY DIGGING.
8. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED BY AN "AOR ENGINEERING INC."
9. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OR BENEFITS MAY EXISTS THAT ARE NOT SHOWN HEREON THAT A CURRENT TITLE REPORT MAY DISCLOSE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES OR PERSONS NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY ENTITIES OR PERSONS OTHER THAN THOSE SHOWN HEREON.

FIELD NOTE:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A THREE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 455,577 FEET OR TAX PARCEL 22 44801104087 AND ONE FOOT IN 361,314 FEET FOR TAX PARCEL 22 44701057097.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,003 FEET AND AN ANGULAR ERROR OF 2.7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.
50 0 25 50 100 200

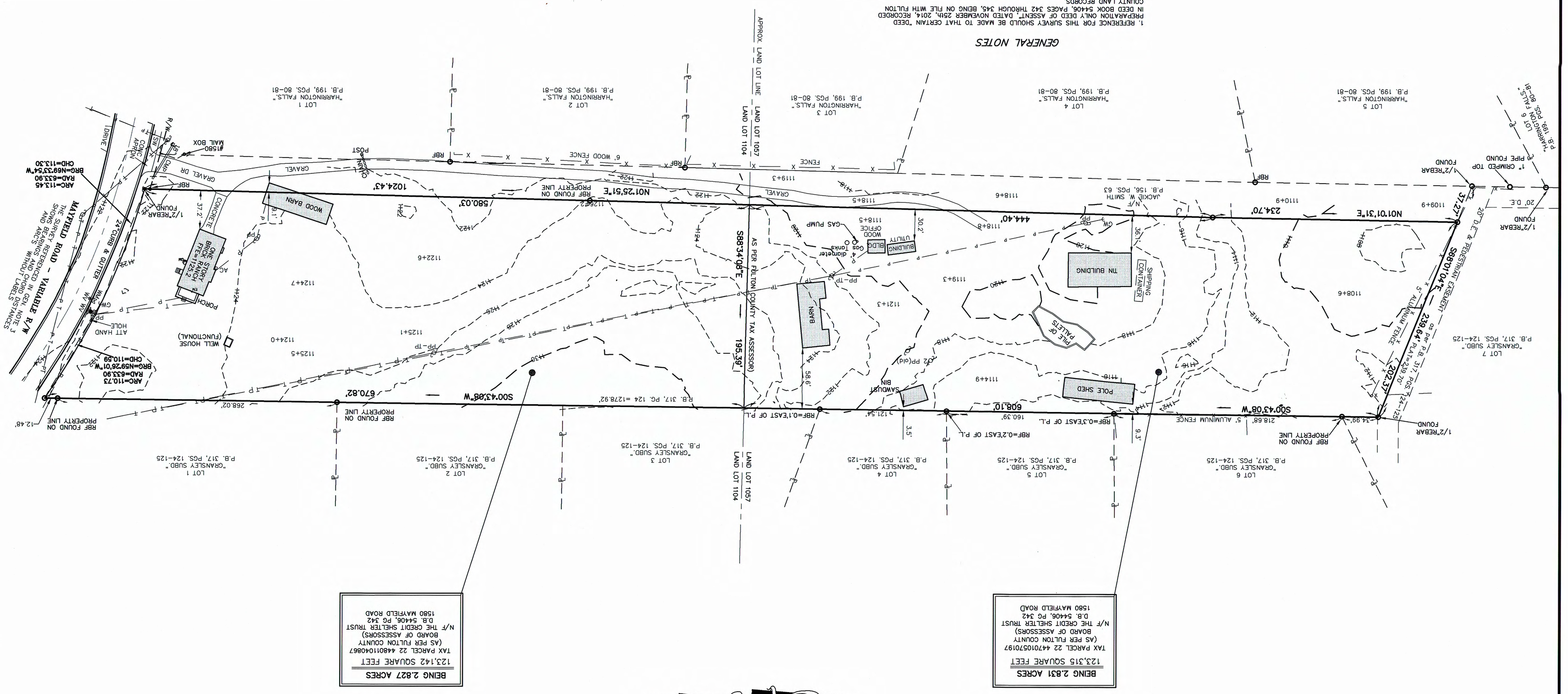
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GA. REG. L.S. License No. 2764 Date: March 17, 2022

GEORGIA LAND SURVEYOR TIMMY A POTTER No. 2764

SURVEYORS CERTIFICATION

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



BOUNDARY & TOPOGRAPHIC SURVEY FOR KAMRAN JALALI

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000 LSF# 000927
Land Surveying FIRM #000927

No.	Revision/Issue	By	Date

#1580 MAYFIELD ROAD

LAND LOT(S): 1057 & 1104	
DISTRICT: 2nd	
SECTION: 2nd	CITY ADDRESS: ALPHARETTA
COUNTY: FULTON	STATE: GEORGIA
SURVEYED: JJ2 & JG	DRAWN: TP

DRAWING: 22008S
SNAPSHOT: BNDY-TOPO-TREE
DATE: MARCH 9, 2022
SCALE: 1"=50'
H: V: N/A

Sheet 1 of 2

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: Z-23-01 / KJ Luxury Homes / 1580 Mayfield Rd

Contact Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood Telephone: 770-781-4100

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.

A list of the neighboring property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying people of the date, time and location of the Community Zoning Information Meeting (CZIM) and the Public Hearing was sent to adjacent and nearby property owners on November 16, 2022. A copy of the letter is attached as Exhibit "B". The Applicant plans to attend the Community Zoning Information Meeting (CZIM) on December 14, 2022. The Applicant will continue to keep the Department of Community Developmentinformed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conferences, or meetings as necessary.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: J. Ethan Underwood Date: 12/5/22

Print Form

HUFFSTUTLER MERRIC & JESSICA
12985 HARRINGTON DR
ALPHARETTA GA 30009

RHUDE JODY B & LISA A
12955 HARRINGTON DR
ALPHARETTA GA 30004

MURPHY SARAH & THERRELL SONNY JR
1695 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

CAGLE BENGY L & SARA W
12960 HARRINGTON DR
ALPHARETTA GA 30004

CHAVDA NARESH & CHAVDA KAVITA
12817 GRANSLEY CT
ALPHARETTA GA 30009

DAPONTE EDWARD W DAPONTE MARGARET
1705 PROVIDENCE PLACE DR
ALPHARETTA GA 30009

GERTZ TODD A & GERTZ CHRISTY W
12834 GRANSLEY CT
ALPHARETTA GA 30009

OZA CHIRAG & PUROHIT OZA MADHULIKA
12807 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

GUDIVADA JOSEPH U & AMBATI SWETA
12844 GRANSLEY CT
ALPHARETTA GA 30009

PRESSLEY JULIAN TIMOTHY & TONEY PR ESSLEY AMY NICOL
1535 MAYFIELD RD
ALPHARETTA GA 30009

HATRAK RYAN & KATRINA
12810 OAK FALLS DR
ALPHARETTA GA 30009

MALDONADO DANIEL E & BERRIOS ALEXA NDRA
12854 GRANSLEY CT
ALPHARETTA GA 30009

FLIPPIN AWESOME LLC
13240 CARIS CT
ALPHARETTA GA 30009

DENNIS DAVID W
12800 OAK FALLS DR
ALPHARETTA GA 30009

MANNHEIMER FREDERIC J & MANNHEIMER SUSAN M
12864 GRANSLEY CT
ALPHARETTA GA 30009

HOFER MARK A & RHONDA
1230 SHERRY DR
ALPHARETTA GA 30009

LADEROUTE EDWARD A & PAULA
12790 OAK FALLS DR
ALPHARETTA GA 30009

JIGESH SAHEBA REVOCABLE TRUST THE
12877 GRANSLEY CT
ALPHARETTA GA 30009

COLTON KYLE
1220 SHERRY DR
ALPHARETTA GA 30009

SMITH JACKIE W
4139 EDINBURGH TRL
ROSWELL GA 30075

EVANS RICHARD T JR & BRIANNA O
12867 GRANSLEY CT
ALPHARETTA GA 30009

WINDSOR RONALD C & MILDRED G
1210 SHERRY DR
ALPHARETTA GA 30004-1128

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30004

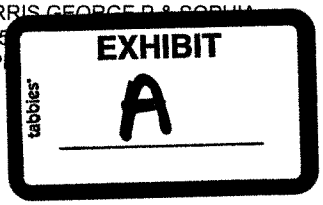
KNIGHT BRADLEY & RAMPERSAUD KNIGHT SHANTA
12837 GRANSLEY CT
ALPHARETTA GA 30009

GASKIN BRUCE N & ANNE A
1215 SHERRY DR
ALPHARETTA GA 30004-1127

BARRY DREW
12975 HARRINGTON DR
ALPHARETTA GA 30009

GRANSLEY HOMEOWNERS ASSOCIATION INC
700 BARBERRY DR
ALPHARETTA GA 30004-3681

SARRIS GEORGE P & SOPHIA
1685
ALP



MAVRIS DIMITRIOS N & ELIZABETH A
13035 HARRINGTON DR
ALPHARETTA GA 30004

LAUBENSTEIN STUART E & CYNTHIA S
13015 HARRINGTON DR
ALPHARETTA GA 30004

ALAM MOHAMMAD SARFARAZ
12887 GRANSLEY CT
ALPHARETTA GA 30009

WILSON KEVIN S & WILSON MANDA
12770 OAK FALLS DR
ALPHARETTA GA 30009

RISH DARREN JAMES & RISH TARA MARIE
12904 GRANSLEY CT
ALPHARETTA GA 30009

LIMBERIS DAMON M & MEREDITH W
12965 HARRINGTON DR
ALPHARETTA GA 30004

POU PANTON PATRICK & POU STEPHANIE
12995 HARRINGTON DR
ALPHARETTA GA 30009

MONTERO CARLOS E MONTERO VANDI L
1510 MAYFIELD RD
ALPHARETTA GA 30004

SYLVESTER JOSHUA PAUL & SYLVESTER SARA ANNE
12814 GRANSLEY CT
ALPHARETTA GA 30009

MC GINNIS SEAN P & MARTHA S
13005 HARRINGTON DR
ALPHARETTA GA 30004

HUDGENS TIMOTHY D & SHERI E
13000 HARRINGTON DR
ALPHARETTA GA 30004

MATELA DAVID M & MATELA DAWN M
12824 GRANSLEY CT
ALPHARETTA GA 30009

JOSEPH & CHRISTINA FRANKE LIVING T RUST THE
13025 HARRINGTON DR
ALPHARETTA GA 30009

RODGERS PATRICK L & RODGERS VICKIE C
12990 HARRINGTON DR
ALPHARETTA GA 30009

RUAN JIAYANG & WANG HSIN HSIN
12827 GRANSLEY CT
ALPHARETTA GA 30009

HARRINGTON FALLS COMMUNITY ASSOC I NC
12950 HARRINGTON DR
ALPHARETTA GA 30004

THOMAS DYLAN & RACHEL
12980 HARRINGTON DR
ALPHARETTA GA 30009

CREDIT SHELTER TRUST THE
1580 MAYFIELD RD
ALPHARETTA GA 30009

XIE LIN & CHAN SIOW DING
12874 GRANSLEY CT
ALPHARETTA GA 30009

NEUSTEDTER JON J & NEUSTEDTER ANN M
12970 HARRINGTON DR
ALPHARETTA GA 30009

DEVLIN SALLY A
1615 MAYFIELD RD
ALPHARETTA GA 30004

GUPTA SANJAY & GUPTA SUNITA
12884 GRANSLEY CT
ALPHARETTA GA 30004

KODILKAR NIKHIL & CHAUDHARY ARCHANA
12894 GRANSLEY CT
ALPHARETTA GA 30009

OASIS REAL ESTATE INVESTMENTS LLC
3767 HIGHBROOKE CT
DULUTH GA 30097

MOVVA SURESH BABU & MOVVA PRATHUSHA
12810 KEYSTONE CT
ALPHARETTA GA 30009

SZYMCZAK MATTHEW A & VALERIE G
12907 GRANSLEY CT
ALPHARETTA GA 30009

MECHELKE THOMAS & KELLI N
325 DESTINY TRC
ALPHARETTA GA 30009

PASSARELLI FLORIDEO & PASSARELLI ASHLEY
12820 KEYSTONE CT
ALPHARETTA GA 30009

CIEPIELA MICHAEL & DIANE
12897 GRANSLEY CT
ALPHARETTA GA 30009

MATHIS CLEMMIE II & TAMETRIUS L
12780 OAK FALLS DR
ALPHARETTA GA 30009

OASIS REAL ESTATE IVESTMENT LLC
3767 HIGHBROOKE CT
DULUTH GA 30097

November 16, 2022

Kamran Jalali
1005 Chasewood Trail
Alpharetta, Georgia 30005

RE: Z-23-01 / KJ Luxury Homes / 1580 Mayfield Road

Dear Property Owner:

Please allow this letter to serve as public notice for a Rezoning request at 1580 Mayfield Road, from AG zoning to R-22 zoning.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, December 14, 2022, at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, January 5, 2023, at 6:30 PM and City Council on Monday, January 23, 2023, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at kamranjalali@yahoo.com or 678-858-0255.

Sincerely,

Kamran Jalali

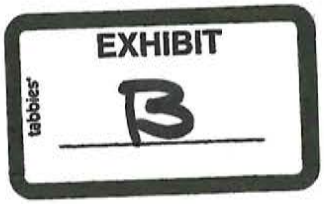


Exhibit "D"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Process and Supporting Documents

Since the Applicant submitted its initial public participation report, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

A. Correspondence with Interested Parties.

The Applicant mailed a letter to area property owners and received two telephone calls in response; however, the Applicant does not recall the names of the responding property owners.

B. Summary of Issues/Questions & Responses:

Issue #1: Will lot sizes be comparable to other properties in the area?

Response: Yes, the property is being zoned to the R-22 zoning category, which is similar to surrounding properties.

Issue #2: Will homes to be constructed comparable to other properties in the area?

Response: Yes, homes to be constructed will be of similar or greater quality to those on surrounding properties.

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-23-02/V-23-01 82 & 92 THOMPSON STREET

PLANNING COMMISSION: JANUARY 5, 2023

CITY COUNCIL: JANUARY 23, 2023

II. RECOMMENDATION:

Approve Z-23-02/V-23-01 82 & 92 Thompson Street, subject to the following conditions:

1. The site, consisting of approximately 1.13 acres, shall be zoned DT-LW and developed substantially similar to site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022, 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. Architecture and materials shall be developed substantially similar to the renderings, labeled Exhibit A, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB.
3. Thompson Street streetscape shall generally be improved, as follows: 30' half width right-of-way to incorporate an 8' sidewalk (concrete with brick banding), 6' planter, 8' on-street parking, 10' travel lane, and decorative pedestrian lighting, with final approval by Staff.
4. Shade trees shall be required in the planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
5. Open space shall be developed as depicted on the site plan prepared by Travis Pruitt & Associates, revised 12/16/2022, including decorative landscaping, hardscape, walls and seating, as approved by DRB. Landscape plan shall include plant selections promoting the historic Downtown.
6. Tree removal shall be limited to the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
7. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
8. Developer shall construct a minimum 8' concrete connection between the Alpha Loop and Thompson Street sidewalk, as depicted on the site plan prepared by Travis Pruitt & Associates, Inc, revised 12/16/2022. Alpha Loop connection shall be placed within a minimum 10' permanent easement and shall include bicycle access stair ramps, lighting (bollards), landscape, hardscape, wayfinding signage and crosswalk at Kingry Lane, as approved by Staff.
9. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff.
10. Prior to the issuance of an LDP, developer shall provide the City with an engineering justification showing that the proposed Alpha Loop connection and existing channel along eastern property line will function properly. Any modification to the existing channel would require a hydraulic trespass assessment.
11. Utility structures, headwalls, etc. shall be finished with decorative stone, where visible from the Alpha Loop, as approved by DRB.
12. Stream buffer encroachment shall be permitted as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
13. To mitigate stream buffer encroachments, 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.

14. No more than 1 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Piedmont Real Estate Group, Inc., is requesting to rezone 1.13 acres from O-P (Office-Professional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) in order to construct a five (5)-unit 'For-Sale' condominium building. A variance is requested to allow a stream buffer encroachment. The subject property is located at 82 and 92 Thompson Street at the northwest corner of Thompson Street and Kingry Lane.

DISCUSSION

The submitted request, if approved, would allow for the construction of a five (5)-unit 'For-Sale' condominium building on 1.13 acres in the Downtown. The proposed density is 4.42 dwelling units per acre. A rezoning is requested from O-P (Office-Professional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work), as well as a variance to allow a stream buffer encroachment. The subject property is located at 82 and 92 Thompson Street at the northwest corner of Thompson Street and Kingry Lane.

The property represents two (2) parcels of land with frontage on Thompson Street. Both properties are developed with single-family detached homes. Surrounding properties are zoned MU (Mixed Use) and DT-R (Downtown Residential) to the north, O-P to the east, O-I (Office-Institutional) to the south and DT-LW to the west. Voysey and The Rowes subdivisions are located to the north, Moss property to the east, Cadence Bank to the south and Alcovy Place is under construction to the west. The proposed use is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use Live Work'.

The applicant requests a variance from Unified Development Code (UDC) Section 3.3.6(C)(1)(a) Stream Buffer Protection – Land Development Requirements, which requires a 50' undisturbed natural vegetative buffer on a non-perennial stream and an additional 25' impervious setback for a total of 75'. Impervious cover is prohibited within the 75' impervious setback, which includes man-made structures that impede the natural infiltration of water into the ground. The site plan depicts approximately 315 square feet of the building encroaching into the 75' impervious setback. In addition, an underground stormwater facility and pervious paver amenity patio is depicted within the 75' impervious setback and a new retaining wall is depicted within the 50' stream buffer. The applicant proposes to remove an existing encroachment into the City and State stream buffer; a 3,800 square foot parking lot at the rear of 82 Thompson Street. To mitigate the impacts from the stream buffer encroachment, the applicant's engineer proposes to remove approximately 3,370 square feet of existing impervious encroachments, revegetate the stream buffer and provide additional runoff reduction volume. With the proposed mitigation, there will be a net decrease of approximately 3,000 square feet of impervious area in the stream buffer.

The table below identifies residential approvals in the Downtown since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 4.42 dwelling units/acre is lower than densities approved in the Downtown and along Thompson Street.

Downtown – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
North Fulton Pharmacy	8 TH	1.31 acres	6.11 du/ac
Wills Overlook	16 TH	2.24 acres	7.13 du/ac
116/126 North Main St	4 Condo	1.43 acres	2.8 du/ac
South of Wills Park	55 TH	5.5 acres	9.93 du/ac

Alcovy Estates	10 SFD, 4 SD, 5 TH	2.84 acres	6.7 du/ac
236/244 North Main St	11 SFD	1.6 acres	6.8 du/ac
Mayfair on Main-217 South Main St	13 SFD, 11 TH	2.3 acres	10.4 du/ac
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	1.5 acres	16 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac

SITE PLAN

The submitted site plan depicts five (5) condominium units in a three (3) story building over basement-level structured parking. Access to parking is proposed from the Alcovy Place development to the west, which is currently under construction. Condominium units on the 1st and 2nd floors will be approximately 4,050 and the 3rd floor unit will be approximately 8,450 square feet. Minimum building setbacks are consistent with the DT-LW development regulations.

The basement-level parking deck includes twenty-one (21) parking spaces and four (4) on-street, parallel parking spaces are depicted along Thompson Street. The Downtown Code requires two and a half (2.5) parking spaces per unit for residents and guests for a total of thirteen (13) parking spaces.

The site plan calls out 6,275 square feet, or fifteen percent (15%), open space, which includes a patio area at the rear of the building constructed of pervious pavers, the existing Alpha Loop and proposed Alpha Loop connection. Open space appears to be undercounted on the site plan. The applicant's proposal exceeds the minimum ten percent (10%) amenity space required in the DT-LW district.

The City completed construction of the Alpha Loop on the subject property in Spring 2020. The applicant's site plan depicts a nine-foot (9') concrete path connection between the Alpha Loop and Thompson Street sidewalk along the east side of the property. The proposed connection is consistent with the City's planned connections between the Alpha Loop and Thompson Street sidewalk approximately every 500' along the corridor. In addition, the connection also lines up with the future Alpha Loop alignment along Kingry Lane, which will facilitate an Alpha Loop connection over Old Milton Parkway.

Many of the trees on the property are in 'Poor' condition or have been deemed hazardous due to their structural condition. There is a 17" Dogwood that would be a good specimen tree save; however, that tree is located along Thompson Street and will be impacted with the installation of the required streetscape. Trees located in the stream buffers not being impacted by the stream buffer variance will be preserved.

An underground stormwater management facility is depicted at the rear of the building and located within the 75' impervious setback.

RENDERINGS

According to the applicant's architect, the proposed renderings reflect the Tudor Eclectic style. The building is depicted to be three (3) stories with two (2) condominium units on each of the first two (2) floors and one (1) large unit on the 3rd floor. The primary exterior material is stone and brick. Inset balconies are depicted on the first two (2) floors of the front and rear of the building. Covered and uncovered balconies are depicted on the 3rd floor of the building. The City's Downtown Consultant reviewed the applicant's renderings. The following comments should be addressed prior to Design Review Board (DRB) consideration:

- address the areas of the building with flat roof massing
- select areas could be detailed as flat roof massing with appropriate parapets and cornice treatment
- balance of the top floor massing could be detailed in a mansard type roof
- all wall massing should be either stone or brick
- do not use cantilevered brick veneer walls on the side elevations, treat any projecting bays as timber framed or similar

TRAFFIC

Staff estimates that the five (5) condominium units would generate three (3) AM and four (4) PM Peak Hour trips.

Trip Generation									
Land Use (ITE Code)	Intensity	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise) (220)	5	Dwelling Units	37	1	2	3	2	2	4
Total			37	1	2	3	2	2	4

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 5 Condominium Units

School	Single Family Average #
Manning Oaks Elementary School	0 to 1 students
Hopewell Middle School	0 to 0 students
Alpharetta High School	0 to 0 students
TOTAL	0 to 1 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 1 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School is approaching capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed condominium use is a permitted housing type in the DT-LW zoning district. In addition, a variety of residential types adds to the character and interest of a downtown.

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

Response: The proposed condominium use is a permitted housing type in the DT-LW zoning district. In addition, a variety of residential types adds to the character and interest of a downtown.

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

Response: The applicant's proposal reflects a stream buffer encroachment. However, the proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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

Response: The subject property could be developed with an office and a single-family detached home under the existing zoning (O-P and R-12). While the future land use of Thompson Street allows for a live-work environment, non-residential uses have not been developed or approved along this corridor. The zoning proposal is compatible with the surrounding residential development.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would increase demand on public facilities and services; however, the increase should be insignificant due to the size of the property and density of the proposed development.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts.

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

Response: The applicant's zoning proposal reflects a reasonable balance. The proposal meets the future land use designation of the property, and the proposed density is much lower than other developments approved on Thompson Street.

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

Response: The subject properties could be developed with an office and a single-family detached home under the existing zoning of O-P and R-12. While the future land use of Thompson Street allows for a live-work environment, non-residential uses have not been developed or approved along this corridor. The proposed use and density are compatible with surrounding development.

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

Response: The proposed rezoning to DT-LW is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use Live Work'.

VARIANCE REVIEW CRITERIA

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

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

Response: The property has topographic challenges due to the presence of a stream, which impacts more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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

Response: Application of the Ordinance would create an unnecessary hardship. Stream buffers impact more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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

Response: The property has topographic challenges due to the presence of a stream, which impacts more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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

Response: The property has topographic challenges due to the presence of a stream, which impacts more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposed zoning is consistent with the comprehensive land use plan designation of the property and a variety of residential types will add to the character and interest along Thompson Street. In addition, the proposed density is lower than developments approved in the Downtown along Thompson Street.

The property has topographic challenges and stream buffers impact more than half of the property. The proposed stream buffer mitigation will result in a net decrease of approximately 3,000 square feet of impervious area in the stream buffer and replanting the buffer and additional runoff reduction will enhance the ecology of the stream.

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 letters were sent out inviting the public to attend a group meeting regarding the applicant's request. The applicant had conversations with several residents in the area, including residents at Academy Park, Midwick, West of Main, and Voysey. Concerns were voiced related to the impacts to the stream buffer. According to the applicant, feedback was positive.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 14, 2022. There were no public comments.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Exhibit A – Renderings 12.19.22
- Concept Design
- Stream Buffer Mitigation 12.23.22
- Citizen Participation Part B
- CZIM Sign In Sheet
- Application
- Original Site Plan
- Survey

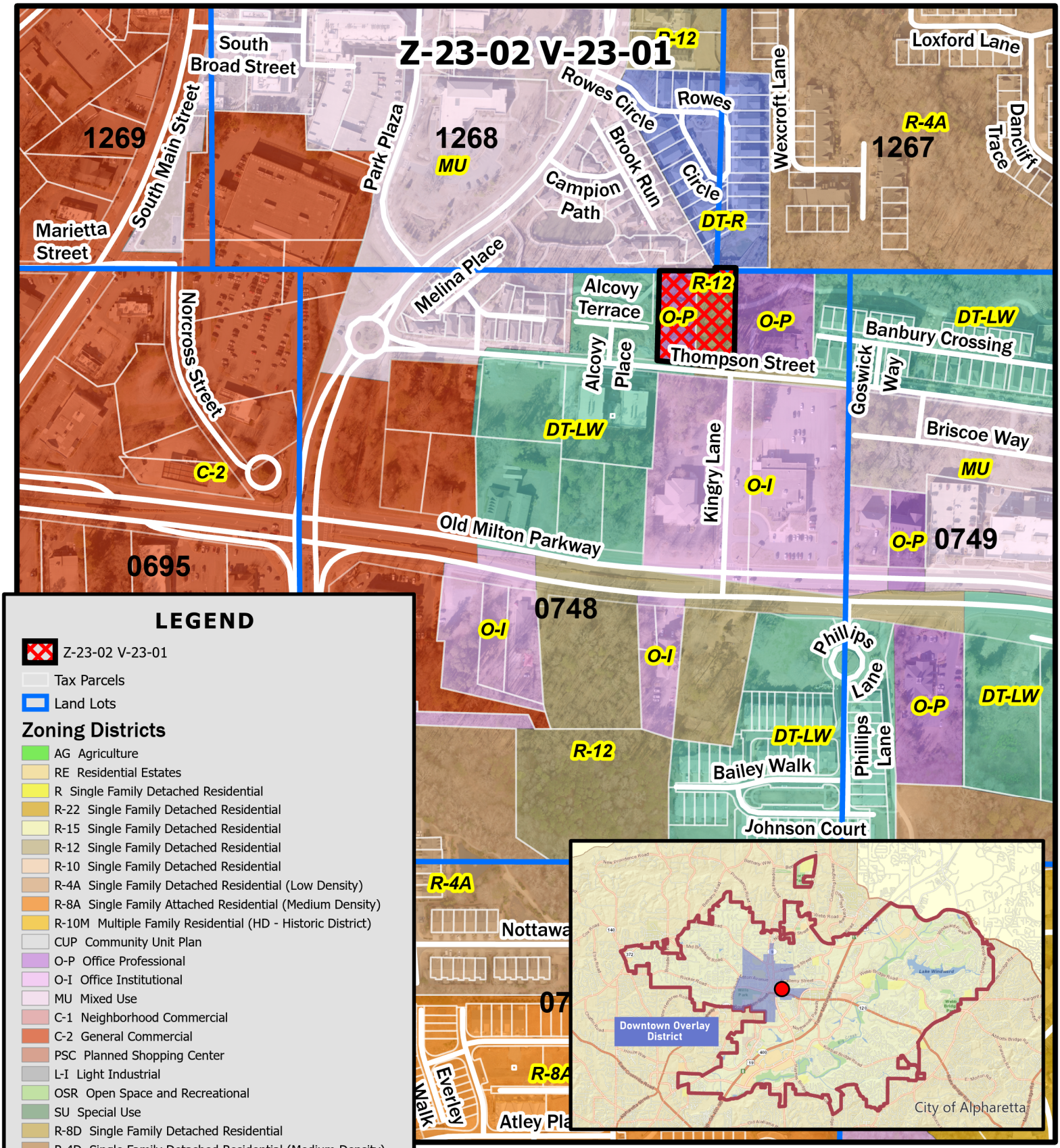


Z-23-02 V-23-01
D/LL: 1/2/0748
PC: 1/05/23
CC: 1/23/23

THE CITY OF ALPHARETTA GEORGIA

Aerial Map
82 & 92 Thompson Street

Location Map Provided by:
Community Development - GIS



LEGEND

- Z-23-02 V-23-01
- Tax Parcels
- Land Lots

Zoning Districts

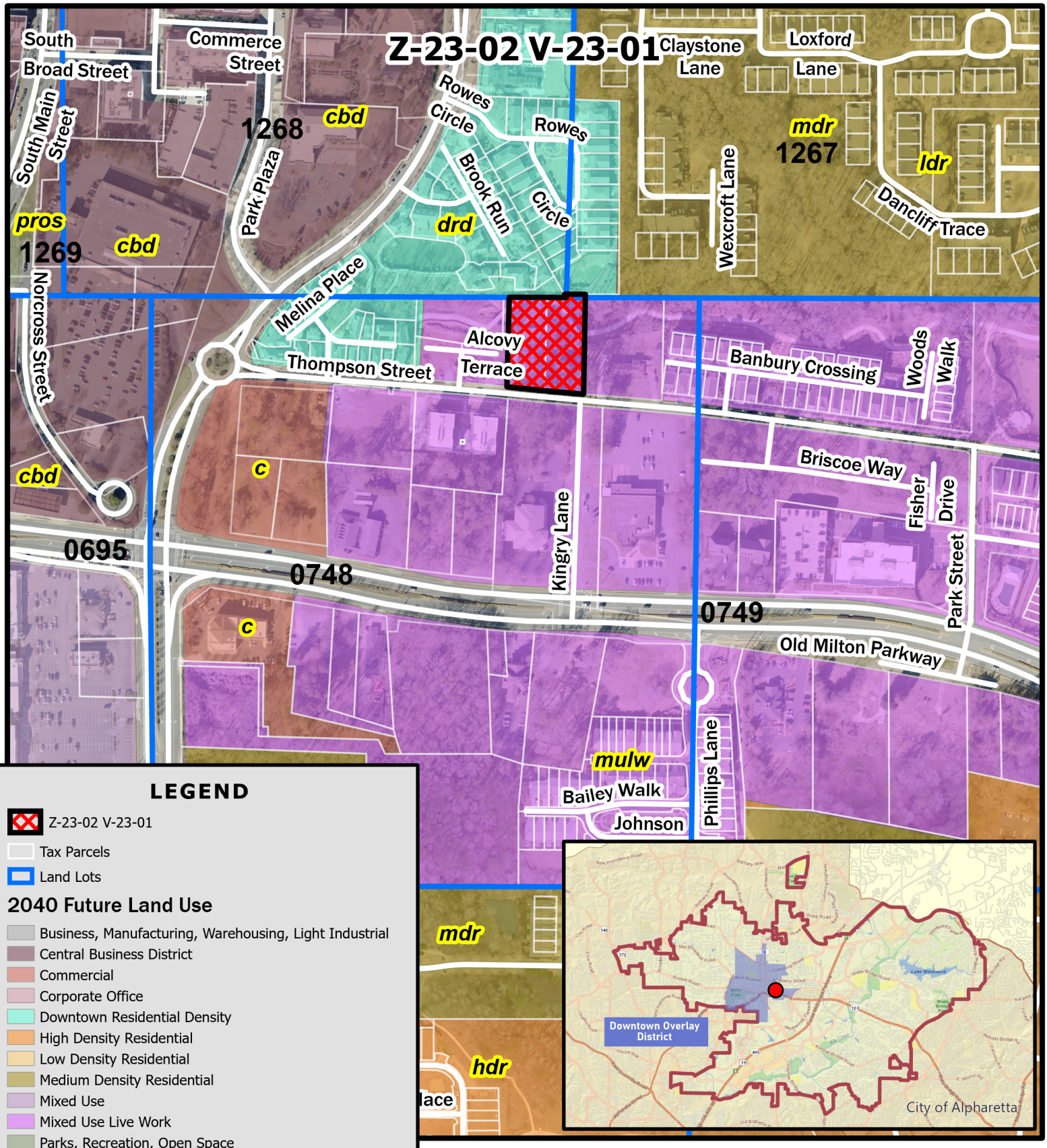
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- 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

Z-23-02 V-23-01
D/LL: 1/2/0748
PC: 1/05/23
CC: 1/23/23

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
82 & 92 Thompson Street

Location Map Provided by:
Community Development - GIS



LEGEND

- Z-23-02 V-23-01
- Tax Parcels
- Land Lots

2040 Future Land Use

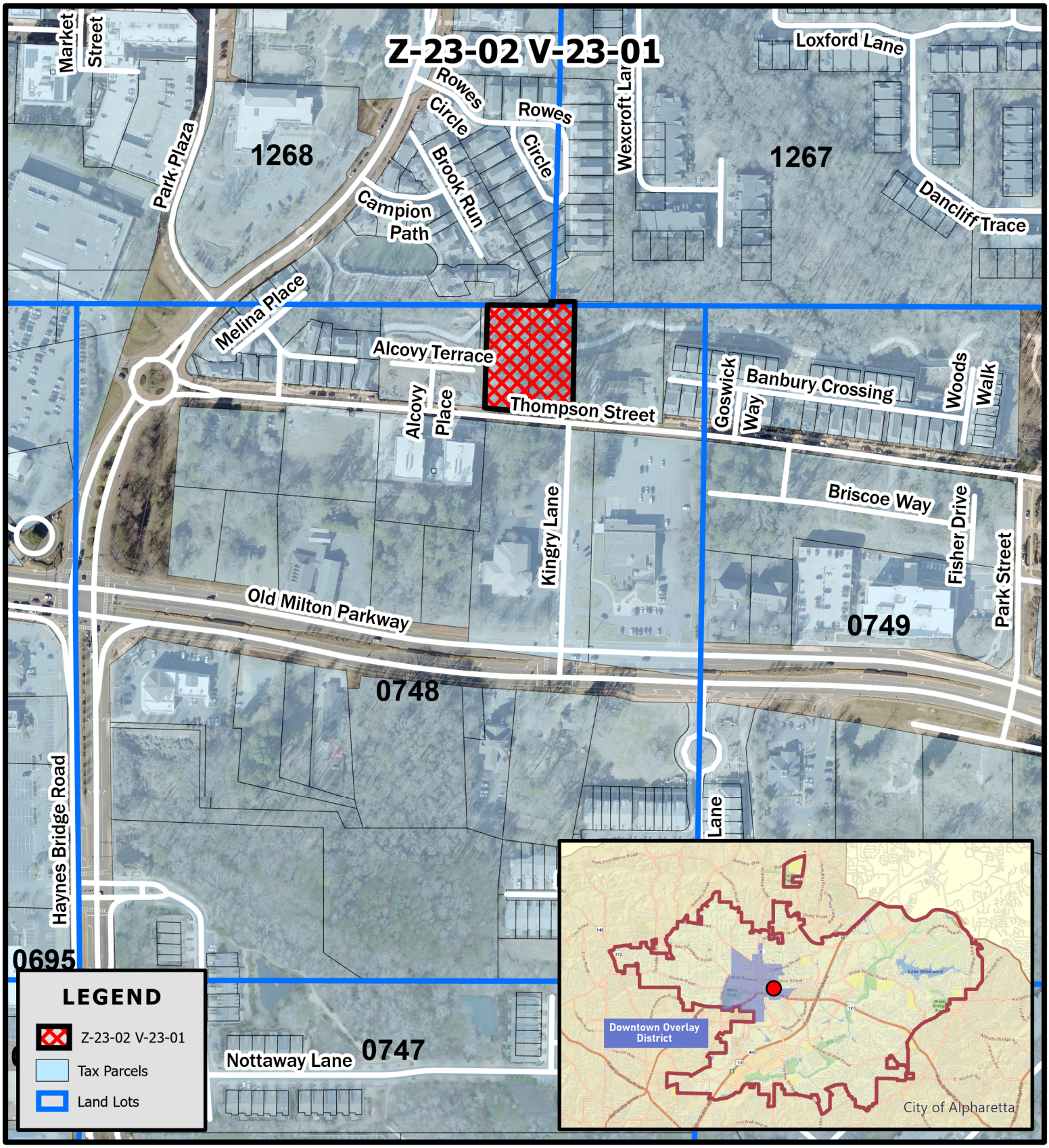
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

Z-23-02 V-23-01
D/LL: 1/2/0748
PC: 1/05/23
CC: 1/23/23

THE CITY OF ALPHARETTA GEORGIA

Future Land Use Map
82 & 92 Thompson Street

Location Map Provided by:
Community Development - GIS



Z-23-02 V-23-01
D/LL: 1/2/0748
PC: 1/05/23
CC: 1/23/23

Location Map
82 & 92 Thompson Street

THE CITY OF ALPHARETTA GEORGIA

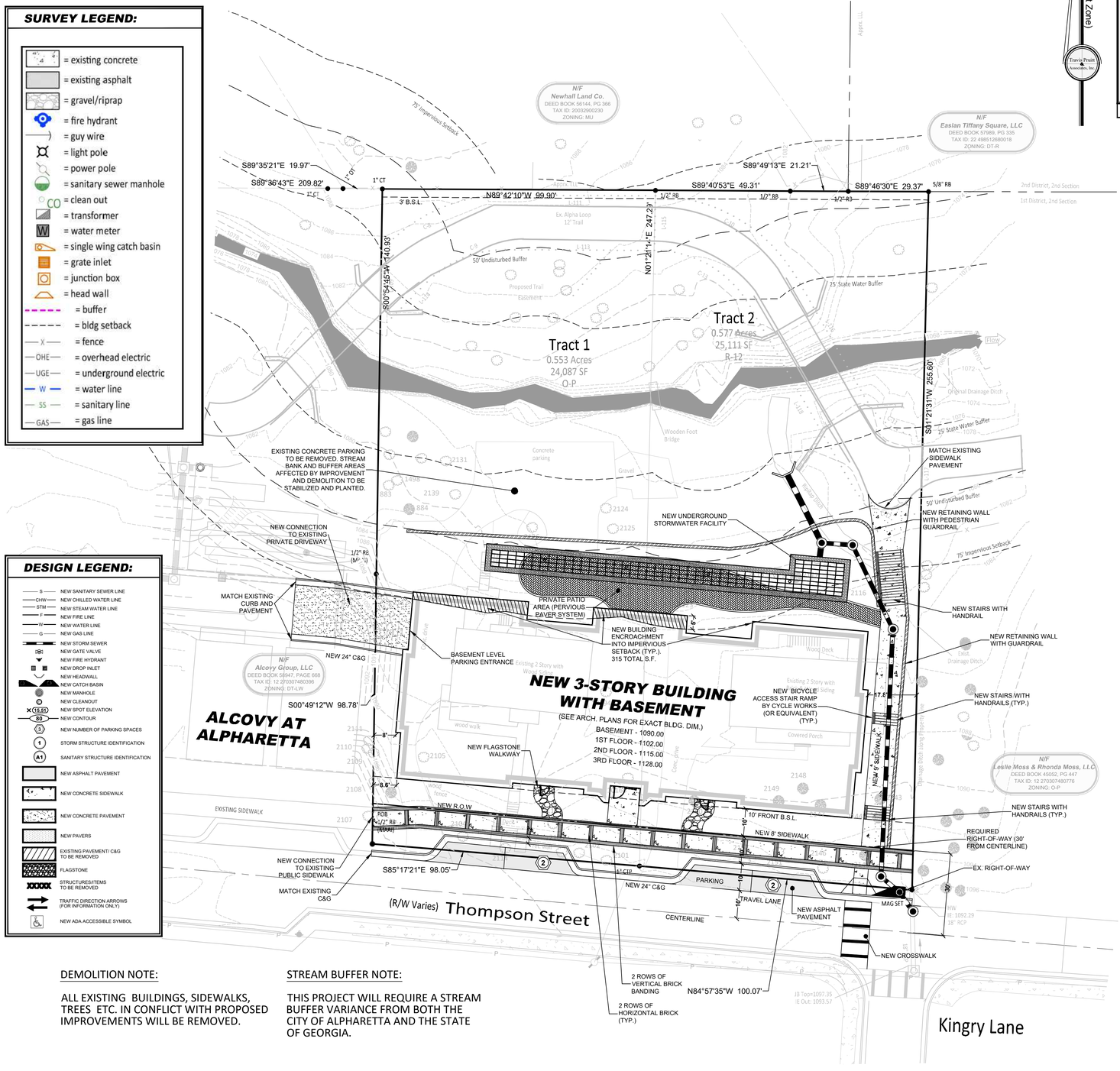
Location Map Provided by:
Community Development - GIS

SURVEY LEGEND:

- = existing concrete
- = existing asphalt
- = gravel/riprap
- = fire hydrant
- = guy wire
- = light pole
- = power pole
- = sanitary sewer manhole
- = clean out
- = transformer
- = water meter
- = single wing catch basin
- = grate inlet
- = junction box
- = head wall
- = buffer
- = bldg setback
- = fence
- = overhead electric
- = underground electric
- = water line
- = sanitary line
- = gas line

DESIGN LEGEND:

- NEW SANITARY SEWER LINE
- NEW CHILLED WATER LINE
- NEW STEAM WATER LINE
- NEW FIRE LINE
- NEW WATER LINE
- NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- (15.51) NEW SPOT ELEVATION
- 80 NEW CONTOUR
- (3) NEW NUMBER OF PARKING SPACES
- 1 STORM STRUCTURE IDENTIFICATION
- A1 SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW PAVERS
- EXISTING PAVEMENT/ C&G TO BE REMOVED
- FLAGSTONE
- XXXXX STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW ADA ACCESSIBLE SYMBOL

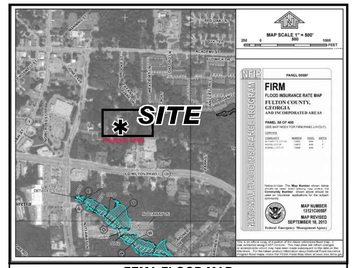


GRAPHIC SCALE - IN FEET

10 0 20 40 60 80

Grid North (GA West Zone)

Travis Pruitt & Associates, Inc.



FEMA FLOOD MAP



LOCATION MAP
NOT TO SCALE

AMENITY SPACE

REQUIRED	4,920 SF (10% OF SITE)	
PROVIDED	EXISING ALPHA LOOP - 5,235 SF	
	PROPOSED ALPHA LOOP - 1,040 SF	
TOTAL	6,275 SF	

IMPERVIOUS LOT COVERAGE

ALLOWABLE:	33,038 SF OR 70% MAX	
PROPOSED:	BUILDING PAD - 10,000 SF	
	PROPOSED ALPHA LOOP + SIDEWALKS - 2594 SF	
	PROPOSED FRONT ENTRANCE AND PATIO - 2,288	
TOTAL	14,882 SF OR 45%	

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		

PROJECT DESCRIPTION:

NEW CONDOMINIUM BUILDING

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

EXISTING SITE ZONING:	**O-P & R-12**
PROPOSED SITE ZONING:	**DT-LW**
SITE AREA:	**1.13 ACRES**
TAX PARCEL ID (TRACT 1):	**12 270307480701**
TAX PARCEL ID (TRACT 2):	**12 270307480719**

BUILDING SETBACK LINES:

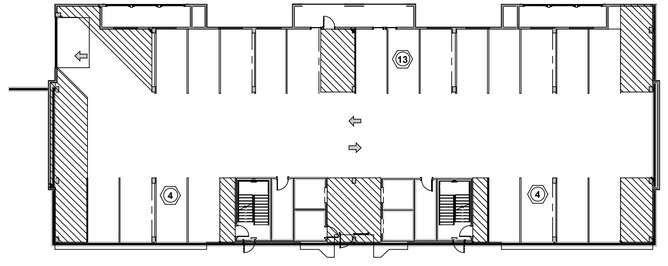
FRONT YARD: 10 FT.
REAR YARD: 3 FT.
SIDE YARD: 10 FT. BETWEEN STRUCTURES

BUILDING SUMMARY:

3-STORY
BUILDING FOOT PRINT: 10,000
MAX BUILDING HEIGHT: 40 FT
BUILDING HEIGHT: 40 FT.
MAXIMUM DENSITY: 8 UNITS/ACRE
PROPOSED DENSITY: 4.5 UNITS/ACRE
PROPOSED UNITS: 5 UNITS
REQUIRED MINIMUM HOUSE REQUIREMENTS: 2500 SF/ 25' WIDTH
REQUIRED MINIMUM WALKUP FLAT REQUIREMENTS: 2500 SF/ 20' WIDTH
PROPOSED FLAT: 83' X 60'/4,051 HSF
PROPOSED FLAT: 155' X 60'/8,450 HSF

BASEMENT LEVEL PARKING PLAN

SCALE: 1" = 20'



DEMOLITION NOTE:

ALL EXISTING BUILDINGS, SIDEWALKS, TREES ETC. IN CONFLICT WITH PROPOSED IMPROVEMENTS WILL BE REMOVED.

STREAM BUFFER NOTE:

THIS PROJECT WILL REQUIRE A STREAM BUFFER VARIANCE FROM BOTH THE CITY OF ALPHARETTA AND THE STATE OF GEORGIA.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.

NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

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NO	DATE	DESCRIPTION	BY
1	12/16/2022	CITY COMMENTS	JW
2			
3			
4			
5			
6			
7			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

ZONING SITE PLAN

92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED No. 45947 PROFESSIONAL ENGINEER G. BRENT THOMAS, JR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 10/31/2022
SCALE: 1" = 20'
CN: 220470ZSP
JN: 1-22-0470
FN: 170-D-035
SHEET NO: 1 OF 1

W:\2022\220470\Engineering\CAD\Drawings\220470ZSP.dwg, Zoning Site Plan, jwinston, Dec. 16, 22-11:29:11 AM, 1:1

Exhibit A – Renderings 12.19.22



Exhibit A – Renderings 12.19.22





92 THOMPSON STREET - ALPHARETTA GA

09/14/2022

TERMINUS
DESIGN GROUP

SITE INFORMATION

ZONING

CURRENT ZONING: R-12
OVERLAY DISTRICT: DOWNTOWN
FUTURE LAND USE: MULW / MIXED USE LIVE-WORK

PROPOSED ZONING: DT-LW / DOWNTOWN LIVE-WORK

ZONING REQUIREMENTS

LANDSCAPING STRIP: 10' ADJACENT TO THOMPSON
5' EXTERIOR PROPERTY LINES

PROPOSED BUILDING SETBACKS (DT-LW): FRONT - 10'
SIDE: NONE (10' MIN. BETWEEN DWELLINGS
REAR: 3'

MAXIMUM DENSITY: 8 UNITS/ACRE
PROPOSED DENISTY: 4.5 UNITS PER ACRE

PROPOSED UNITS: 5 UNITS

REQUIRED MINIMUM HOUSE REQUIREMENTS: 2,500 SF / 25' WIDTH
REQUIRED MINIMUM TOWNHOME REQUIREMENTS: 900 SF / 20' WIDTH

PROPOSED FLATS: 83' X 60' / 4,051 HSF
155' X 60' / 8,450 HSF

IMPERVIOUS LOT COVERAGE:

ALLOWABLE: 33,038 SF OR 70% MAX
PROPOSED: BUILDING PAD - 10,000 SF
ALPHA LOOP AND SIDEWALKS - 2,074 SF
TOTAL - 12,074 OR 37%

MAX BUILDING HEIGHT: 3 STORIES / 40' (FROM FRONT GRADE TO ROOF BEARING)

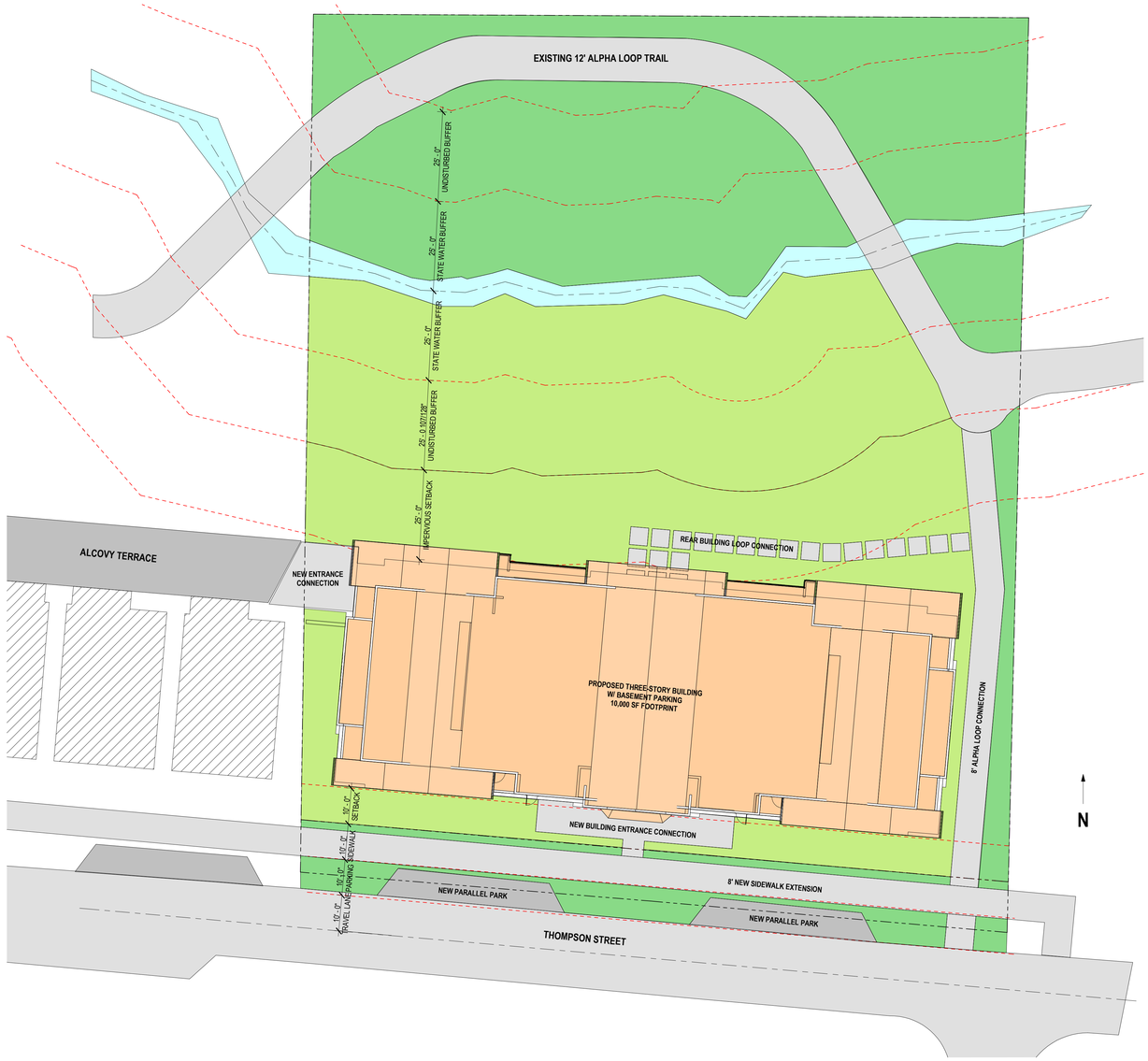
PARKING REQUIREMENTS:

REQUIRED: 2 SPACES PER UNIT + 0.5 PER UNIT = 13 TOTAL
PROVIDED: 22 BASEMENT SPACES + 4 STREET SPACES = 26 TOTAL PARKING SPACES

AMENITY SPACE:

REQUIRED: 4,920 SF (10% OF SITE)
PROVIDED: EXISTING ALPHA LOOP - 5,235 SF
PROPOSED ALPHA LOOP + SIDEWALKS - 2,074 SF
LANDSCAPING - 7,525 SF

TOTAL: 14,834 SF



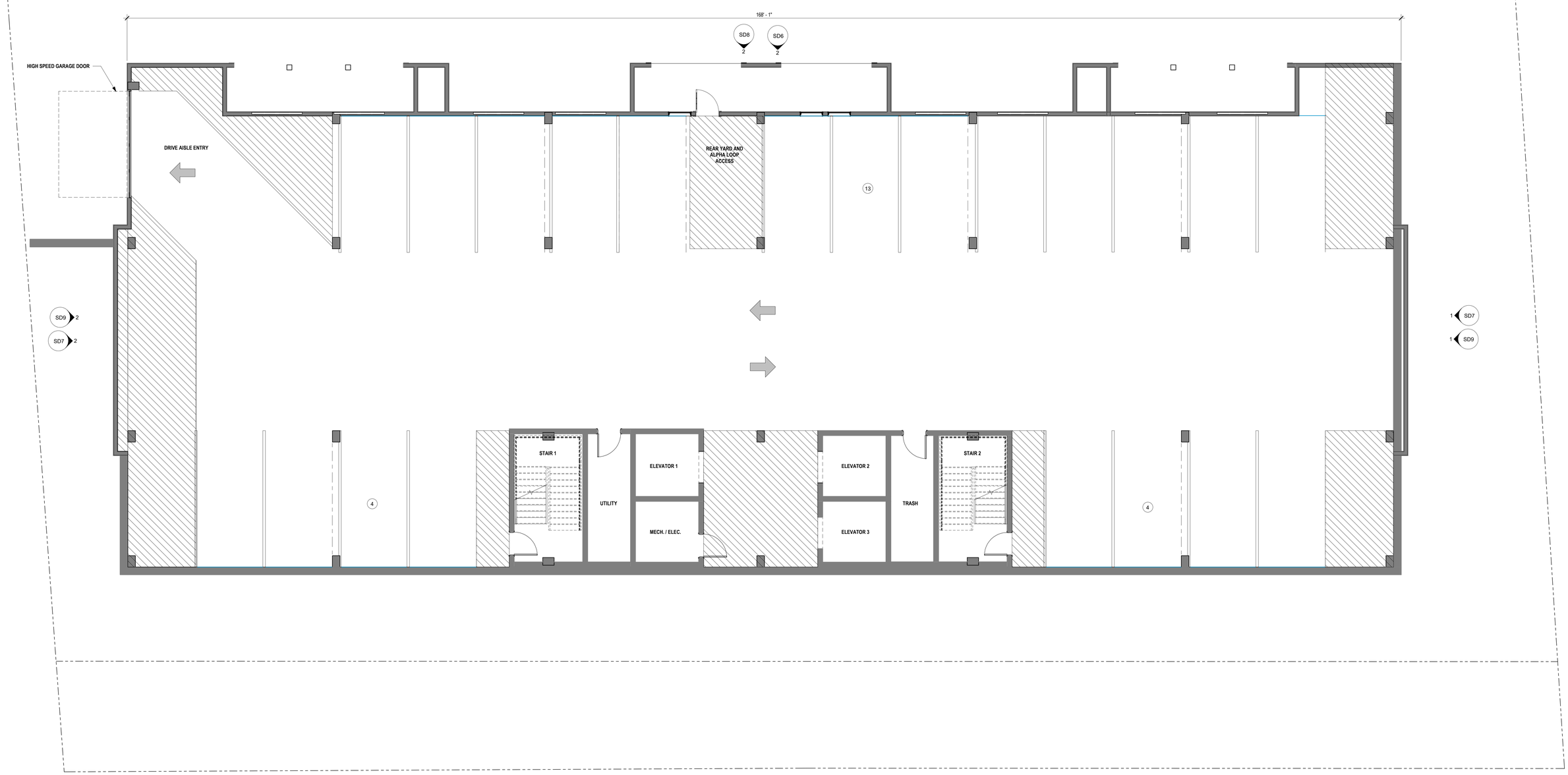
92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

CONCEPT SITE PLAN

1/16" = 1'-0"

TERMINUS DESIGN GROUP



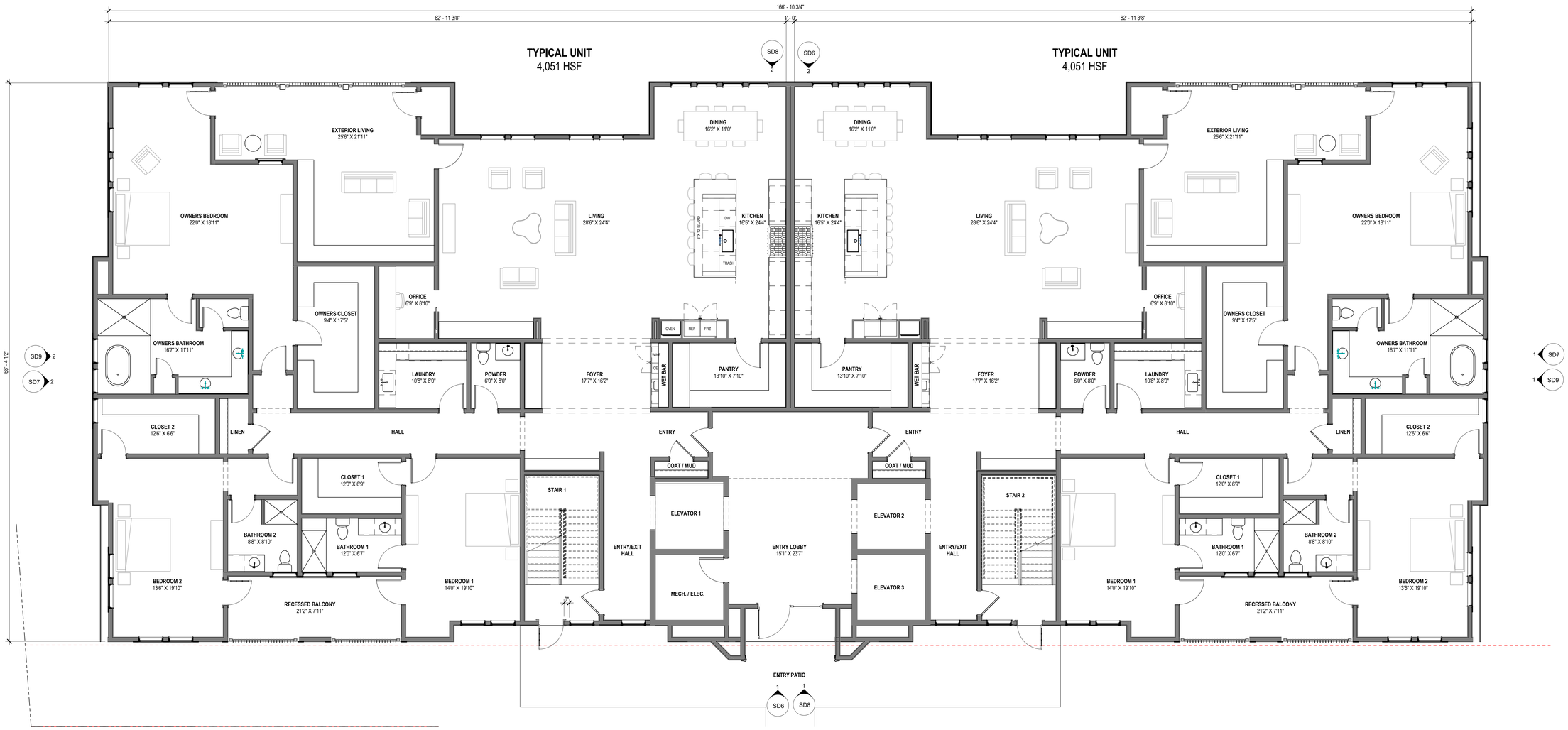
92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

BASEMENT PLAN

3/16" = 1'-0"

TERMINUS DESIGN GROUP



92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

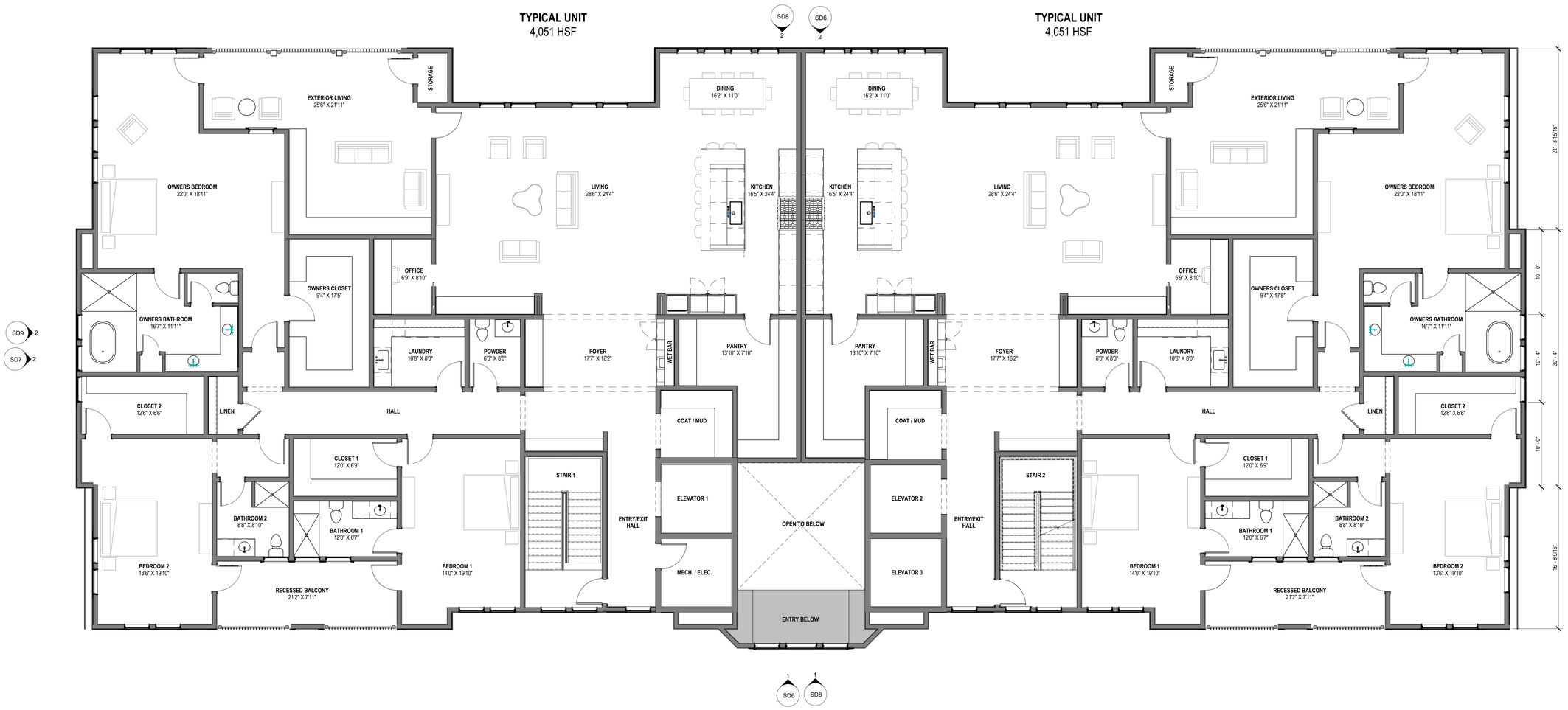
LEVEL 01 PLAN

3/16" = 1'-0"

TERMINUS DESIGN GROUP

TYPICAL UNIT
4,051 HSF

TYPICAL UNIT
4,051 HSF



92 THOMPSON STREET - CONCEPT DESIGN

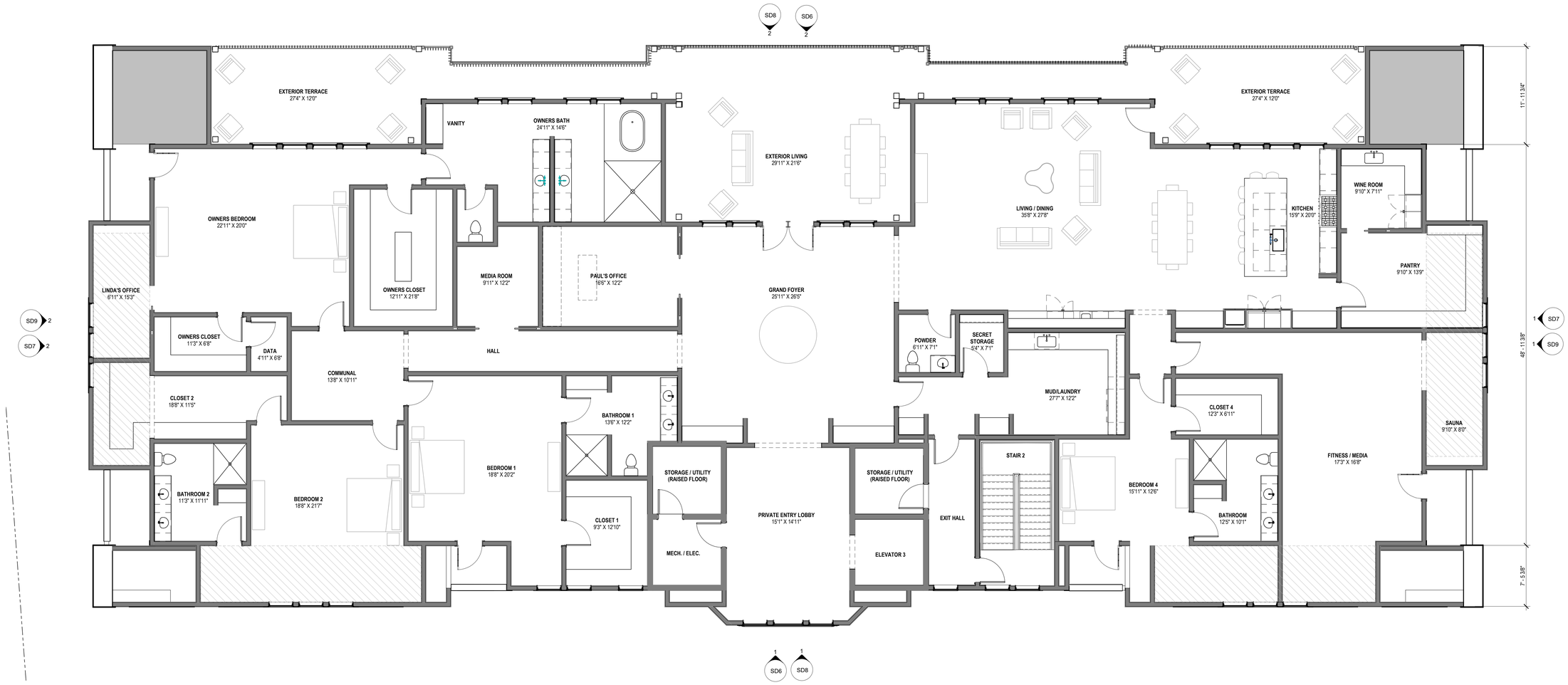
09/14/22

LEVEL 02 PLAN

3/16" = 1'-0"

TERMINUS DESIGN GROUP

PENTHOUSE UNIT
8,050 HSF
(DASHED AREAS INIDICATE POSSIBLE REDUCTION IN HSF - 750 SF
DOWN TO 7,300 HSF)



92 THOMPSON STREET - CONCEPT DESIGN
09/14/22

LEVEL 03 PLAN
3/16" = 1'-0"

TERMINUS DESIGN GROUP



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

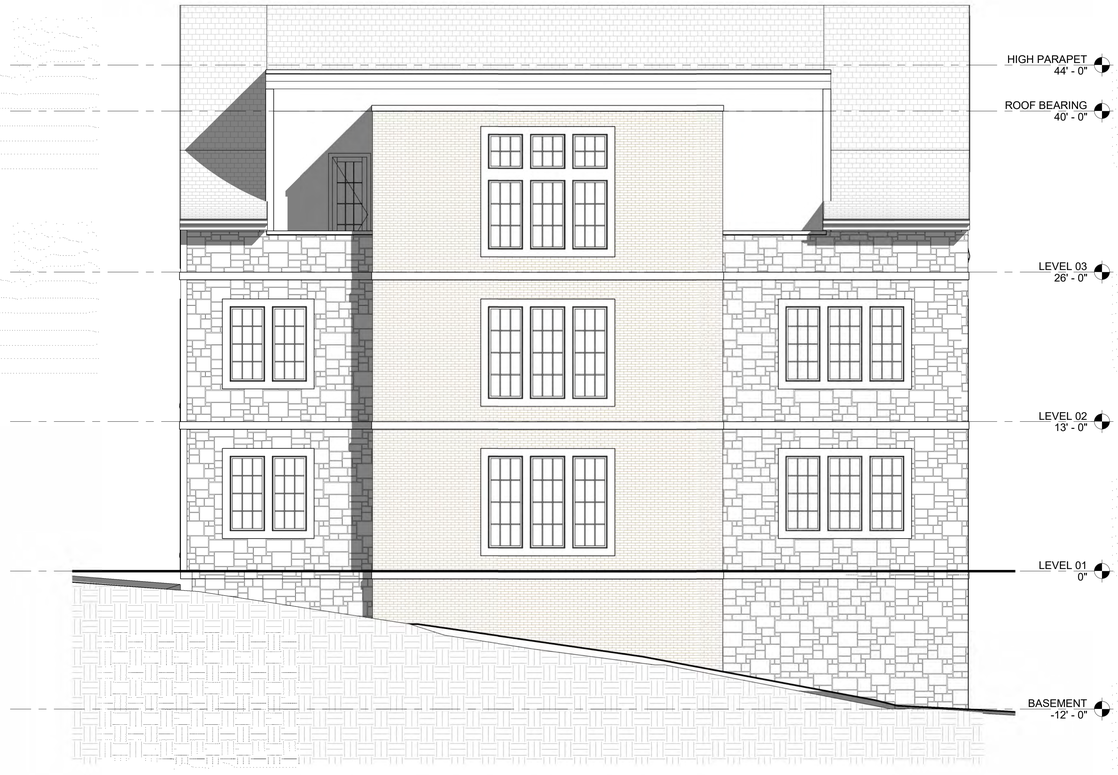
CONCEPT ELEVATIONS

3/16" = 1'-0"

TERMINUS
DESIGN GROUP



2 WEST ELEVATION
Scale: 3/16" = 1'-0"



1 EAST ELEVATION
Scale: 3/16" = 1'-0"

92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

CONCEPT ELEVATIONS

3/16" = 1'-0"

TERMINUS
DESIGN GROUP



2 NORTH ELEVATION - COLOR
Scale 3/16" = 1'-0"



1 SOUTH ELEVATION - COLOR
Scale 3/16" = 1'-0"

92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

CONCEPT ELEVATIONS

3/16" = 1'-0"

TERMINUS
DESIGN GROUP



2 WEST ELEVATION - COLOR
Scale: 3/16" = 1'-0"



1 EAST ELEVATION - COLOR
Scale: 3/16" = 1'-0"

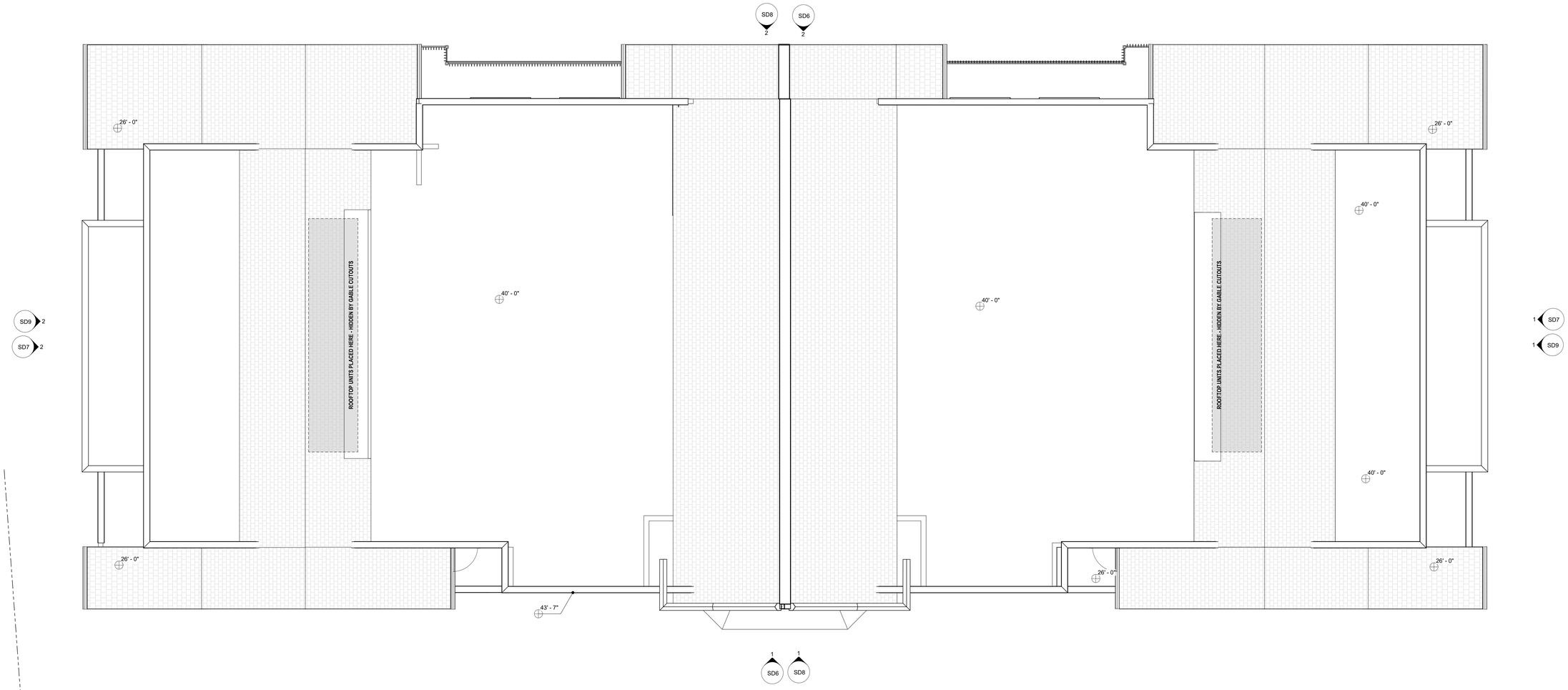
92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

CONCEPT ELEVATIONS

3/16" = 1'-0"

TERMINUS
DESIGN GROUP



92 THOMPSON STREET - CONCEPT DESIGN

07/29/22

ROOF PLAN

3/16" = 1'-0"

TERMINUS DESIGN GROUP



4 NE PERSPECTIVE
Scale:



3 NW PERSPECTIVE
Scale:



2 SE PERSPECTIVE
Scale:



1 SW PERSPECTIVE
Scale:



4 NE PERSPECTIVE COLOR
Scale:



3 NW PERSPECTIVE COLOR
Scale:



2 SE PERSPECTIVE COLOR
Scale:



1 SW PERSPECTIVE COLOR
Scale:



4 NE PERSPECTIVE AERIAL
Scale:



3 NW PERSPECTIVE AERIAL
Scale:



2 SE PERSPECTIVE AERIAL
Scale:



1 SW PERSPECTIVE AERIAL
Scale:

92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

CONCEPT PERSPECTIVES

TERMINUS
DESIGN GROUP



4 NE PERSPECTIVE AERIAL COLOR
Scale:



3 NW PERSPECTIVE AERIAL COLOR
Scale:



2 SE PERSPECTIVE AERIAL COLOR
Scale:



1 SW PERSPECTIVE AERIAL COLOR
Scale:

92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

CONCEPT PERSPECTIVES

TERMINUS DESIGN GROUP



2 REAR PERSPECTIVE
Scale:



1 FRONT PERSPECTIVE
Scale:



92 THOMPSON STREET - CONCEPT DESIGN

09/14/22

CONCEPTUAL RENDERING

TERMINUS
DESIGN GROUP



October 31, 2022
Revised: December 23, 2022

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009
678-297-6000

RE: 92 Thompson Street Condominium Project
82 & 92 Thompson Street

Stream Buffer Mitigation

Accompanying the requested rezoning application for the new 92 Thompson Street condominium project located at 82 & 92 Thompson Street, we are also seeking a variance for encroachment into a stream buffer for state waters located on site. The state waters are located in the rear yards of the two existing properties, on the north side of the proposed condominium building. The stream buffer includes a 25' undisturbed state waters buffer, a 50' undisturbed City buffer, and a 75' impervious surface setback. There is currently paved area located within the buffer, in close proximity to the state waters, that is proposed to be removed. There are also existing septic systems serving the two existing buildings that are proposed to be removed. In initial investigations, it has been noted that these existing septic systems are in disrepair and may have a negative impact on the state waters should they be left in place. There is currently no stormwater management or detention system provided from the existing impervious areas on-site prior to discharging into the state waters.

The proposed plan for the development is included with the rezoning application. There are hardships associated with the geometry of the site that led to proposing a building encroaching a maximum of 5' into the 75' impervious setback. The proposed vehicular access is a basement level parking facility. This access to the basement level is proposed through the neighboring subdivision to the west of the property, which is located near the impervious setback. In addition to the location of the existing access on the neighboring property, the streetscape improvements and required right-of-way along Thompson Street create a front building setback that limits how far south (away from the existing state waters) the new building can be located. As an amenity to the development, a new patio area is proposed within the 75' impervious setback, however, we are proposing the patio to be constructed with a pervious paver system rather than an impervious surface.

In addition to the new building's partial encroachment into the 75' impervious setback, there are minor improvements associated with the project proposed within the undisturbed buffer area, which include a new retaining wall, landscaping, and stormwater conveyance infrastructure. Stormwater management will be provided for the development with a new underground stormwater management facility located entirely between the 50' undisturbed buffer and the 75' impervious setback. In addition to providing detention and controlling peak flows on-site to a level where they are less than runoff from the site area in a natural state, this new facility will provide a "runoff reduction volume" to recharge the groundwater table should underlying soils provide adequate infiltration rates.

STREAM BUFFER	EXISTING IMPERVIOUS ENCROACHMENTS TO BE REMOVED (SQUARE FEET)	PROPOSED ENCROACHMENT (SQUARE FEET)
75' IMPERVIOUS SETBACK	**1,110**	**350**
50' UNDISTURBED CITY BUFFER	**1,435**	**800***
25' UNDISTURBED STATE BUFFER	**825**	**0**

***DISTURBANCE ONLY, NO IMPERVIOUS AREA PROPOSED**

In conclusion, mitigation efforts requested by City staff will be implemented with this project which include:

- Planting additional native landscaping to fill bare spots in the buffers and removal of invasive species (see attached Landscape Plan).
- Providing additional 25% runoff reduction volumes above the city standard requirement.

While this proposed zoning application includes the need for a variance for encroaching into the stream buffer and impervious setback, the project proposes a reduction of impervious surface of over 3,000 square feet within the three buffer areas compared to the existing condition. By removing existing encroachments, re-vegetating, and providing a new stormwater management system, the project will be an improvement for the stream buffer areas and the hydrology of the area locally.

Feel free to contact me with any questions.

Thank you,

Brent Thomas, P.E., L.S.I.
Project Manager
Travis Pruitt & Associates, Inc.
770-695-1019
bthomas@travispruitt.com

Attachments:

- Existing Conditions Plan
- Landscape Plan
- Stream Buffer Encroachment Exhibit

EXISTING IMPERVIOUS AREA ENCROACHMENTS INTO IMPERVIOUS SETBACK AND BUFFERES



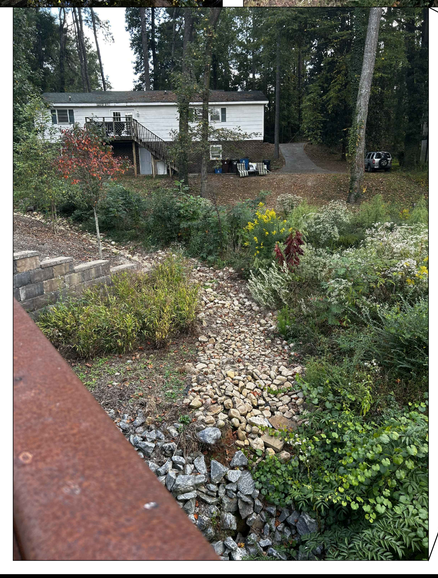


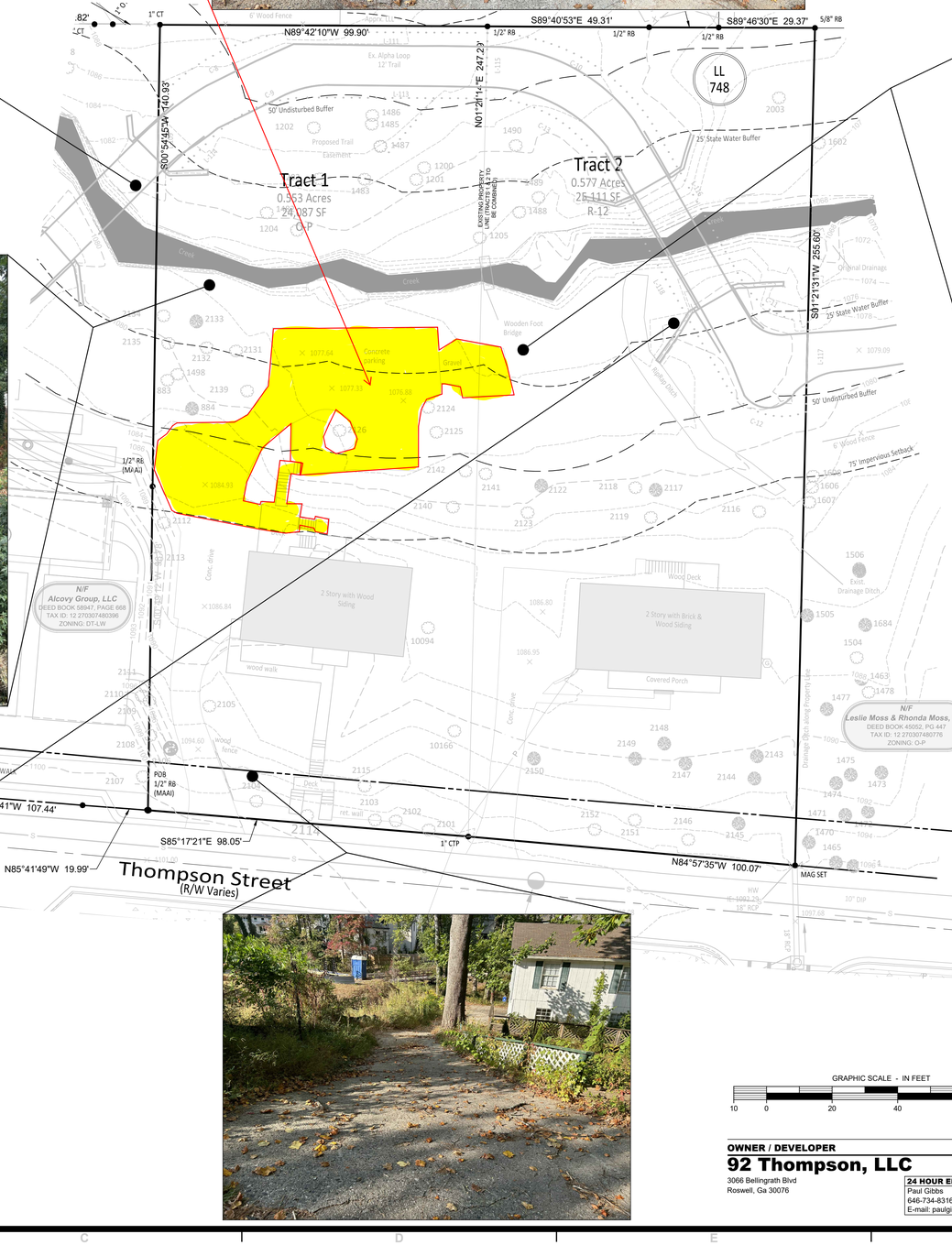


RE-VEGETATED STREAM (EXAMPLE)



EXISTING STREAM

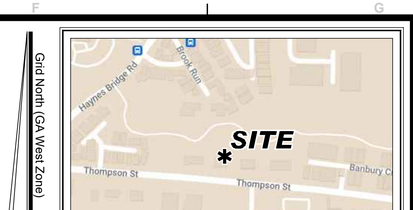






EXISTING STREAM BUFFER

RE-VEGETATED STREAM BUFFER (EXAMPLE)



LOCATION MAP
NOT TO SCALE

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

Travis Pruitt & Associates, Inc. — SURVEYORS • ENGINEERS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

220470PN-CREEK EXHIBIT - EXISTING CONDITIONS PLAN

92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GRAPHIC SCALE - IN FEET

10 0 20 40 60 80

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

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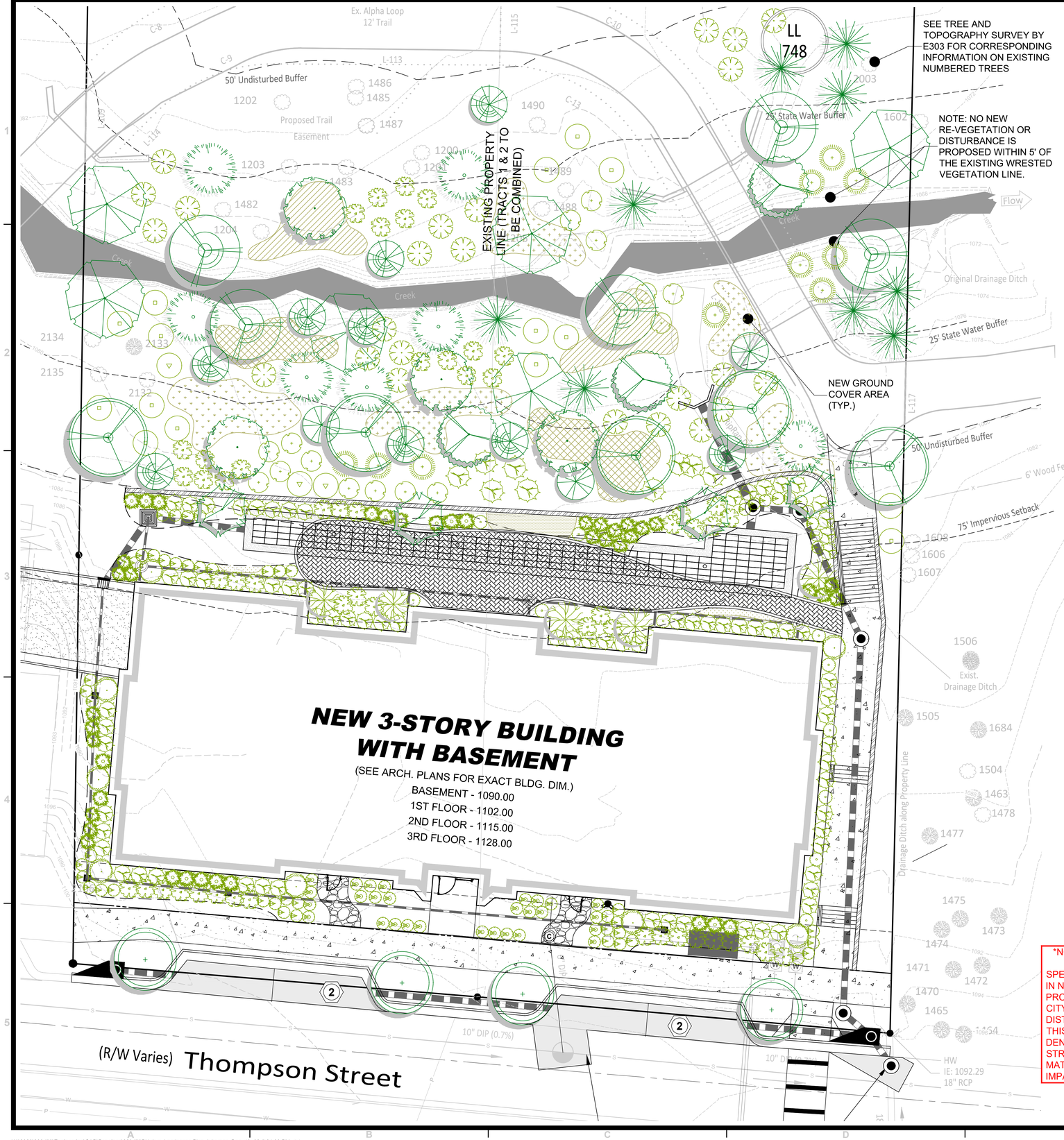
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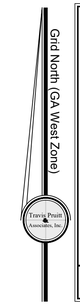
GEORGIA REGISTERED No. 43947 PROFESSIONAL ENGINEER G. BRENT THOMAS, JR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	10/31/2022
SCALE:	1" = 20'
CN:	220470PN
JN:	1-22-0470
FN:	170-D-035
SHEET NO:	1 OF 2



TREE SAVE CHART			
TREE NO.	DESCRIPTION	TREE NO.	DESCRIPTION
858	27" HRD	1490	13" HRD
1195	18" PINE	1504	15" HRD
1200	18" HRD	1505	17" PINE
1201	20" HRD	1506	12" PINE
1202	18" HRD	1602	20" HRD
1203	20" HRD	1606	28" HRD
1204	22" HRD	1607	28" HRD
1205	34" HRD	1608	10" HRD
1463	19" PINE	1681	20" PINE
1464	23" PINE	1684	22" HRD
1465	18" PINE	2003	9" HRD
1470	17" PINE	2078	9" HRD
1471	11" PINE	2090	32" HRD
1472	14" PINE	2099	19" HRD
1473	17" PINE	2100	6" HRD
1474	15" PINE	2127	25" HRD
1475	11" PINE	2128	27" HRD
1477	16" PINE	2129	16" HRD
1478	16" HRD	2130	24" HRD
1479	7" HRD	2132	12" HRD
1482	12" HRD	2133	18" HRD
1483	10" HRD	2134	12" HRD
1485	13" HRD	2135	18" HRD
1486	12" HRD	2136	15" HRD
1487	14" HRD	2137	19" HRD
1488	14" HRD	2138	26" HRD
1489	10" HRD		





10 LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.

Tree Schedule

SYM	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
	EC	9	Juniperus virginiana	E. RED CEDAR	10-14' ht 3" cal	b&b	12' o.c.	
	FD	4	Cornus florida	FLOWERING DOGWOOD	12-14' ht 2-2.5" cal	b&b	ai	
	BN	6	Betula nigra 'Dura heat'	DURA HEAT RIVER BIRCH	12-14' ht 2-2.5" cal	b&b	ai	multi trunk
	VP	7	Pinus virginiana	VIRGINIA PINE	2" cal	b&b	ai	Matching
	PO	4	Quercus phellos 'Hightower'	WILLOW OAK	2" cal	b&b	ai	Matching
	BT	5	Nyssa sylvatica	BLACK GUM	3" cal	b&b	ai	Matching
	JM	5	Acer palmatum 'Crimson Queen'	JPANESE MAPLE	4' ht 2-2.5" cal	b&b	ai	multi trunk
	KD	4	Amelachier x grandiflora 'P. Diana'	APPLE SERVICEBERRY	4" cal	b&b	ai	
	R-NH	3	Ilex X 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	6'-8' ht, 2" cal.	b&b	12' o.c.	Full to ground
	R-NH	9	Prunus caroliniana	CHERRY LAUREL	6'-8' ht, 2" cal.	b&b	12' o.c.	Recompense
	NO	5	Quercus nuttalli	NUTTALL OAK	8-10' ht 2" cal	b&b	ai	
	SM	3	Magnolia virginiana 'Tensaw'	SWEETBAY MAGNOLIA	8-10' ht 3" cal	b&b	ai	
TOTAL		64						

SHRUBS

	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
	FA	24	Rhododendron austrinum 'Escatawpa'	FLORIDA AZALEA	3 gal	con	6 'oc	3' ht at time of planting
	CJ	11	Camelia japonica 'Shishi Gishira'	SHISHI GISHIRA CAMELIA	3 gal	con	3'oc	
	SA	15	Illicium floridanum 'Alba'	FLORIDA ANISE	3 gal	con	4' oc	3' at time of planting
	HG	32	Chamaecyaris pisifera 'Kings Gold'	Kings Gold Thread Cypress	3 gal	con	4'oc	
	OH	53	Hydrangea quercifolia	OAKLEAF HYDRANGEA	3 gal	con	3'oc	3' ht at time of planting
	DL	8	Ilex x aquiperyi 'Meschick'	DRAGON LADY HOLLY	7 gal	con	ai	
	IH	9	Ilex glabra 'Nigra'	INKBERRY HOLLY	3 gal	con	4'oc	
	IH	74	Ilex glabra	INKBERRY HOLLY	3 gal	con	4'oc	3' ht at time of planting
	WB	10	Ilex verticillata	WINTERBERRY	4' ht 3 gal	b&b	ai	Male per 3 plants
	HG	23	Juniperus chinensis 'Nick's Compact'	CHINESE JUNIPER	3 gal	con	4'oc	
	LP	52	Loropetalum chinense 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con	3'oc	
	LV	3	Aesculus pavia	RED BUCKEYE	3 gal	con	6' oc	3' ht at time of planting
	LV	15	Viburnum dentatum 'Blue Muffin'	ARROWWOOD VIBURNUM	3 gal	con	6' oc	3' Ht at time of planting
	CG	28	Gardenia augusta 'Radicans'	CREEPING GARDENIA	3 gal	con	3' oc	
TOTAL		357						
	LP	50 S.F.	Liriope muscari 'Big Blue'	BIG BLUE LIRIOPE	2.25"	pot	1' oc	
	MG	50 S.F.	Ophiopogon japonicus	MONDO GRASS	2.25"	pot	1' oc	

GROUND COVERS - WOODLAND STONECROP (SEDUM TERNATUM)
GOLDEN RAGWORT (PACKERA AUREA)
LYRELEAF SAGE (SALVIA LYRATA)
WOODLAND PHLOX (PHLOX DIVARICATA)

*NOTE:

SPECIES AND QUANTITIES PROVIDED HERE ARE PRELIMINARY IN NATURE. FINAL LOCATIONS, SPECIES AND QUANTITIES OF PROPOSED PLANT MATERIAL ARE TO BE APPROVED BY THE CITY ARBORIST DURING DESIGN PLAN REVIEW AND LAND DISTURBANCE PERMITTING PROCESSES. THE PURPOSE OF THIS PLAN IS TO CONVEY THE DEVELOPER'S INTENT TO DENSELY VEGETATE UNPLANTED AREAS OF THE EXISTING STREAM BUFFER WHERE FEASIBLE WITH NEW NATIVE PLANT MATERIAL TO MEET CITY REQUIREMENTS AND TO MITIGATE IMPACTS TO THE STREAM BUFFER.

GRAPHIC SCALE - IN FEET
6 0 12 24 36 48

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
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www.travispruitt.com
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e-mail: bthomas@travispruitt.com

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PRELIMINARY LANDSCAPE PLAN

92 THOMPSON STREET

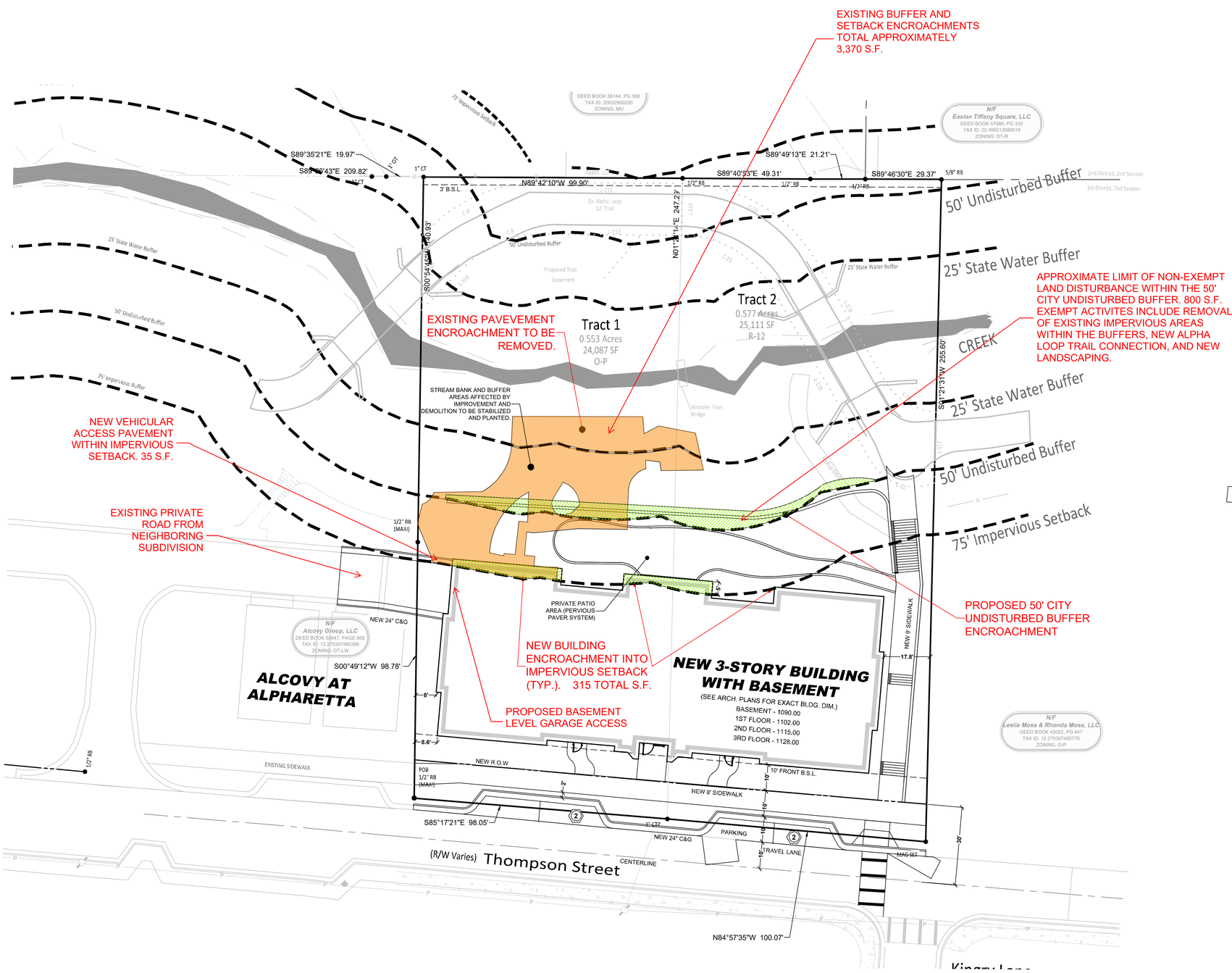
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

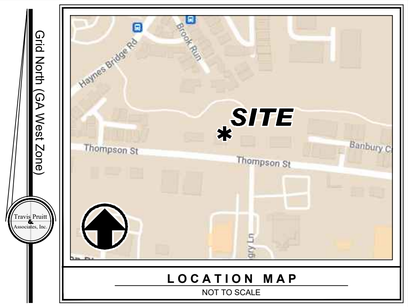
GEORGIA REGISTERED No. 1395 LANDSCAPE ARCHITECT EDWARD J. ANDERSON

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 11/10/2022
SCALE: 1" = 12'
CN: 220470PN
JN: 1-22-0470
FN: 170-D-035
SHEET NO: 2 OF 2

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LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

SITE ZONING:	**O-P & R-12**
SITE AREA:	**1.13 ACRES**
TAX PARCEL ID:	**12 270307480701**

BUILDING SETBACK LINES:

FRONT YARD: 10 FT.
REAR YARD: 3 FT.
SIDE YARD: 10 FT. BETWEEN STRUCTURES

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		

PROJECT DESCRIPTION:
NEW CONDOMINIUM BUILDING

AMENITY SPACE

REQUIRED:	4,920 SF (10% OF SITE)
PROVIDED:	EXISING ALPHA LOOP - 5,235 SF
	PROPOSED ALPHA LOOP - 1,040 SF
TOTAL	6,275 SF

IMPERVIOUS LOT COVERAGE

ALLOWABLE:	33,038 SF OR 70% MAX
PROPOSED:	BUILDING PAD - 10,000 SF
	PROPOSED ALPHA LOOP + SIDEWALKS - 2594 SF
	PROPOSED FRONT ENTRANCE AND PATIO - 2,288
TOTAL	14,882 SF OR 45%

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		

BUILDING SUMMARY:

3-STORY
BUILDING FOOT PRINT: 10,000
MAX BUILDING HEIGHT: 40 FT
BUILDING HEIGHT: 40 FT.
MAXIMUM DENSITY: 8 UNITS/ACRE
PROPOSED DENSITY: 4.5 UNITS/ACRE
PROPOSED UNITS: 5 UNITS
REQUIRED MINIMUM HOUSE REQUIREMENTS: 2500 SF/ 25' WIDTH
REQUIRED MINIMUM WALKUP FLAT REQUIREMENTS: 2500 SF/ 20' WIDTH
PROPOSED FLAT: 83' X 60'/4,051 HSF
PROPOSED FLAT: 155' X 60'/8,450 HSF

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

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NO	DATE	DESCRIPTION	BY
7			
6			
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REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

Travis Pruitt & Associates, Inc. — SURVEYORS • ENVIRONMENTAL SCIENTISTS • ENGINEERS • LANDSCAPE ARCHITECTS

STREAM BUFFER ENCROACHMENT EXHIBIT
92 THOMPSON STREET
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED No. 43947 PROFESSIONAL ENGINEER G. BRENT THOMAS, JR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	11/10/2022
SCALE:	1" = 20'
CN:	220470 Buffer Exhbit
JN:	1-22-0470
FN:	170-D-035
SHEET NO:	1 OF 1

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DocuSign Envelope ID: AC49F020-A0F2-4F3B-9890-764894CAA3C0

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: 92 Thompson Street Development

Contact Name: Eric Richards Telephone: 678-525-1030

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

We sent letters to all residents on the mailing list (letter attached), and we have offered opportunities for all local residents to communicate directly with the developer. At this time, we have had direct conversations with the following individuals: Mary Beth and Bram Krieger (Voysey), Charlotte Skidmore (Academy), Holmes Hawkins and spouse (West Main), Glenn Gould (Academy) , Brian Richey (West Main), Bert Burns (Voysey), Nick Grecco (Midwick). In addition, we held a group meeting where 7 of the above individuals were present.

The project was well received, and in general the concerns expressed were related to the stream buffer both as it relates to controlling flow of water across the creek bank (pervious and impervious percentages), and the look of it. As we worked through the presentation of the current plan for that area, we fielded nothing but positive commentary. In addition we presented both our original rendering, and our latest rendering, and the group responded with high praise for the appearance of the project, and were very happy with the "improved" appearance from the first rendering.

Lastly, we have discussed the density, the size of the units, the construction materials planned, and the cost of the project. The fact that the project owner is going to be a resident, and the option for buyers to have significant design control thanks to the construction of steel and concrete. Ultimately, those who have been engaged are all in favor and were very pleased with our decision to collaborate early.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: DocuSigned by: Eric Richards 80EBF2598D9C4EE... Date: 12/8/2022

Print Form

Community Zoning Information Meeting (CZIM) **December 14, 2022**
Please sign-in and leave your comments and/or concerns.

Z-23-02/V-23-01 / 82 & 92 Thompson Street

NAME	ADDRESS	COMMENTS
	NO	Comments

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: Jeff Pittman/Piedmont Real Estate Group, Inc. Telephone: 770-592-6104 (o)

Address: 3380 Trickum Road Suite: #200-200

City Woodstock State: GA Zip: 30188 Fax: 770-592-6106

Mobile Tel: 678-463-2948 Email: jeff.pittman@piedmontcap.com

Subject Property Information:

Address: 82 and 92 Thompson Street Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: DT- LW Current Use: Single family residential

This Application For *(Check All That Apply):*

- ☐ Conditional Use
- ☐ Master Plan Amendment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Master Plan Review
- ☒ Variance
- ☒ Public Hearing
- ☐ Exception
- ☐ Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

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

Multi story walk up flats with five total residential units.

Applicant's Request (Please itemize the proposal):

We propose to construct a 3 story building with a subterranean parking garage with five total residential units. The project will feature an attractive four sided design solution with a central front lobby for access to the various units. Exterior materials will be primarily masonry and stone.

Residents will park and access their units through a three elevator, security controlled entry solution providing exclusive access to the individual units to the owners and their guests.
The vehicular connection is proposed from the side to the underground garage, with no front driveway cut.
We will install a connecting pathway to the Loop that ties into the street section and pedestrian access points.
Amenities will include a well designed ground level rear seating area with permeable ground surface treatments, a pergola and other design elements to be fully evolved in the design review process.

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

The intent of this proposal is to meet market demand for residential multi-family demand through a top of market response. The sizes of the units will be unique and represent the largest multi-family units available to date in the city. The building will be leading edge in terms of quality and appearance but be historically and contextually anchored into existing residential design solutions present in the surrounding community.

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The proposed use and architectural design will be compatible and complimentary to the surrounding residential context. Our understanding of the desired context is a non-monolithic approach to provide a variety of residential applications and architectural solutions in the immediately surrounding community. Our design solution respects the context and should integrate at a high level with the surrounding existing uses and designs.

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

It will greatly enhance the surrounding value of the properties due to our projects commitment to its high standard materials and leading edge/honoring history approach to its design.

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

The current zoning is single family residential. Site conditions affecting re-development of the existing structure uses as well as market factors indicate that a more dense zoning is the highest and best use. A similar project with a much higher density of units was approved and built across Thompson street from the applicant's property.

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

MInimal increase to traffic. We propose five total residential units containing a total 12-15 bedrooms, subject to final design and market demand, with projected total residency of 12-20 persons, maximum.

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

Virtually no impact to schools. Current utility services can easily accomodate the proposed use.

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

The proposed use is consistent with the ACP and the Future Land Use Map.

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

Site conditions present a challenging environment for single family redevelopment. Furthermore, the developable area of the site is heavily limited by the existence of the Alpha Loop as well as the state water buffer, county undisturbed stream buffer and city imposed impervious setback areas. This drives development towards the most efficient use of the remaining property area.

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

Board Of Zoning Appeals Review Criteria

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

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

The site currently includes existing impermeable materials beginning in the 25' state water buffer and extending into the city designated impervious setback area. We propose to remove those existing impermeable materials and replace with permeable hardscape and site amenity elements. This will actually improve the existing environmental conditions if the variance is improved.

We propose to (a) locate approximately just under 40% of the rear building curtain wall only in a small portion of the 75' impervious setback and (b) the underground stormwater detention facility within the the 75' impervious setback.

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

The site itself is bisected by the Alpha Loop, limiting efficient development. Furthermore, the existing state water buffer, county undisturbed buffer and city impervious setback areas occupy a large portion of the site and makes those areas virtually unusable. Topographically, the slope of the property severely limits the design options available to the owner to develop the site. Moreover, because it is undesirable to have vehicular access directly from Thompson Street due to the severity of the slope from the front of the property to the back, the access to the site is proposed from Alcovy Homes due to the alignment with that project's driveway in order to access our proposed building, requiring a very small portion of our building to be very slightly set into the state water buffer, county undisturbed buffer and impervious setback areas.

The proposed placement of the underground detention system is an appropriate response to the site plan and architectural plans. There is no practical placement for this system on the site other than the proposed location. We are improving the overall site and environmental with the provisions of our site plan. Placing the system under the building is an impractical option and creates structural design challenges as well as maintenance difficulty. The placement of very small portion of the vertical curtain wall within the impervious setback will have no practical effect on the condition of the setback.

Our design response represents the highest and best use for the property and is the most coherent, efficient and logical design that respects the long term goals of the city and the demands of the market.

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

There is an existing large site area containing impermeable concrete paving surface material that would not be approved under current zoning and land use standards. There are two septic systems serving the existing residential properties located within the stream buffer, undisturbed buffer and impervious setback areas that will be removed as part of the development process.

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

This variance would improve conditions in the stream protection areas relative to the existing paving. The area we propose for the underground stormwater detention (USD) is in the area where impermeable surfaces currently exist; as such, they would not worsen the condition and in fact, the ground surfaces above the USD would be improved over their current condition. Both of these conditions would improve the condition of the property at surface level and serve the public good.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Paul Gibbs Telephone: 646-734-8316

Address: 3065 Bellingrath Blvd. Suite:

City Roswell State: GA Zip: 30076 -

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: Jeff Pittman Telephone: 678-463-2948

Address: 3380 TRICKUM ROAD Suite: # 200-200

City Woodstock State: GA Zip: 30188 -

So Sworn and Attested:

Owner Signature: Date: Oct. 28, 2022

Notary:

Notary Signature: Date: Oct 28 2022

ELISE K NORMAN NOTARY PUBLIC CHEROKEE COUNTY, GA MY COMMISSION EXPIRES MAY 28 2026

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: Paul Gibbs

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: Oct 28, 2022

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1: (82 Thompson Street, Alpharetta, GA 30009)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET (A 60' RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (THE RIGHT-OF-WAY HAVING VARIED WIDTH); THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET A DISTANCE OF 445.4 FEET TO A ½" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET, WHICH IS THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, COMMENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET SOUTH 85 DEGREES, 17 MINUTES, 21 SECONDS EAST A DISTANCE OF 98.05 FEET TO A 1" CRIMP TOP PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET; THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET, PROCEED NORTH 1 DEGREE, 21 MINUTES, 14 SECONDS EAST A DISTANCE OF 247.29 FEET TO ½" REBAR FOUND; THENCE, PROCEED NORTH 89 DEGREES, 42 MINUTES, 10 SECONDS WEST A DISTANCE OF 99.9 FEET TO 1" CRIMP TOP PIPE FOUND; THENCE, PROCEED SOUTH 0 DEGREES, 54 MINUTES, 45 SECONDS WEST A DISTANCE OF 140.93 FEET TO A ½" REBAR FOUND; THENCE, PROCEED SOUTH 0 DEGREES, 49 MINUTES, 12 SECONDS WEST A DISTANCE OF 98.78 FEET TO A ½" REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF THOMPSON STREET, THE POINT OF BEGINNING.

CONTAINING .553 ACRES, AS PER THE SURVEY, WHICH IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, PREPARED FOR NANDA VELURU AND VININGS BANK BY STEVEN A. HOOKS, REGISTERED LAND SURVEYOR 3083, DATED MARCH 9, 2019.

Less and Except any property included in REM Order recorded in Deed Book 60661, Page 678, Fulton County, Georgia records.

Tract 2: (92 Thompson Street, Alpharetta, GA 30009)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748 OF THE 1ST DISTRICT AND 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF THOMPSON STREET, THREE HUNDRED (300) FEET NORTHWESTERLY FROM THE EAST LINE OF

VNK

LAND LOT 748; RUNNING THENCE NORTH 85 DEGREES 22 MINUTES WEST ALONG THE NORTHEASTERLY SIDE OF THOMPSON STREET, ONE HUNDRED (100) FEET TO AN IRON PIN; RUNNING THENCE NORTH 1 DEGREE 03 MINUTES EAST A DISTANCE OF TWO HUNDRED FORTY-SEVEN AND FIVE TENTHS (247.5) FEET TO AN IRON PIN ON THE NORTH LINE OF LAND LOT 748; RUNNING THENCE NORTH 90 DEGREES 00 MINUTES EAST ALONG THE NORTH LINE OF LAND LOT 748, ONE HUNDRED (100) FEET TO AN IRON PIN LOCATED THREE HUNDRED (300) FEET FROM THE EAST LINE OF LAND LOT 748; RUNNING THENCE SOUTH 1 DEGREE 05 MINUTES WEST A DISTANCE OF TWO HUNDRED FIFTY-FIVE AND SIX TENTHS (255.6) FEET TO THE NORTHEASTERLY SIDE OF THOMPSON STREET AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A TWO-STORY BRICK VENEER THEREON, AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY PERRY E. MCCLUNG, DATED February 5, 1979.

Less and Except any property included in REM Order recorded in Deed Book 60751, Page 147, Fulton County, Georgia records.

VNK

LETTER OF INTENT

Rezoning application/Application for Variance:
Property: Land Lot 748, 1st District, 2nd Section, Fulton County more particularly known as 82 and 92 Thompson Street

Owner: 92 Thompson Street LLC – Paul Gibbs

Zoning Requested: After consultation with city staff, we are requesting that the property be rezoned from its current zoning of R-12 to DT-LW.

Purpose of project: The project is intended to expand the market options for demand for larger residential units in a multi-family setting. Our research indicates that units of the size we propose exhibit demand from owners who seek an exclusive multi-family environment similar in size to single family homes in the market but without individual lots. The success of Teasley Place and the demand for the largest units in that project in the initial and resale phase is one evidence of this demand.

We understand that the city desires a non-monolithic design approach to the Thompson Street corridor, with a mixture of building types in an exclusively residential setting. There is currently a much larger two building, three-story residential building located at a diagonal across Thompson from our project. That project has much higher unit density than our proposed project, which allows our project to provide a transitional use between the single family to the north, east and west of our property to the higher density existing residential to the south of our property.

Project size and details: The proposed project will consist of a three-story residential condominium building with a subterranean parking garage and a total building size of approximately 27,500 square feet. The project as planned will feature 5 total residential units, each of which will be held under fee simple ownership. The first floor and second floor will consist of two units on each floor and each unit will be comprised of approximately 4,051 square feet of total heated area and a total heated area of approximately 9,000 square feet per floor, including common area. The third floor will be one unit of approximately 8,450 square feet of heated area; the third floor unit will be occupied by the property owner as their private residence.

The building will feature very attractive facades, primarily of stone with some masonry. Carefully and subtly designed covered balconies in the front and the rear of the property will allow residents privacy and access to the outdoors.

Building height: The building height of 40' conforms with the height specified in the proposed zoning category.

Parking and access: The parking for this zoning category requires 13 minimum spaces; the project solution provides 26 spaces.

Each unit will be served by a private elevator from a subterranean parking facility of 22 spaces. Access to the parking will be provided through a driveway serving the adjacent single family subdivision, Alcovy Homes, which is fully developed and platted and where single family construction is currently underway. The site plan also provides 4 parallel parking spaces in accordance with the city approved street section for this area of Alpharetta. The common area lobby as designed is accessible from street level.

Common area and amenities: The first and second floor units will have a common area lobby, accessible at street level and by elevator. We plan to develop an amenity area at the rear of the building utilizing permeable surface conditions with a design to be developed in the design review and construction detail phase.

Environmental improvements:

Currently, there are two septic systems serving the existing residential located in the stream buffer, which is a risk for pollutants entering the stream waters. We will remove those septic systems and reestablish the excavated area per code requirements. This is a significant risk mitigation effort and will positively impact the environment.

Secondly, there is a very large existing concrete parking surface area that is located within all three stream protection areas as defined by the state, county and city authorities. We propose to remove all the concrete surfaces and replace with permeable surface conditions in this area. This represents a major improvement to the environmental conditions as well as removes an unsightly and outdated site solution.

Variance: We request a variance to the stream buffer requirement to accommodate the building footprint as designed and the underground storm water detention and treatment facility. The variances are minor in nature. The building variance is located very slightly within the 75 foot city stream buffer, with the variance area comprising just 315 square feet in total. The underground system is located totally within the 75' city stream buffer, avoiding the county and state buffers totally.

In conclusion, we would respectfully request your positive consideration of this application and look forward to working with the city to bring this project to life and create another compelling chapter in the growth of the central city of Alpharetta.

For further information please contact:

Applicant:

Jeffrey L. Pittman
jeff.pittman@piedmontcap.com
Cell: 678-464-2948

Owner:

Paul Gibbs, Jr.
paulgibbsjr@gmail.com
Cell: 646-734-8316

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: 92 Thompson Street

Contact Name: Jeff Pittman Telephone: 678-463-2948

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.

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.*

[x]	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.

Owner
MOSS LESLIE MOSS RHONDA
ROWES DOWNTOWN HOMEOWNERS ASSOCIATION, I NC
CHRISTIANSEN ANDY C & NIKKI BARGAS
MCLAUGHLIN CHARLOTTE KENDRICK
KEMP JOHN ALAN & KEMP MARISA
RAY ALLEN & MARGARET MARY
ONORATO RICHARD C & KATHLEEN E
GLEITER LINDA DICKERSON
LUMSDEN DONNA KAY
COLLINS ROBERT PAUL & COLLINS JAN RAYE
HENDERLIGHT CAROL W
COPLIN CARROLL
SEIDMAN SANFORD H & SEIDMAN GAIL L
BASHE JOHN W JR & BASHE CATHERINE M
MASSEY HENRY L & SUSAN H
SCOTT ROBERT J & SCOTT NANCY H
EATON JOANNE
VALLERIE SUSAN
UNITED STATES POSTAL SERVICE
LUXE PROPERTIES INC
JANOVITZ RICHARD & RENEE
CURRY KAREN W & KEVIN D
KRIEGER BRAM & KRIEGER MARY E
GRITTERS RANDALL D & GRITTERS MICHELLE J E T
AVERY PARK PARTNERS LLC
2260 OLD MILTON LLC
MOONEY PATRICK & ANGELA PORTER
LONG JARRET & LONG KAREN
COUCH JANET L
FLEMING SCOTT A
COOK KATHRYN E
TRACEY STERN HARPER REVOCABLE TRUST
KAPLAN MICHAEL E & KAPLAN LORI J
RENNER JEFF & RENNER JUDI
BURNS HERBERT III & JOY
RHINEHART JOHN BAILEY
HAWKINS TRACY
PROL MARK & NINA
HANLEY DAVID JR & KAREN
ZAVACKY JOSEPH & ZAVACKY REBECCA
SMITH JASON
LAFFERTY ROB R & BRENDA W
GARCIA DANIEL A
PEMBERTON BRADFORD L & ROBYN L
ORLANDO JOSEPH S & MARIA
ROBERTS MARK PETER & KOLSTAD ANDREA MAY
NEWELL WILLIAM THOMAS & NEWELL JANEL MYERS

KURT AKGUN BASAK & GAMZE ALATAN
NEWHALL LAND CO
KRISTJANSSON SIGURJON & HALLDORSDOTTIR ADALHEIDUR
DEAN MARY MARSHA
BUCKINGHAM RENEE JACQUELINE & BUCKINGHAM JOHN W JR
GRECCO NICHOLAS J & SYLVESTER DIANE
LESLIE SCOTT
STRATTON TODD DONALD & STRATTON JOWREN CAROL
SWARTZ JEANNE
PATEL PRERAK
OSTWALD KEVIN JOSEPH & MARIELLEN
FUNDERBURK CLAYTON S
TREIBLE PETER & TREIBLE CATHY
GANEM GEORGE J III & GANEM LYNN M
VELURU NANDA K
BEGLEY DIANN & DENNIS JR
BADILLO KARINA
DIMARINO MARK ANDREW
FITZPATRICK CHRISTOPHER NELSON & TAMERA S
WHITE MARGARET LILLIAN
JOSEPH A LITAVIS TRUST THE & CLARK KATHY LYNNE
BOGART REVOCABLE TRUST
GAYASUDDIN MOHAMMED
MELESH JOHN MICHAEL & MELESH TAYLOR ELISE
STRAND RICHARD A
SMITH KEN H & SHERI L
MAUCK JAMES LEONARD JR & MAUCK LYNN BEELER
DAWSON BRIAN WOODRUFF & LOVE KIMBERLY DELANE
CUMBERLAND TRUST & INVESTMENT COMPANY
VOYSEY NOTA LLC
COLON ENID & CLARK TIMOTHY NEAL
ONE ALPHARETTA PARTNERS LLC
KAIROS CAMP LLC
TATE THOMAS TAPSCOTT & TANYA ANDREWS
STATE BANK & TRUST COMPANY
BLUE SKY REVOCABLE TRUST THE
RONALD & DOLORES COWLES JOINT REVOCABLE TRUST THE
MAHONEY JAMES ROBERT & CHRISTINE
DUFFEY RUSSELL & VICKI
WONG DAVID YUHE & CHRISTINE RONG
MCCARTHY RORY T & PAULA A
CUPPIA ANDREW & CUPPIA ALISON
GRIFFIN ANDREW C & MARGOT M
FRITZ DONALD WILLIAM SR & PATRICIA ANN
PRESNELL RICHARD SHAWN & LISA DIANE
LINDA J COLEMAN TRUST THE
VELEZ MARTIN & KATHLEEN W
STRACHAN MARIJKE W & BERSON STEVEN L

TIEKEN DONALD R & SANDRA CASEY
JANKE SCOTT L & JANKE BEVERLY J
WILLIAMS THOMAS HAMILTON & WILLIAMS MARY MICHELE
BEELEN FRANS
SIMPSON CANDICE K & CARLOS C
LONG JOSEPH WILLIAM
BEARDEN JAMES
ROSENTHAL KAY
BENNETT HARRY MICHAEL & BENNETT DONNA STRINGER
THOMPSON STREET CITY HOMES LLC

OwnerAddr1	OwnerAddr2
112 THOMPSON ST	ALPHARETTA GA 30004
11340 LAKEFIELD DR	DULUTH GA 30097
11780 STRATHAM DR	ALPHARETTA GA 30009
12000 CAMPION PATH	ALPHARETTA GA 30009
12005 CAMPION PATH	ALPHARETTA GA 30009
12015 CAMPION PATH	ALPHARETTA GA 30009
12025 CAMPION PATH	ALPHARETTA GA 30009
12500 WEXCROFT LN	ALPHARETTA GA 30004
12502 WEXCROFT LANE UNIT 283	ALPHARETTA GA 30009
12504 WEXCROFT LANE	ALPHARETTA GA 30009
12506 WEXCROFT LN	ALPHARETTA GA 30009-8761
12511 WEXCROFT LANE	ALPHARETTA GA 30009
12513 WEXCROFT LANE	ALPHARETTA GA 30009
12515 WEXCROFT LANE	ALPHARETTA GA 30009
12520 WEXCROFT LANE	ALPHARETTA GA 30009
12524 WEXCROFT LANE	ALPHARETTA GA 30009
12526 WEXCROFT LN	ALPHARETTA GA 30004
12528 WEXCROFT LANE	ALPHARETTA GA 30009
1735 NORTH BROWN RD STE 200	LAWRENCEVILLE GA 30043-8153
197 VALLEY RD	DAWSONVILLE GA 30534
205 W SPRINGS LAKE DR	ALTAMONTE SPRINGS FL 32714
2145 DOUBLE CREEK LANE	ALPHARETTA GA 30004
2290 MELINA PL	ALPHARETTA GA 30009
2295 MELINA PL	ALPHARETTA GA 30009
2300 BETHELVIEW RD STE 110 239	CUMMING GA 30040
2300 BETHELVIEW RD STE 110-329	CUMMING GA 30040
2300 MELINA PL	ALPHARETTA GA 30009
2305 MELINA PL	ALPHARETTA GA 30009
2315 MELINA PL	ALPHARETTA GA 30009
2320 MELINA PL	ALPHARETTA GA 30009
2325 MELINA PL	ALPHARETTA GA 30009
2330 MELINA PL # 5	ALPHARETTA GA 30009
2340 MELINA PL	ALPHARETTA GA 30009
2430 MELINA PL	ALPHARETTA GA 30009
2440 MELINA PL	ALPHARETTA GA 30009
2505 BROOK RUN	ALPHARETTA GA 30009
2510 BROOK RUN	ALPHARETTA GA 30009
2520 BROOK RUN	ALPHARETTA GA 30009
2530 BROOK RUN	ALPHARETTA GA 30009
2540 BROOK RUN	ALPHARETTA GA 30009
2555 BROOK RUN	ALPHARETTA GA 30009
2560 BROOK RUN	ALPHARETTA GA 30004
2565 BROOK RUN	ALPHARETTA GA 30009
2570 BROOK RUN	ALPHARETTA GA 30009
2580 BROOK RUN	ALPHARETTA GA 30009
2600 BROOK RUN	ALPHARETTA GA 30009
2610 BROOK RUN	ALPHARETTA GA 30009

2785 WEBB RD	ALPHARETTA GA 30009
2974 HARDMAN CT	ATLANTA GA 30305
300 BANBURY XING	ALPHARETTA GA 30009
305 BANBURY XING	ALPHARETTA GA 30009
305 ROWES CIR	ALPHARETTA GA 30009
310 BANBURY XING	ALPHARETTA GA 30009
315 BANBURY XING	ALPHARETTA GA 30009
315 ROWES CIR	ALPHARETTA GA 30009
320 BANBURY XING	ALPHARETTA GA 30009
325 BANBURY XING	ALPHARETTA GA 30009
325 ROWES CIR	ALPHARETTA GA 30009
330 BANBURY XING	ALPHARETTA GA 30009
335 BANBURY XING	ALPHARETTA GA 30009-4406
335 ROWES CIR	ALPHARETTA GA 30009
3367 ARCHGATE CT	ALPHARETTA GA 30004
340 BANBURY XING	ALPHARETTA GA 30009
345 BANBURY XING	ALPHARETTA GA 30009
345 ROWES CIR	ALPHARETTA GA 30009
350 BANBURY XING	ALPHARETTA GA 30009
355 BANBURY XING	ALPHARETTA GA 30009
355 ROWES CIR	ALPHARETTA GA 30009
360 BANBURY XING	ALPHARETTA GA 30009
3626 ROBINSON WALK DR	MARIETTA GA 30068
365 ROWES CIR	ALPHARETTA GA 30009
370 BANBURY XING	ALPHARETTA GA 30009
375 ROWES CIR	ALPHARETTA GA 30009
385 ROWES CIR	ALPHARETTA GA 30009
395 ROWES CIR	ALPHARETTA GA 30009
40 BURTON HILLS BLVD STE 300	NASHVILLE TN 37215
403 YANKEE CT	NEWTOWN SQUARE PA 19073
405 ROWES CIR	ALPHARETTA GA 30009
410 PEACHTREE PKWY STE 4245	CUMMING GA 30041
410 PEACHTREE RD STE 424	CUMMING GA 30041
415 ROWES CIR	ALPHARETTA GA 30009-5337
4219 FORSYTH RD	MACON GA 31208
425 ROWES CIR	ALPHARETTA GA 30009
435 ROWES CIR	ALPHARETTA GA 30009
445 ROWES CIR	ALPHARETTA GA 30009
455 ROWES CIR	ALPHARETTA GA 30009
4575 WEBB BRIDGE RD 5691	ALPHARETTA GA 30005
465 ROWES CIR	ALPHARETTA GA 30009
475 ROWES CIR	ALPHARETTA GA 30009
485 ROWES CIR	ALPHARETTA GA 30009
495 ROWES CIR	ALPHARETTA GA 30009
505 ROWES CIR	ALPHARETTA GA 30009
514 WHITE PELICAN CIR	VERO BEACH FL 32963
515 ROWES CIR	ALPHARETTA GA 30009
71 THOMPSON ST # 101	ALPHARETTA GA 30009

71 THOMPSON ST UNIT 102	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 201	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 202	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 301	ALPHARETTA GA 30009
71 THOMPSON ST UNIT 302	ALPHARETTA GA 30009
8 201 THOMPSON ST	ALPHARETTA GA 30009
81 101 THOMPSON ST	ALPHARETTA GA 30009
81 THOMPSON ST UNIT 302	ALPHARETTA GA 30009
81 THOMPSON STREET FLATS UNIT 301	ALPHARETTA GA 30009
8256 MAIN ST	WOODSTOCK GA 30188

Phone: (404) 613-6100
Email: taxcom.pub@fultoncountyga.gov

Billing Information

Paul Gibbs
3065 Bellingrath Blvd
Roswell GA 30076
gibbspaulh@gmail.com

Transaction Detail

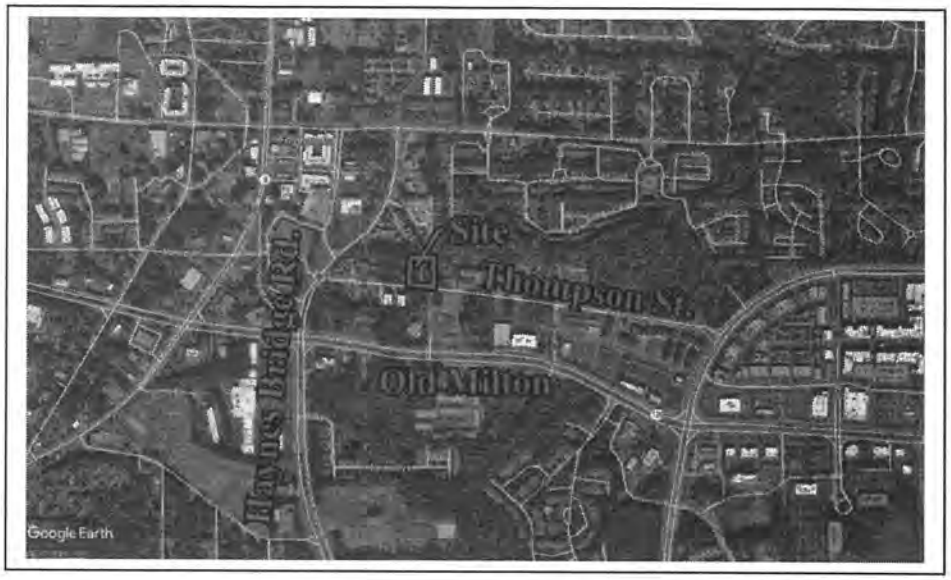
American Express
XXXXXXXXXXX5005
10/31/2022 10:49:49 AM
Approved 264392

Invoices

Type	Account #	Invoice #	Amount
Real Estate Taxes	12 270307480719	12 270307480719 2022RE-CTY	$5,617.70
Real Estate Taxes	12 270307480701	12 270307480701 2022RE-CTY	$4,665.29
		SUBTOTAL	**$10,282.99**
		GRAND TOTAL	**$10,282.99**

20-09-03-01 82-92 Thompson St Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: September 8, 2020
Report Date: September 9, 2020
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen or not.

All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:
Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was Force = Diameter * 613 - 1388, r 2 = 0.92. When only those unions with included bark were analyzed, the regression line was Force = Diameter * 537 - 1285, r 2 = 0.76. There was

a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

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

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *or* other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24″) diameter or larger for trees in all other genera

Understory Trees: 8-inch (8″) diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:
-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.

Tree Location

North

Not To Scale

Specimen Location Plan

20-02-24-01 Kimball Bridge Arborist Report Alpharetta								
Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
135	35" Tulip Poplar	Good	Good	Specimen		Yes		
136	19" Water Oak	Poor	Hazard	Non-Specimen	Tree has 30% size of a normal canopy. Tree has a 30° lean towards tome homes on neighboring property and Greenway. Tree should be removed due to life safety issues.	No	1	
137	42" Water Oak	Fair	Poor	Non-Specimen	Several limbs are gone/ dead. 2 Co-Dominate Leaders 20' up with included bark and weak crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	2	
138	26" Tulip Poplar	Good	Hazard	Non-Specimen	50% of root zone is compromised by undermining from stream with Greenway and neighboring town homes as targets Tree should be removed due to life safety issues.	No	3	
139	33" Tulip Poplar	Poor	Poor	Non-Specimen	Tree's root flare/ structural root plate has been compromised by driveway and vehicular traffic. At least one main limb and several minor limbs are gone/ dead.	No	4-5	
140	17" Dogwood	Good	Fair	Specimen	Boundary Tree. Needs corrective pruning	Yes		
112	35" Tulip Poplar	Fair	Good	Specimen	Boundary Tree	Yes		
113	27" Tulip Poplar	Good	Good	Non-Specimen	Boundary Tree	Yes		
114	25" Tulip Poplar	Good	Good	Non-Specimen	Boundary Tree	Yes		
141	30"(Estimated) Tulip Poplar	Poor	Fair	Non-Specimen	Unable to access for measurement. At least one main limb and several minor limbs are gone/ dead.	No	6	
142	16" Southern Magnolia	Good	Good	Tree of Quality		Yes		

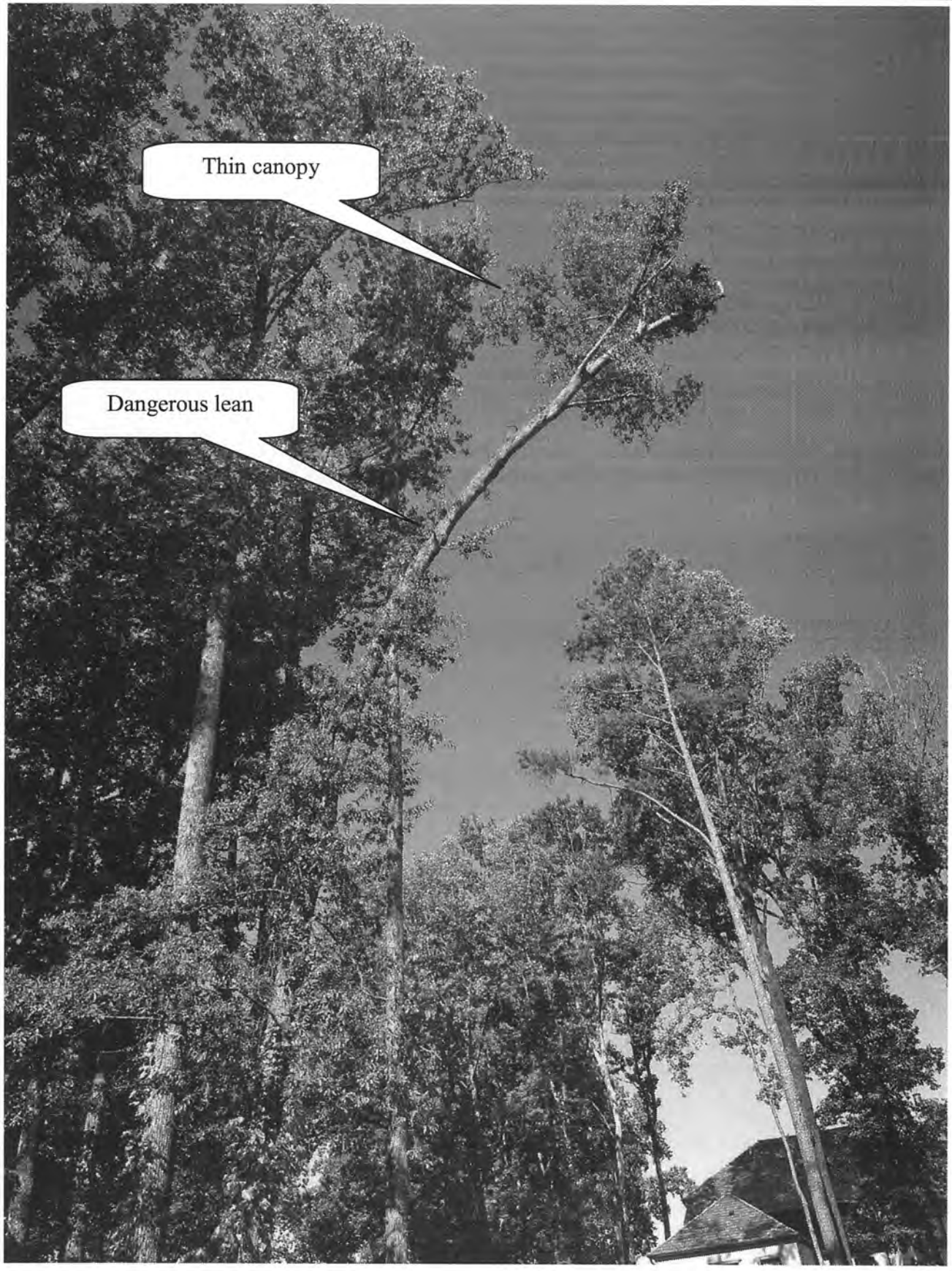


Photo 1

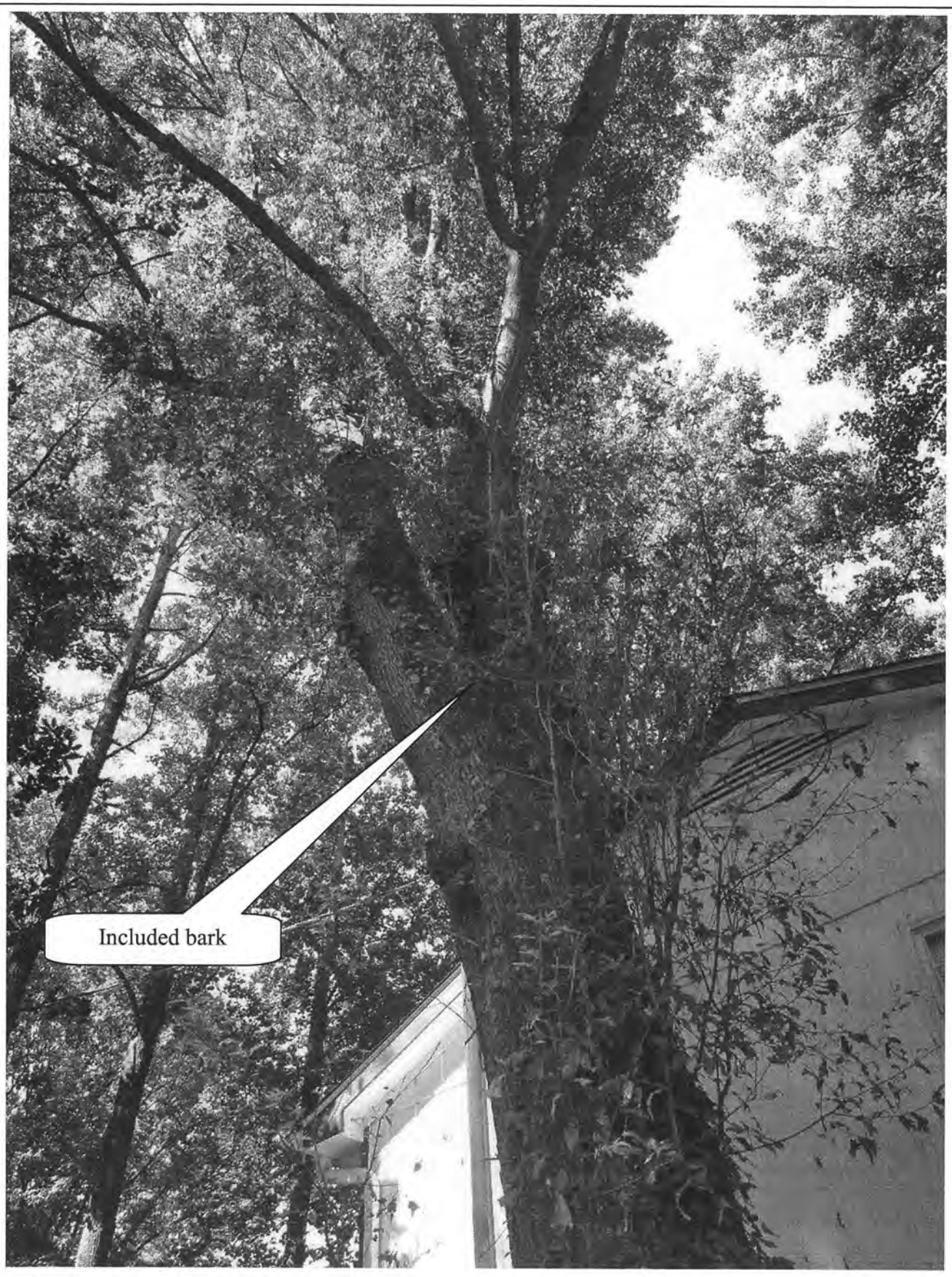


Photo 2



Photo 3

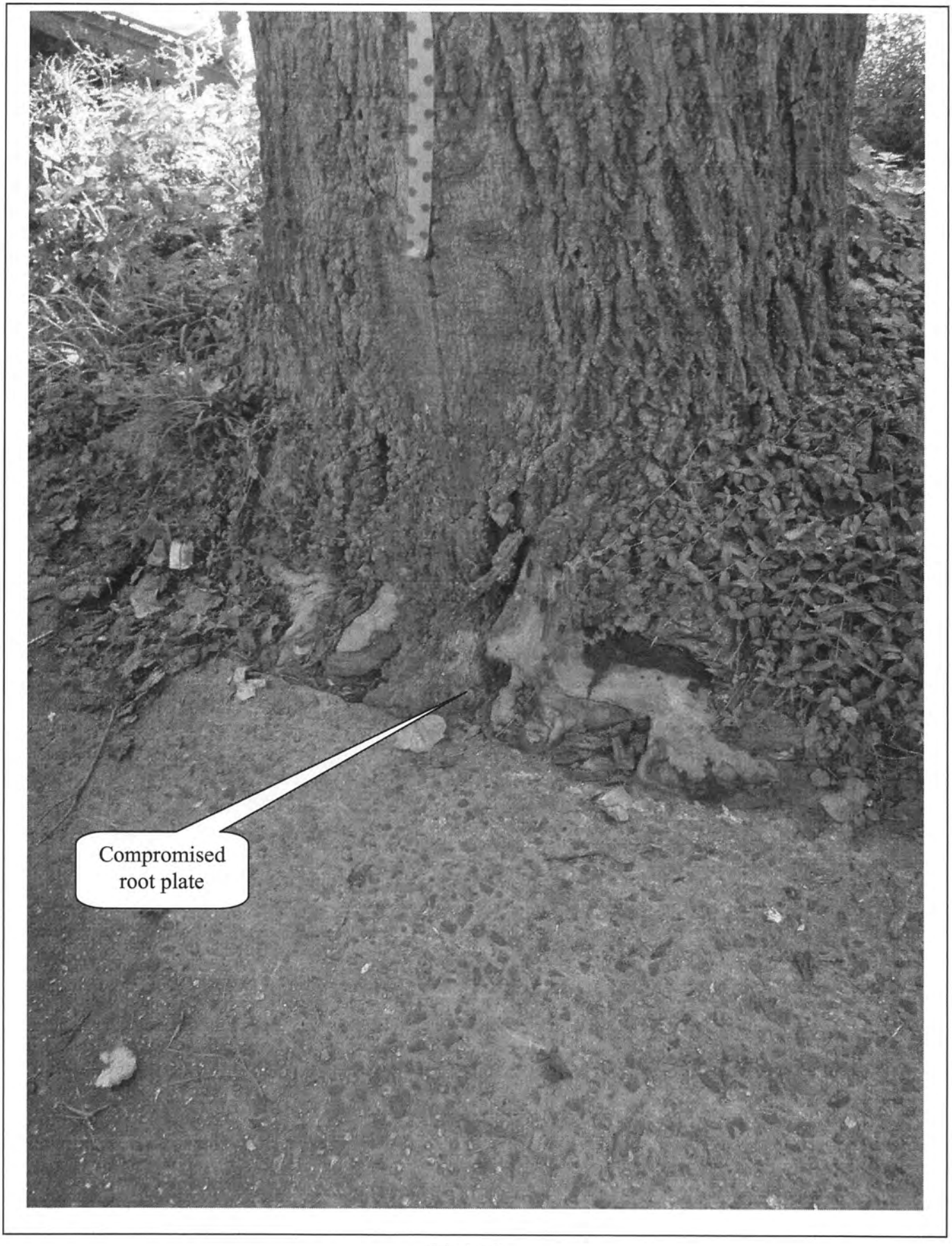


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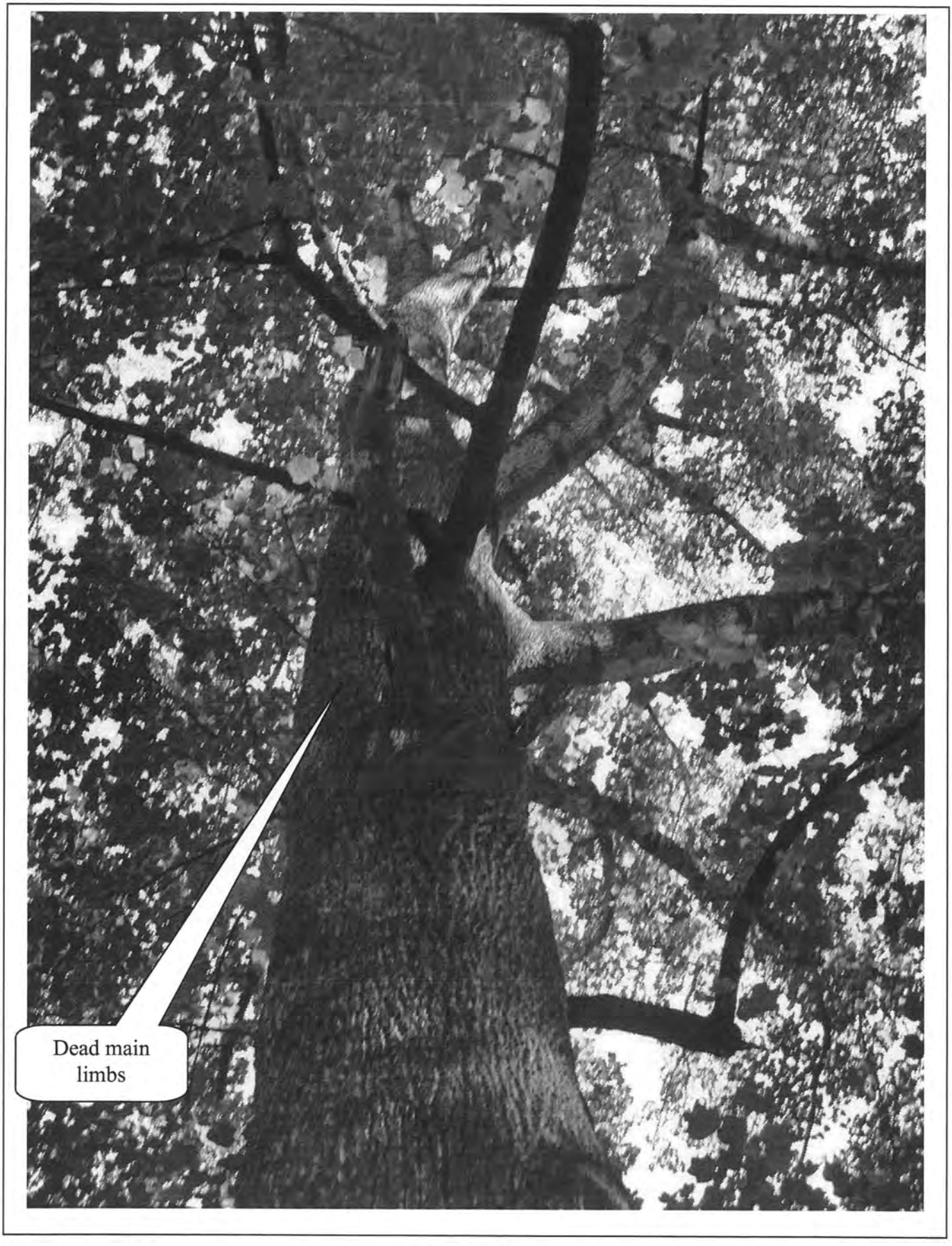


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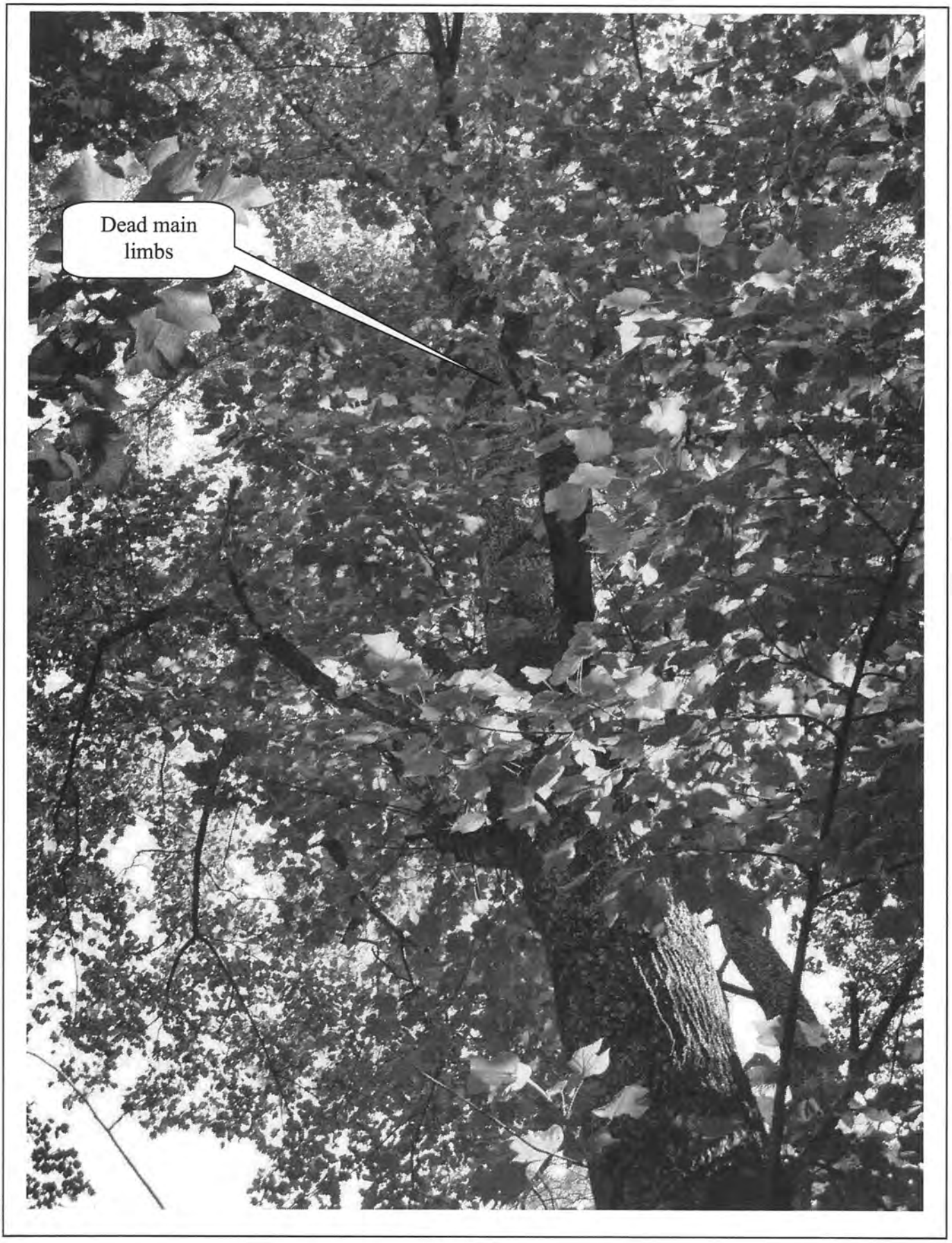


Photo 6

Travis Pruitt & Associates

ENGINEERS · SURVEYORS · ENVIRONMENTAL SCIENTISTS · LANDSCAPE ARCHITECTS

September 29, 2022

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009
678-297-6000

RE: Alcovy Condominiums
82 & 92 Thompson Street

Trip Generation Analysis

To support the public hearing application for rezoning, the following trip generation was completed for the proposed Alcovy Condominiums located at 82 & 92 Thompson Street. The existing properties consist of two single family homes. The proposed development includes one new condominium building with a total of 5 dwelling units. The development will be provided with vehicular access through a private driveway (Alcovy Terrace) from the neighboring development (Alcovy at Alpharetta) west of the subject 82 & 92 Thompson Street properties. No new driveways are proposed to be connected to public roads as a part of this development.

The accepted procedure for determining the trips generated by the development of a property based on the land use and intensity is to apply the rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual – 10th Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed development.
The results of the trip generation for the Alcovy Condominiums project are given in Table 1.

Table 1. Trip Generation Results

Trip Generation									
Land Use (ITE Code)	Intensity	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise) (220)	5	Dwelling Units	37	1	2	3	2	2	4
Total			37	1	2	3	2	2	4

ITE Trip Generation Web-based App Output

Weekday Average Daily Traffic

Query | Filter

DATA SOURCE:
Trip Generation Manual, 10th Ed + Supplemer

New data edition is available. Click here to upgrade.

SEARCH BY LAND USE CODE:
220

LAND USE GROUP:
(200-299) Residential

LAND USE:
220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Dwelling Units

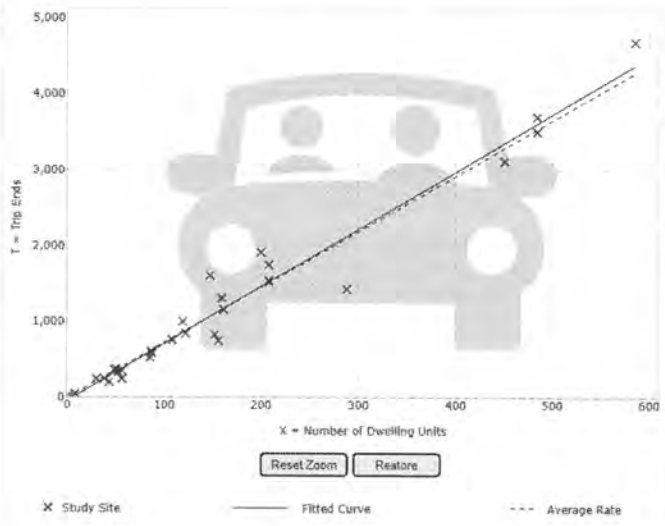
TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
5 Calculate

Trip ends are not estimated for some methods as it yields negative values

Data Plot and Equation



DATA STATISTICS

Land Use:
Multifamily Housing (Low-Rise) (220) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
29

Avg. Num. of Dwelling Units:
168

Average Rate:
7.32

Range of Rates:
4.45 - 10.97

Standard Deviation:
1.31

Fitted Curve Equation:
T = 7.56(X) - 40.86

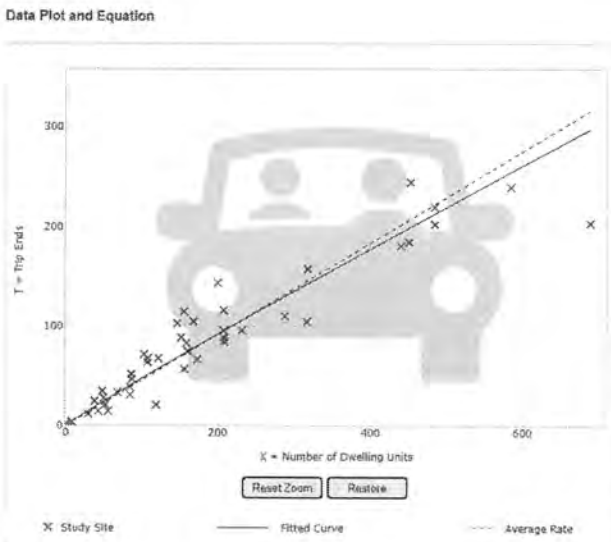
R^2:
0.96

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 37 (Total), 18 (Entry), 19 (Exit)
Fitted Curve: Not Available

Weekday Peak Hour AM





DATA STATISTICS

Land Use:
Multifamily Housing (Low-Rise) (220) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
42

Avg. Num. of Dwelling Units:
199

Average Rate:
0.46

Range of Rates:
0.18 - 0.74

Standard Deviation:
0.12

Fitted Curve Equation:
Ln(T) = 0.96 Ln(X) - 0.51

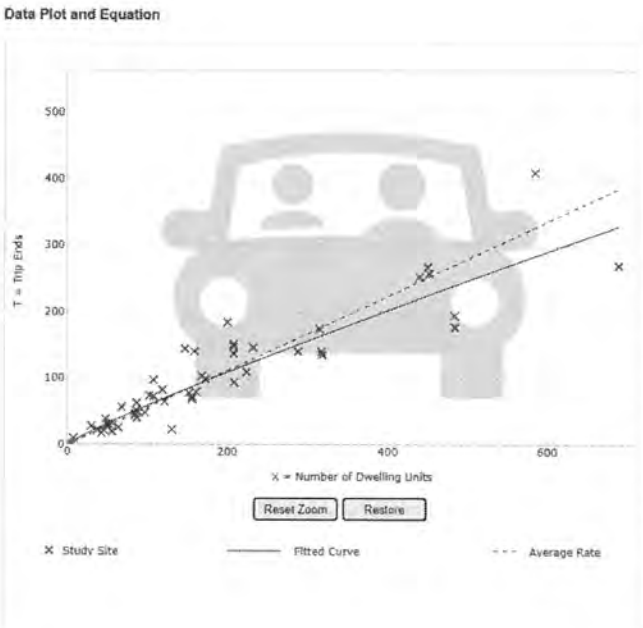
R^2:
0.90

Directional Distribution:
23% entering, 77% exiting

Calculated Trip Ends:
Average Rate: 2 (Total), 0 (Entry), 2 (Exit)
Fitted Curve: 3 (Total), 1 (Entry), 2 (Exit)

Weekday Peak Hour PM





DATA STATISTICS

Land Use:
Multifamily Housing (Low-Rise) (220) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
50

Avg. Num. of Dwelling Units:
187

Average Rate:
0.58

Range of Rates:
0.19 - 1.25

Standard Deviation:
0.16

Fitted Curve Equation:
Ln(T) = 0.89 Ln(X) - 0.02

R^2:
0.86

Directional Distribution:
63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 3 (Total), 2 (Entry), 1 (Exit)
Fitted Curve: 4 (Total), 2 (Entry), 2 (Exit)

Feel free to contact me with any questions.

Thank you,

Brent Thomas, P.E., L.S.I.
Project Manager
Travis Pruitt & Associates, Inc.
770-695-1019
bthomas@travispruitt.com

October 31, 2022

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009
678-297-6000

RE: 92 Thompson Street Condominium Project
82 & 92 Thompson Street

Stream Buffer Mitigation

Accompanying the requested rezoning application for the new 92 Thompson Street condominium project located at 82 & 92 Thompson Street, we are also seeking a variance for encroachment into a stream buffer for state waters located on site. The state waters are located in the rear yards of the two existing properties, on the north side of the proposed condominium building. The stream buffer includes a 25' undisturbed state waters buffer, a 50' undisturbed City buffer, and a 75' impervious surface setback. There is currently paved area located within the buffer, in close proximity to the state waters, that is proposed to be removed. There are also existing septic systems serving the two existing buildings that are proposed to be removed. In initial investigations, it has been noted that these existing septic systems are in disrepair and may have a negative impact on the state waters should they be left in place. There is currently no stormwater management or detention system provided from the existing impervious areas on-site prior to discharging into the state waters.

The proposed plan for the development is included with the rezoning application. There are hardships associated with the geometry of the site that led to proposing a building encroaching a maximum of 5' into the75' impervious setback. The proposed vehicular access is a basement level parking facility. This access to the basement level is proposed through the neighboring subdivision to the west of the property, which is located near the impervious setback. In addition to the location of the existing access on the neighboring property, the streetscape improvements and required right-of-way along Thompson Street create a front building setback that limits how far south (away from the existing state waters) the new building can be located. As an amenity to the development, a new patio area is proposed within the 75' impervious setback, however, we are proposing the patio to be constructed with a pervious paver system.

In addition to the new building's partial encroachment into the 75' impervious setback, there are minor improvements associated with the project proposed within the undisturbed buffer area, which include a new retaining wall, landscaping, and stormwater conveyance infrastructure. Stormwater management will be provided for the development with a new underground stormwater management facility located entirely between the 50' undisturbed buffer and the 75' impervious setback. In addition to providing detention and controlling peak flows on-site to a level where they are less than runoff from the site area in a natural state, this new facility will provide a "runoff reduction volume" to recharge the groundwater table should underlying soils provide adequate infiltration rates.

In conclusion, while this proposed zoning application includes the need for a variance for encroaching into the state waters buffer and impervious setback, by removing existing encroachments, revegetating, and

providing a stormwater management system, the project will be large improvement for the buffer and the hydrology of the area locally.

Feel free to contact me with any questions.

Thank you,

Brent Thomas, P.E., L.S.I.
Project Manager
Travis Pruitt & Associates, Inc.
770-695-1019
bthomas@travispruitt.com

Attachments:

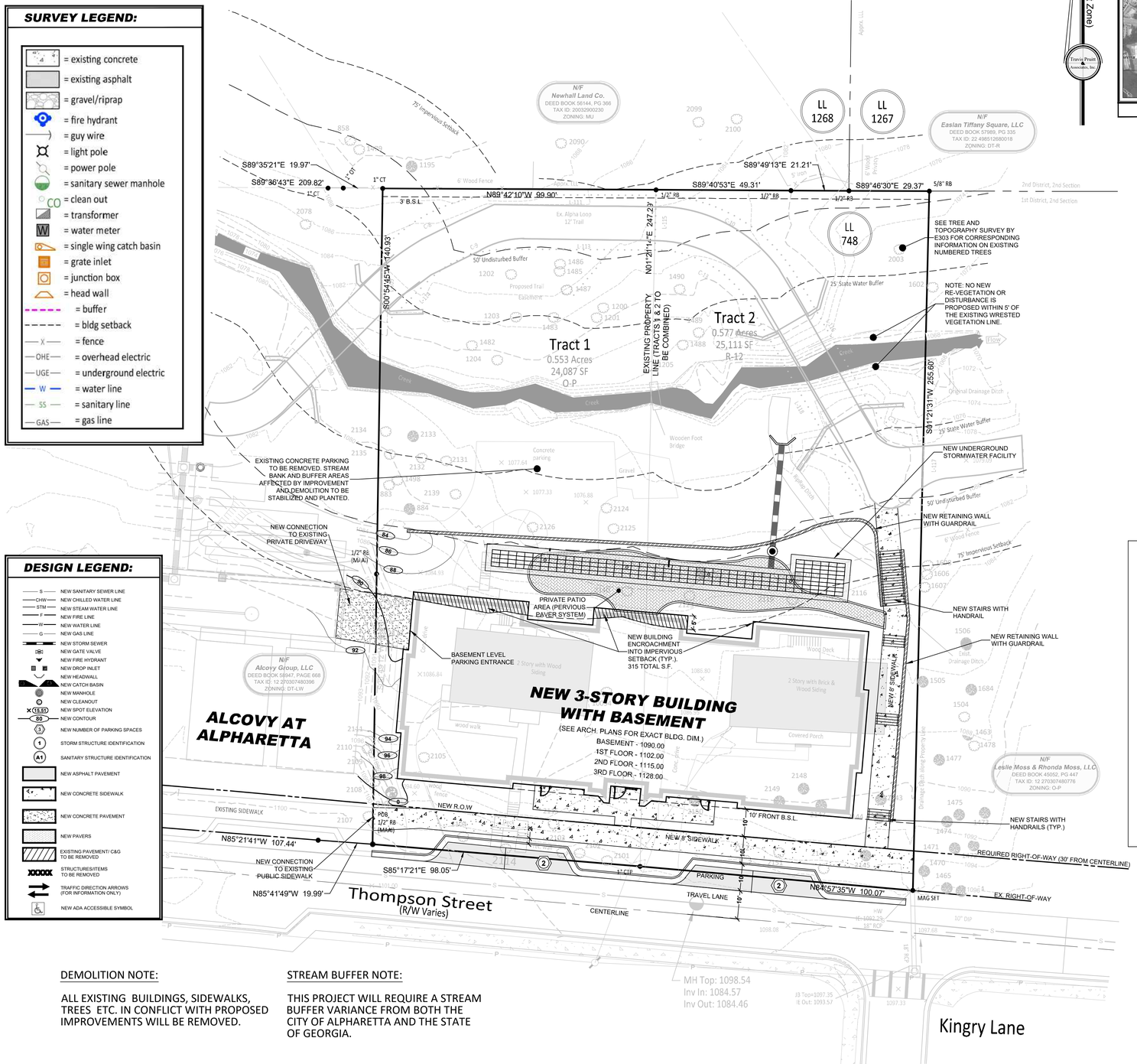
- Existing Conditions Plan
- Landscape Plan

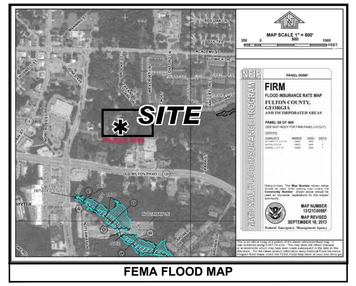
SURVEY LEGEND:

- = existing concrete
- = existing asphalt
- = gravel/riprap
- = fire hydrant
- = guy wire
- = light pole
- = power pole
- = sanitary sewer manhole
- = clean out
- = transformer
- = water meter
- = single wing catch basin
- = grate inlet
- = junction box
- = head wall
- = buffer
- = bldg setback
- = fence
- = overhead electric
- = underground electric
- = water line
- = sanitary line
- = gas line

DESIGN LEGEND:

- NEW SANITARY SEWER LINE
- NEW CHILLED WATER LINE
- NEW STEAM WATER LINE
- NEW FIRE LINE
- NEW WATER LINE
- NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW NUMBER OF PARKING SPACES
- STORM STRUCTURE IDENTIFICATION
- SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW PAVERS
- EXISTING PAVEMENT/ C&G TO BE REMOVED
- STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW ADA ACCESSIBLE SYMBOL





FEMA FLOOD MAP



LOCATION MAP
NOT TO SCALE

AMENITY SPACE		
REQUIRED	4,920 SF (10% OF SITE)	
PROVIDED	EXISING ALPHA LOOP - 5,235 SF	
	PROPOSED ALPHA LOOP - 1,040 SF	
TOTAL	6,275 SF	

IMPERVIOUS LOT COVERAGE		
ALLOWABLE:	33,038 SF OR 70% MAX	
PROPOSED:	BUILDING PAD - 10,000 SF	
	PROPOSED ALPHA LOOP + SIDEWALKS - 2594 SF	
	PROPOSED FRONT ENTRANCE AND PATIO - 2,288	
TOTAL	14,882 SF OR 45%	

PARKING SUMMARY		
DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		

PROJECT DESCRIPTION:
NEW CONDOMINIUM BUILDING

OWNER / DEVELOPER
92 Thompson, LLC
3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

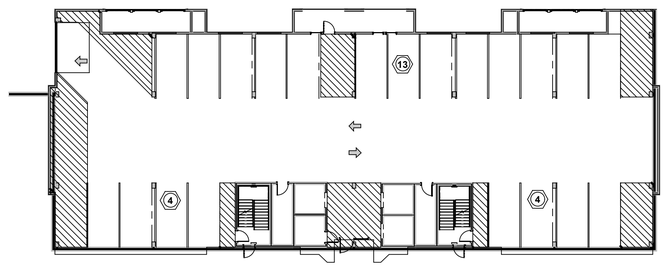
EXISTING SITE ZONING:	**O-P & R-12**
PROPOSED SITE ZONING:	**DT-LW**
SITE AREA:	**1.13 ACRES**
TAX PARCEL ID (TRACT 1):	**12 270307480701**
TAX PARCEL ID (TRACT 2):	**12 270307480719**

BUILDING SETBACK LINES:
FRONT YARD: 10 FT.
REAR YARD: 3 FT.
SIDE YARD: 10 FT. BETWEEN STRUCTURES

BUILDING SUMMARY:
3-STORY
BUILDING FOOT PRINT: 10,000
MAX BUILDING HEIGHT: 40 FT
BUILDING HEIGHT: 40 FT.
MAXIMUM DENSITY: 8 UNITS/ACRE
PROPOSED DENSITY: 4.5 UNITS/ACRE
PROPOSED UNITS: 5 UNITS
REQUIRED MINIMUM HOUSE REQUIREMENTS: 2500 SF/ 25' WIDTH
REQUIRED MINIMUM WALKUP FLAT REQUIREMENTS: 2500 SF/ 20' WIDTH
PROPOSED FLAT: 83' X 60'/4,051 HSF
PROPOSED FLAT: 155' X 60'/8,450 HSF

BASEMENT LEVEL PARKING PLAN

SCALE: 1" = 20'



DEMOLITION NOTE:

ALL EXISTING BUILDINGS, SIDEWALKS, TREES ETC. IN CONFLICT WITH PROPOSED IMPROVEMENTS WILL BE REMOVED.

STREAM BUFFER NOTE:

THIS PROJECT WILL REQUIRE A STREAM BUFFER VARIANCE FROM BOTH THE CITY OF ALPHARETTA AND THE STATE OF GEORGIA.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.

NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

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THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

ZONING SITE PLAN

92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED No. 43947 PROFESSIONAL ENGINEER G. BRENT THOMAS, JR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	10/31/2022
SCALE:	1" = 20'
CN:	220470PN
JN:	1-22-0470
FN:	170-D-035
SHEET NO:	1 OF 1

W:\2022\220470\Engineering\CAD\Drawings\220470PN.dwg, Zoning Site Plan, jwinston, Oct. 28, 22-3:17:16 PM, 1:1

This drawing is the property of Engineering303, L.L.C. and is not to be reproduced or copied in whole or in part or used for furnishing information to others, or for any other purpose detrimental to the interest of Engineering303, L.L.C. and is to be returned upon request.

COPYRIGHT © 2018

ABBREVIATION LEGEND:		SYMBOL LEGEND:
BC	= back of curb	= existing concrete
C&G	= curb and gutter	= existing asphalt
CB	= catch basin	= existing gravel/riprap
CD	= check dam	= fire hydrant
CL	= centerline	= guy wire
CMF	= concrete monument found	= light pole
CMP	= corrugated metal pipe	= power pole
CO	= clean out	= sanitary sewer manhole
CT	= crimp top pin	= clean out
DI	= drop inlet	= transformer
DIP	= ductile iron pipe	= water meter
DWCB	= dbl. wing catch basin	= single wing catch basin
EP	= edge of pavement	= grate inlet
FC	= face of curb	= junction box
FES	= flared end section	= head wall
FH	= fire hydrant	= buffer
GI	= grate inlet	= bldg setback
GW	= guy wire	= fence
GP	= guy pole	= overhead electric
HW	= head wall	= underground electric
IPF	= iron pin found	= water line
IPS	= iron pin set	= sanitary line
JB	= junction box	= hardwood
INV	= invert	= pine
L.L.L.	= land lot line	
LP	= light pole	
MH	= manhole (sanitary sewer)	
OCS	= outlet control structure	
OT	= open top pipe	
PL	= property line	
PP	= power pole	
RB	= reinforcing bar	
RCP	= reinforced concrete pipe	
R/W	= right-of-way	
TSP	= traffic signal pole	
TSB	= traffic signal box	
TP	= telephone pole	
TSP	= traffic signal pole	
WM	= water meter	
WV	= water valve	
YI	= yard inlet	

GENERAL NOTES:

1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Bing Maps.
6. All building ties are perpendicular to the properties lines unless otherwise noted.
7. Only evidence of surface observable utilities were located. No underground utilities were field located during the course of this survey. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

ENVIRONMENTAL NOTES:

1. No attempt was made by this firm to determine presence of wetlands.
2. Trees indicated on this map are shown per requirements as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
3. Tree size indicated is DBH (diameter breast height) in inches.
4. Certification applies to the location of trees, but does not extend to the identification of species. Trees are only shown as hardwood, softwood, and pine.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA., most recently revised September 18, 2013.

REVISIONS:

NO.	DESCRIPTION	DATE

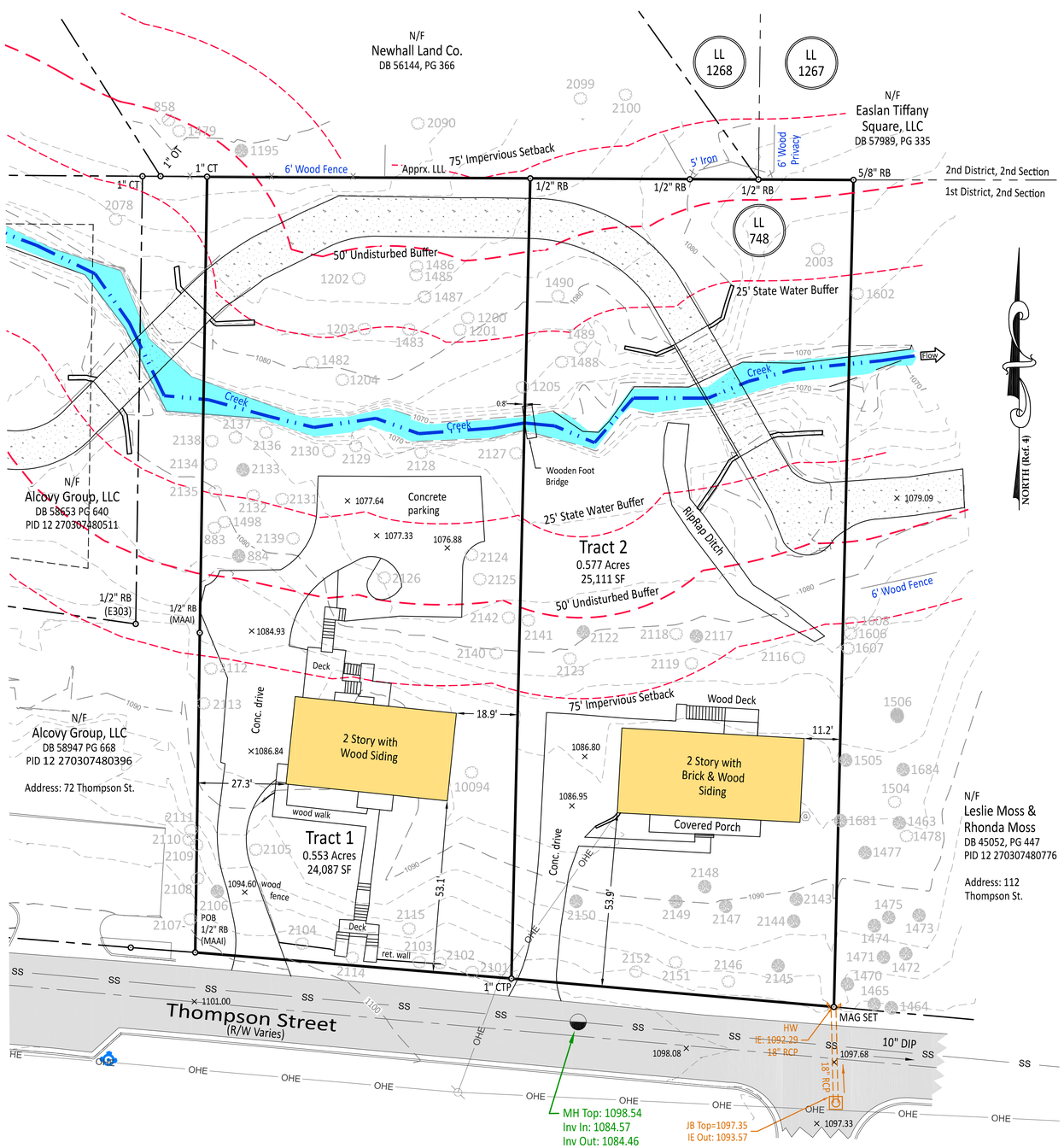
Owners

Tract 1
Tad D. Ransopher
Parcel ID No. 12 270307480701
82 Thompson Street

Tract 2
Mohammed Gayasuddin
3626 Robinson Walk Dr
Parcel ID No. 12 2070307480719
92 Thompson Street

Total Area

Tract 1	24,087 Sq. Ft.	0.553 Acres
Tract 2	25,111 Sq. Ft.	0.577 Acres
Total	49,198 Sq. Ft.	1.13 Acres





LOCATION MAP
NOT TO SCALE
(Bing Maps)

PARCEL INFORMATION:

Parcel 1
Parcel Id No.: 12 270307480701
Zoned O-P, per AlphaGIS accessed on 7/16/20

Parcel 2
Parcel Id No.: 12 270307480719
Zoned R-12, per AlphaGIS accessed on 7/16/20

Building setback lines are not shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

REFERENCES:

1. Boundary Survey of 82 & 92 Thompson St prepared by Engineering 303, dated 7/27/2020.
2. Warranty Deed to Tad Ransopher, recorded in Deed Book 25554, Page 205.
3. Warranty Deed to Tad Ransopher, recorded in Deed Book 28693, Page 156.
4. Boundary Survey for Dream Realty, LLC, performed by Engineering 303, LLC dated March 22, 2018 and last revised March 30, 2018.
5. Limited Warranty Deed to Mohammed Gayasuddin recorded in Deed Book 59149, Page 678
6. Easement Exhibit 2 for the "Alpha Loop", City of Alpharetta prepared by Engineering 303, dated 5/7/2019.
7. Easement Exhibit 3 for the "Alpha Loop", City of Alpharetta prepared by Engineering 303, dated 5/7/2019.

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Measurements shown are US Survey Feet (ground).
4. Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Carlson Supervisor GPS System and eGPS Network elevation derived from 2 control points. Field angles and linear distances measured using a Topcon PS-103A Robotic Total Station and a Sokkia iX.
5. The field data upon which this plat is based has a field closure of one foot in 58,331 feet and an angular error of 4 seconds per angle point and was adjusted using Compass Rule. Last day of fieldwork Completed on July 19, 2020.
6. This map or plat has been calculated for closure and is found to be accurate within one foot in 100,931 feet.
7. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
8. No evidence of human burials or cemeteries was observed during the course of the fieldwork.

TOPOGRAPHIC SURVEY NOTES:

1. Contours displayed at a 2-foot interval.
2. Measurements shown are US Survey Feet (ground).
3. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
4. Boundary lines shown per Reference 1. See Reference 1 for more details.

The purpose of this survey is to show the location of topographic data and trees. See Reference 1 for details on boundary information, easements, and other details.

0' 30' 60' 90' 120'

Scale: 1"= 30' (22"x34 Prints) 1"= 60' (11"x17" Prints)

TREE CHART

Tree No.	Description	Tree No.	Description
858	27" HRD	1498	7" HRD
883	25" HRD	1504	15" HRD
884	28" PINE	1505	17" PINE
1195	18" PINE	1506	12" PINE
1200	18" HRD	1602	20" HRD
1201	20" HRD	1606	28" HRD
1202	18" HRD	1607	28" HRD
1203	20" HRD	1608	10" HRD
1204	22" HRD	1681	20" PINE
1205	34" HRD	1684	22" PINE
1463	19" PINE	2003	9" HRD
1464	22" PINE	2078	9" HRD
1465	18" PINE	2090	32" HRD
1470	17" PINE	2099	19" HRD
1471	11" PINE	2100	6" HRD
1472	14" PINE	2101	24" HRD
1473	17" PINE	2102	24" HRD
1474	15" PINE	2103	23" HRD
1475	11" PINE	2104	19" HRD
1477	16" PINE	2105	30" HRD
1478	16" HRD	2106	15" PINE
1479	7" HRD	2107	8x8x8" HRD
1482	12" HRD	2108	5" HRD
1483	10" HRD	2109	32" HRD
1485	13" HRD	2110	26" HRD
1486	12" HRD	2111	24" HRD
1487	14" HRD	2112	18" HRD
1488	14" HRD	2113	12" HRD
1489	10" HRD	2114	22" HRD
1490	13" HRD	2115	14" HRD

TREE CHART

Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description	Tree No.	Description
2116	15" HRD	2123	17" HRD	2128	27" HRD	2133	18" PINE	2138	26" HRD	2143	12" PINE	2148	12" PINE	10094	40" HRD
2117	25" PINE	2124	24" HRD	2129	16" HRD	2134	12" HRD	2139	13" HRD	2144	14" PINE	2149	14" PINE		
2118	14" HRD	2125	20" HRD	2130	24" HRD	2135	18" HRD	2140	18" HRD	2145	14" PINE	2150	17" PINE		
2119	18" HRD	2126	19" HRD	2131	25" HRD	2136	15" HRD	2141	12" HRD	2146	24" HRD	2151	25" HRD		
2122	25" PINE	2127	25" HRD	2132	12" HRD	2137	19" HRD	2142	22" HRD	2147	18" PINE	2152	19" HRD		

Engineering 303

Tree and Topographic Survey of
82 & 92 Thompson Street for:
The Alcovy Group, LLC

City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 748

GEORGIA REGISTERED NO. 2721 LAND SURVEYOR MARIO G. FORTE
07/28/20
Ga Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street, Cumming, GA 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: mes
Date: 07/19/20
Sheet
1 of 1
Project Number
20-4699

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-23-01/V-23-04 META/WINDWARD PARK

PLANNING COMMISSION: JANUARY 5, 2023

CITY COUNCIL: JANUARY 23, 2023

II. RECOMMENDATION:

Approve MP-23-01 META/Windward Park request for master plan amendment and Deny V-23-04 request for variance to eliminate the neighborhood grocery, subject to the following conditions:

1. The site shall be developed substantially similar to the site plan prepared by AEC, revised 12/7/22, 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 prepared by Cooper Carry, dated 11/1/22, with final approval by DRB.
3. Development regulations shall be as follows:
    a. Commercial – Retail and restaurant uses shall be limited to no more than 31,400 square feet and shall be located in buildings that have at least one floor of non-retail uses, except that one freestanding retail building shall be permitted as depicted on Site 3. Freestanding retail building shall have a minimum building height of 24'. First floor retail uses in the 'For-Rent' building shall have a minimum height of 18'.
    b. Office – Office use shall be limited to no more than 500,000 square feet and building heights shall not exceed 8 stories.
    c. 'For-Sale' Residential – Up to 100 'For-Sale' Townhomes shall be permitted in up to 3 story buildings. No more than 10% of units shall be rented as stated in the HOA documents.
    d. 'For-Rent' Residential – After January 1, 2025, 130 '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 2 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories and units shall be limited to studio, 1, and 2 bedrooms. 'For-Rent' units shall be constructed concurrently with office use and neighborhood grocery and a certificate of occupancy shall not be issued for rental units until a minimum 89,700 square feet of office and minimum 3,000 square foot neighborhood grocery has been constructed or is substantially under construction, as determined by Staff. 'For-Rent' units shall be part of a mixed-use development containing a minimum 47 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 89,700 square feet of office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secured 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 January 23, 2026 residential units shall revert to 'For-Sale' only.
    e. Parking Decks – Maximum 6 levels, substantially as depicted on the site plan prepared by AEC, revised 12/7/22, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Screening of parking decks from the public right-of-way and 'For-Sale' townhomes with evergreen landscaping of sufficient size shall be required, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.
4. 'For-Rent' building and freestanding retail building on Site 3 shall have a minimum 30' building setback including a minimum 20' landscape strip along North Point Parkway.

5. 'For-Rent' building parking deck and service area shall be screened from North Point Parkway and Dryden Road with decorative walls and/or landscaping, as approved by DRB.
6. Buildings with retail uses facing Windward Parkway or North Point Parkway shall not exceed 200' in length, excluding the 'For-Rent' building which has ground floor retail uses facing North Point Parkway.
7. Windward Park shall be limited to the following uses and further restricted by conditions of zoning:
    a. Office
    b. Service Retail
    c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
    d. Residential – 'For-Sale' and 'For-Rent'
8. Minimum parking requirements for 'For-Rent' units shall be as stated in UDC Section 2.5 Parking. Minimum parking requirements for the requested 100 townhomes shall be 2.5 spaces/unit and each unit shall have a minimum 18' long driveway.
9. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
10. Developer shall make reasonable efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.
11. Open space shall be developed as depicted on the site plan prepared by AEC, revised 12/7/22, including the amenities depicted in Sites 3, 4 and 5.
12. Swimming pool on Site 3 shall be screened from Safe Haven Place with a decorative wall or fencing and decorative landscaping, as approved by DRB.
13. Sculptures or focal point features placed at the corner of Windward Parkway and North Point Parkway and at project entrances along Windward Parkway and North Point Parkway shall require approval by the Cultural Arts Commission.
14. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
15. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
16. Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
17. Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
18. Conditions of zoning related to file #MP-15-04/V-15-08 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.

III. REPORT IN BRIEF:

The applicants, META Real Estate Partners and Empire Communities, are requesting a master plan amendment and variance to modify the residential housing mix to allow for 100 'For-Sale' townhomes and 130 'For-Rent' units in the 47.7-acre Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 and a variance is requested to eliminate the neighborhood grocery requirement. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

DISCUSSION

The submitted request, if approved, would allow for the construction of 100 'For-Sale' townhomes and 130 'For-Rent' units in the 47.7-acre Windward Park mixed-use development. A master plan amendment to the Windward Master Plan Pod 66 is proposed to modify the residential housing mix and a variance is requested to eliminate the neighborhood grocery requirement. The proposed density will remain the same as previously approved at 8.7 dwelling units per acre. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

Windward Park is currently developed with 185 'For-Sale' townhomes, a 250-room Hilton Hotel, several internal streets and a central green space and stormwater park. The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 66. Surrounding properties are zoned CUP to the north, east, south and west. Caravelle is located to the southwest, Hilton Hotel is located to the north, MARTA Park n' Ride is located to the west and Windward Crossing shopping center and AT&T are located to the east. The property has a comprehensive land use plan designation of 'Mixed Use'.

The Windward Master Plan was approved in 1988 as an office park west of the Big Creek Greenway and residential community east of the Big Creek Greenway. Pod 66 of the Windward Master Plan was last amended in 2015 to allow for the Windward Park mixed-use development, permitting 'For-Sale' residential, office, retail/restaurant, and hotel uses. Variances were also approved with the 2015 master plan amendment allowing for a reduction in parking and encroachments into stream buffers. The applicant's current master plan amendment request would modify the residential housing mix. The table below compares the applicant's zoning proposal to the 2015 Windward Park entitlement.

Development Comparison

Use	Applicant's Proposal	Windward Park (F.K.A. Windward Point)
Residential	130 'For-Rent' Units 285 'For-Sale' Townhomes (185 "For-Sale' Townhomes existing)	200 'For-Sale' Condominiums 191 'For-Sale' Townhomes 24 Live/Work Townhomes
Residential Density	8.7 dwelling units/acre	8.7 dwelling units/acre
Office	500,000 SF	500,000 SF
Commercial	31,400 SF	31,400 SF
Hotel	250 Rooms	250 Rooms
Open Space	7.15 acres (15%)	7.15 acres (15%)

A variance is requested to eliminate the neighborhood grocery required in conjunction with the 'For-Rent' use. The applicant states that the subject property is not conducive to a grocery store.

SITE PLAN

The submitted site plan depicts a seven (7) story, 250,000 square foot office building and six (6) level parking deck at the corner of Windward Parkway and North Point Parkway (Site 2) and an eight (8) story, 250,000 square foot office building and six (6) level parking deck along Dryden Road (Site 1). An 8,000 square foot freestanding retail building and a five (5) story, 130-unit 'For-Rent' building and parking deck are depicted at the corner of Dryden Road and North Point Parkway (Site 3). The first floor of the 'For-Rent' building will have 15,000 square feet of retail/restaurant uses along storefront streets. The 100, three (3) story 'For-Sale' townhome units are depicted along North Point Parkway and Lighthouse Lane (Sites 4 and 5). A stormwater park and green space have been developed at the center of the property.

New local streets, including on-street parking and sidewalks, have been constructed within the development providing access to each of the Sites described above, except that Site 1 has access from Dryden Road. In addition, sidewalks are proposed throughout each of the development sites. The site plan complies with the required landscape strips and building setbacks established in the 2015 Windward Park mixed-use development.

Three (3) parking decks are proposed within the development, including two (2), six (6) level parking decks related to the two (2) office buildings and a parking deck related to the 'For-Rent' building. The site plan calls out 3,560 parking spaces for the mixed-use development, of which 2,674 parking spaces are required. In addition, there are approximately 31 on-street parking spaces adjacent to townhome Sites 4 & 5, twelve (12) on-street spaces adjacent to 'For-Rent' Site 3, and thirteen (13) on-street spaces adjacent to office Site 1.

Windward Park – Required vs. Provided Parking

Site	Use	SF/units	Master Plan/UDC Parking Rate*	Required	Provided
1, 2	Office Retail	500,000 SF 8,400 SF	1/250 SF 1/200 SF	2,000 spaces 42 spaces	2,778 spaces
3	'For-Rent' Retail	130 units 23,000 SF	2/unit + 1/20 units for guests 1/200 SF	267 spaces 115 spaces	382 spaces
4, 5	'For-Sale' Townhomes	100 units	2.5 spaces/unit	250 spaces	400 spaces

*2015 Conditions of zoning required the lesser of 2 spaces/unit or 1 space/bedroom for townhomes. Hotel and office parking are permitted to be reduced by up to 25% by Staff upon acceptance of a shared parking study.

The site plan calls out 7.15 acres, or fifteen percent (15%) open space, which meets the minimum open space requirement in the CUP district. Much of the open space was developed in conjunction with the existing townhomes on the south half of the property. In addition, the central green space and stormwater park was installed with the initial infrastructure development phase. Open space is depicted between North Point Parkway and the proposed Site 4 townhomes. Amenity space is depicted in and around the townhomes and 'For-Rent' building including a swimming pool, rooftop gathering area with fire pit, balconies, yards, patios and pavilion.

Most of the subject property has been cleared and graded which limits opportunities to save trees. However, much of Site 2 at the corner of Windward Parkway and North Point Parkway remains undisturbed. Previous conditions of zoning required the developer to make reasonable efforts to save specimen and groupings of smaller trees. The grouping of Sourwoods and Oaks at the northwest corner of North Point Parkway and Dryden Road is a potential tree save opportunity. A stormwater park central to the development and an underground stormwater facility along North Point Parkway have already been constructed to support the development.

According to the applicant, the market will dictate phasing of the project, but it is anticipated that the townhomes and 'For-Rent' building will be constructed first.

'FOR-RENT' RESIDENTIAL

Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The Horizon 2040 Comprehensive Land Use Plan identifies the following housing policy as it relates to maintaining a balance between owner-occupied and renter-occupied housing in the City:

> ***Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.***

There are several factors that should be considered with requests for 'For-Rent' product, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Windward Park is surrounded by several office parks and 500,000 square feet of office space is approved within the development. High-density housing should be tied to office space where jobs exist and/or are created, and service uses are available to limit vehicular trips. The new office space would generate approximately 2,000 employees (1 employee per 250 square feet) to support the mixed-use development. In addition, 'For-Sale' residential use represents approximately 69% of the total residential units proposed.

The City's Rental Housing Study (updated June 2022) recommends an annual target entitlement of approximately 116 'For-Rent' units per year in order to achieve Housing Policy 2, as stated above. While the minimum 68% 'owner-occupied' housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The current US Census American Community Survey 5-year estimates (2016 – 2020) show that the City is at 67.7% owner-occupied housing units, which is just below the minimum 68% owner-occupied in Housing Policy 2. Continuum was the last mixed-use development approved with a 'For-Rent' use. That development was approved for 280 units with a certificate of occupancy (CO) in 2024. Staff adheres to a five (5) year timeframe when making recommendations on public hearing requests including a 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated every five (5) years.

The applicant proposes a five (5) story, 130-unit 'For-Rent' building to be completed in one (1) phase. On-site amenities will include covered parking, first floor active uses (retail/restaurant), resort style pool and cabanas,

rooftop terrace with fire pit, grilling station, dog wash, yard games area, concierge, bicycle storage, and valet waste. A mix of studio, one (1), and two (2) bedroom units are proposed with units ranging from 600 to 1,200 square feet. The 130 'For-Rent' units would generate approximately 359 people that could occupy approximately 89,700 square feet of office (based on 1 employee per 250 square feet). As shown in the table below, a CO could be issued for the applicant's rental units in 2025.

'For-Rent' Request – Certificate of Occupancy (CO) Year

	2022	2023	2024	2025	2026	Total
Applicant's Proposal	0	0	0	130	0	130
Continuum			280			280
Annual Recommended Target	116	116	116	116	116	580
Cumulative Total	+116	+232	+68	+54	+170	170

TRAFFIC

The applicant's proposal does not increase the total number of residential units; therefore, the trip generation should be significantly the same as previously approved.

WINDWARD PARK- TRIP GENERATION- NOVEMBER 2022 PLAN REVISION

PROGRAM	UNITS	LAND USE	ITE CODE	DAILY TRAFFIC			AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
287	DU	TOWNHOMES	230	1,667	833	834	126	21	105	149	100	49
130	UNITS	APARTMENTS	220	865	432	433	66	13	53	81	52	29
249	ROOMS	HOTEL	310	2,034	1,017	1,017	132	77	55	149	73	76
500000	G.S.F.	OFFICE	710	5,515	2,757	2,758	780	686	94	686	127	618
23000	G.S.F.	RETAIL	820	982	491	491	22	12	10	85	41	33
SUBTOTAL				11,063	5,530	5,533	1,126	809	317	1,150	393	805
INTERNAL CAPTURE				2478	1239	1,239	120	60	60	198	99	99
ALTERNATIVE MODE (4%)				443	221	221	45	32	13	46	16	32
TOTAL DRIVEWAY TRIPS				8,142	4,070	4,073	961	717	244	906	278	674
PASS-BY TRIPS				739	369	370	8	4	4	29	15	14
TOTAL NEW TRIPS				**7,403**	**3,701**	**3,703**	**953**	**713**	**240**	**877**	**263**	**660**

SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 130 'For-Rent' Units and 100 'For-Sale' Townhomes

School	Estimated # New FCS Students Generated
Creek View Elementary School	5 – 52
Webb Bridge Middle School	1 – 15
Alpharetta High School	7 – 27
Total	13 – 94

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 13 – 94 school age children. Numbers provided by Fulton County Schools show that Creek View Elementary School and Webb Bridge Middle School are currently over capacity.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property and would meet the City's housing tenure policy in 2025. Adjacent and nearby properties are developed as office parks and a retail center. The mixed-use development is located along Georgia 400 with nearby access to the highway, as well as access to MARTA.

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

Response: The proposed mixed-use development would not adversely affect adjacent and nearby properties, which are zoned and developed with non-residential uses.

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

Response: Most of the subject property has been cleared and graded limiting opportunities for tree saves. If approved, a condition is recommended requiring the developer to make reasonable efforts to save the tree grouping at the northwest corner of North Point Parkway and Dryden Road.

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

Response: The applicant believes the previously approved condominium units are not viable at this time given the current lender requirements. The proposed 'For-Rent' use will diversify the housing product within the mixed-use development and the proposed townhomes are smaller (1,500 – 1,900 square feet), which will serve a mid-entry buyer.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: A mixed-use development should reduce impacts on public facilities and services by providing a place to live, work and play. The applicant's proposal does not increase density above what was previously approved and open space is provided within the mixed-use development for the enjoyment of residents and visitors to the property. In addition, the site is located in close proximity to the Georgia 400 interchange at Windward Parkway which will help disperse the vehicular trips generated to and from the site.

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

Response: Not applicable.

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

Response: The zoning proposal reflects a reasonable balance. The proposal does not increase residential density and will diversify the housing product type available within the Windward Park mixed-use development.

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

Response: The applicant believes the previously approved condominium units are not viable at this time given the current lender requirements. The proposed 'For-Rent' use will diversify the housing product within the mixed-use development and the proposed townhomes are smaller (1,500 – 1,900 square feet), which will serve a mid-entry buyer.

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

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the subject property, which is 'Mixed Use'.

VARIANCE REVIEW CRITERIA

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

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

Response: There are not extraordinary or exceptional conditions pertaining to the subject property due to its size, shape or topography.

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

Response: Application of the Ordinance would not create an unnecessary hardship. The City's definition of neighborhood grocery requires a minimum 3,000 square foot space with 60% of the store area dedicated to the sale of grocery items.

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

Response: There are not conditions peculiar to the subject property which adversely affect its reasonable use as currently zoned. The nearest grocery to the subject property is approximately 1.25 miles away at the Costco and Walmart Super Center on Windward Parkway.

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

Response: Relief, if granted, could set a precedent for others to request similar variances.

CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment and variance. The master plan amendment is consistent with the future land use designation of the property and will

compliment surrounding properties which are primarily developed as office parks and a retail center. The proposed density will remain the same as previously approved. Also, the mixed-use development is located in close proximity to the Georgia 400 with nearby access to the highway, as well as access to MARTA.

The request to allow 130 'For-Rent' unit is consistent with the City's housing policy to maintain a housing balance of at least 68% owner-occupied housing units. The City's Rental Housing Study indicates that the City is moving toward its housing policy at the projected rate in previous rental studies. The 2020 American Community Survey 5-year estimate (2016 – 2020) has the City at 67.7% owner-occupied housing. In addition, 69% of the residential units will be a 'For-Sale' residential product. If approved, a condition is recommended limiting a certificate of occupancy (CO) for the 'For-Rent' building until 2025.

The proposed variance to eliminate the neighborhood grocery requirement is not supported by a hardship. A grocery component is needed to support the residents and employees living and working in the Windward Park mixed-use development.

CITIZEN PARTICIPATION PLAN

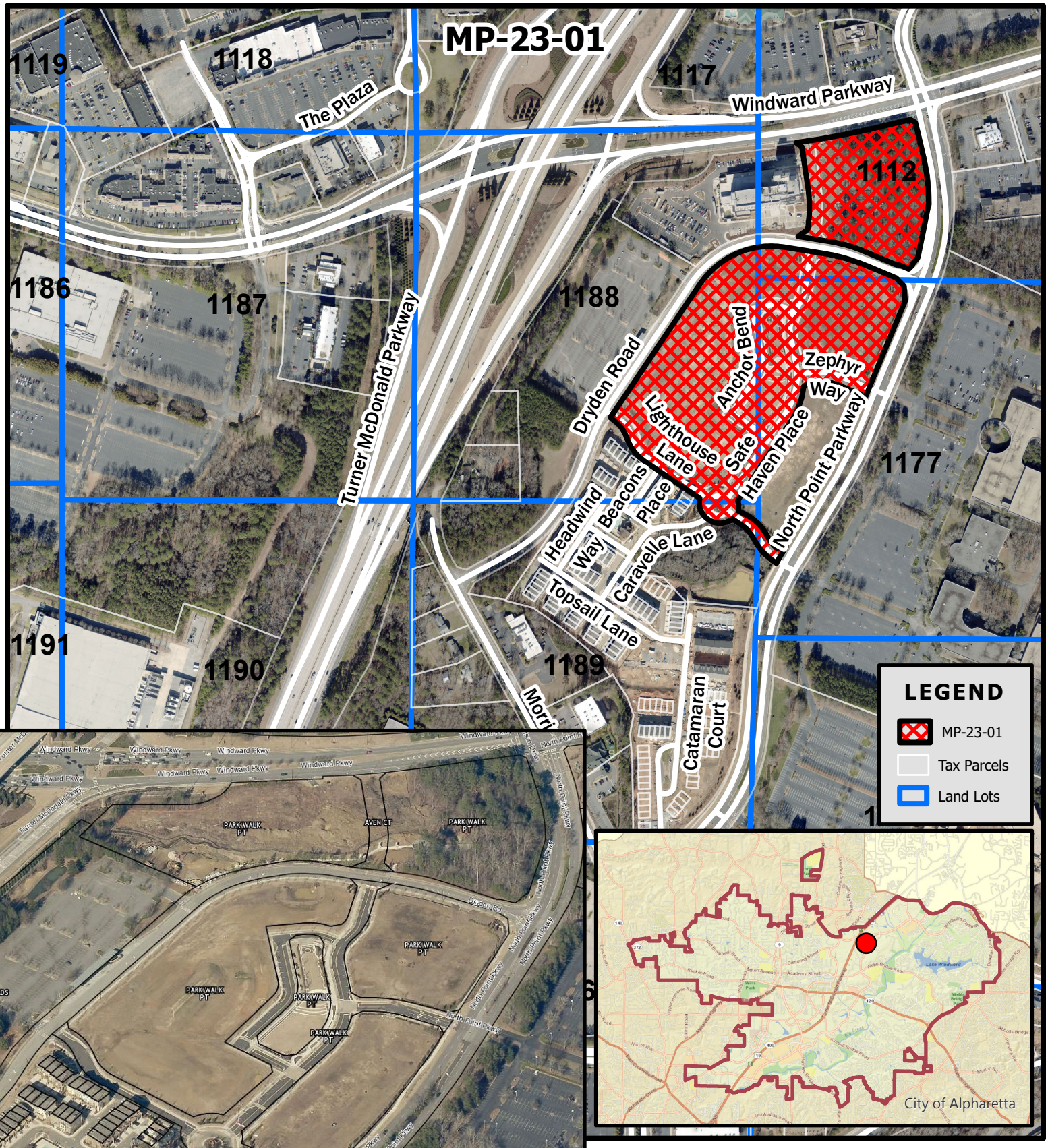
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 14, 2022. There were several public comments, including more green space, play area for children, sit down restaurant in retail area, and concern over office space being vacant.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Zoning Image Files
- Citizen Participation Part B
- CZIM Sign In Sheet
- Application

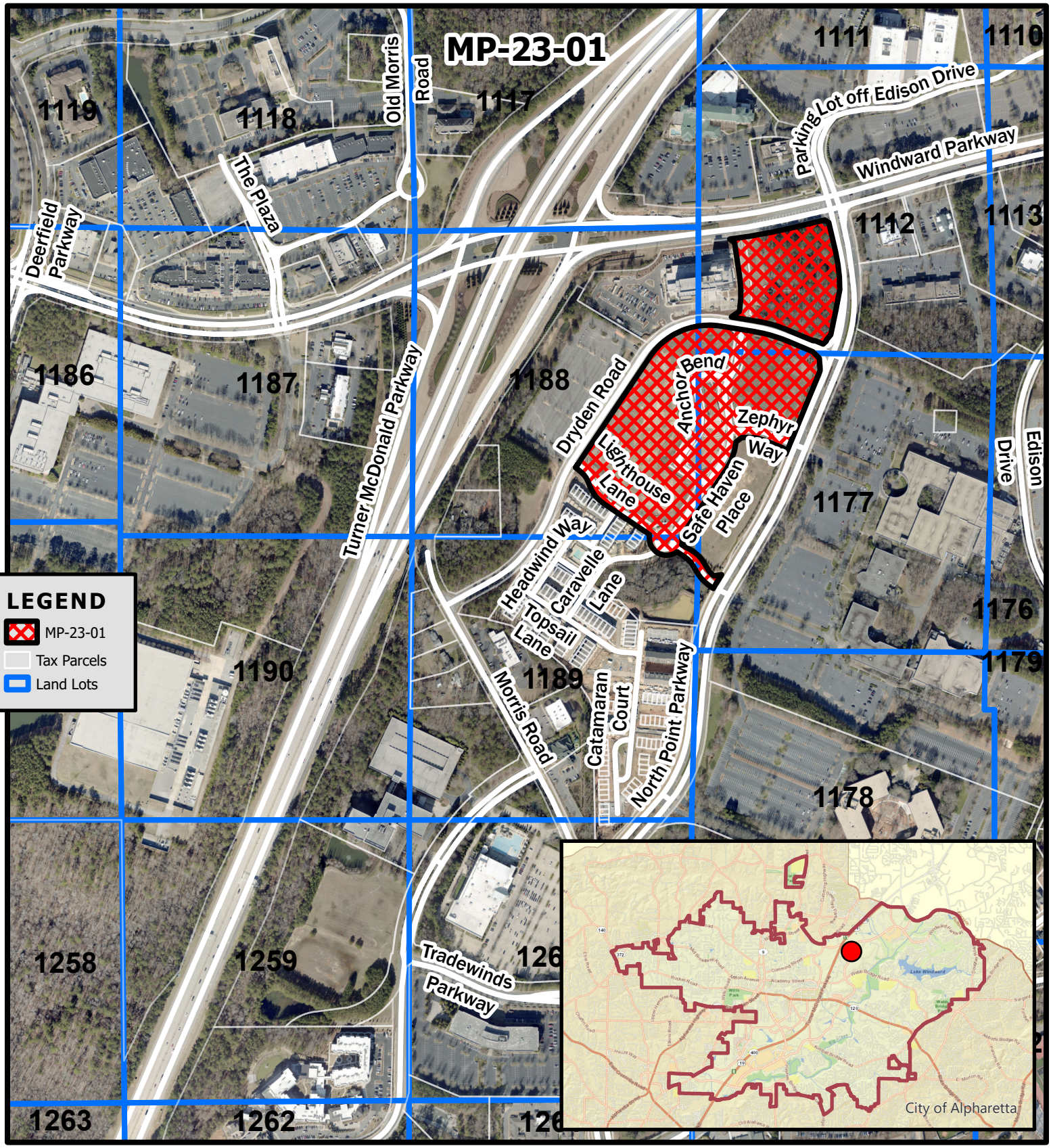


MP-23-01
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 9/01/22
CC: 9/26/22

THE CITY OF ALPHARETTA GEORGIA

Aerial Map
META/Windward Park
0 North Point Parkway

Location Map Provided by:
Community Development - GIS

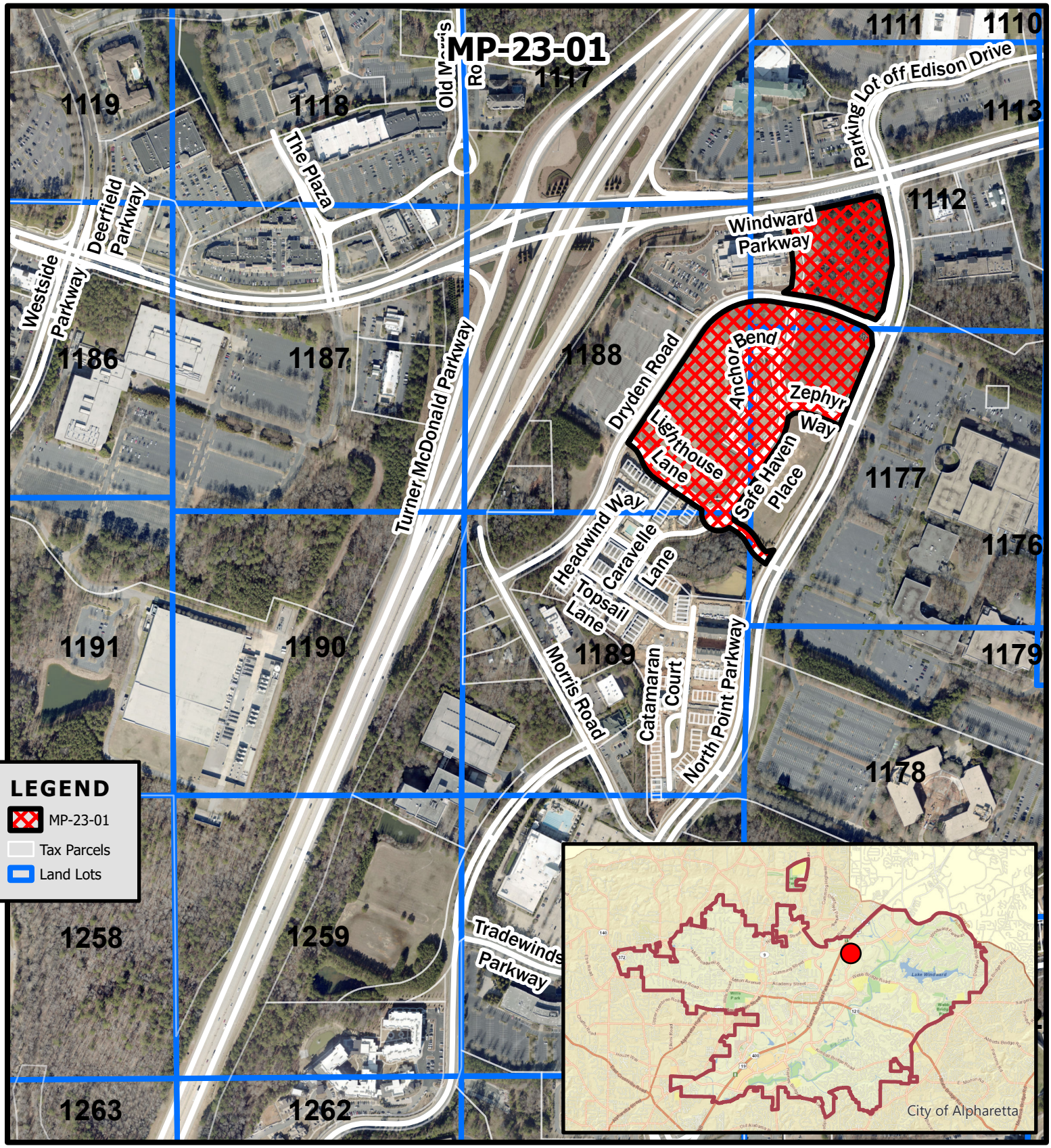


MP-23-01
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 9/01/22
CC: 9/26/22

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
META/Windward Park
0 North Point Parkway

Location Map Provided by:
Community Development - GIS

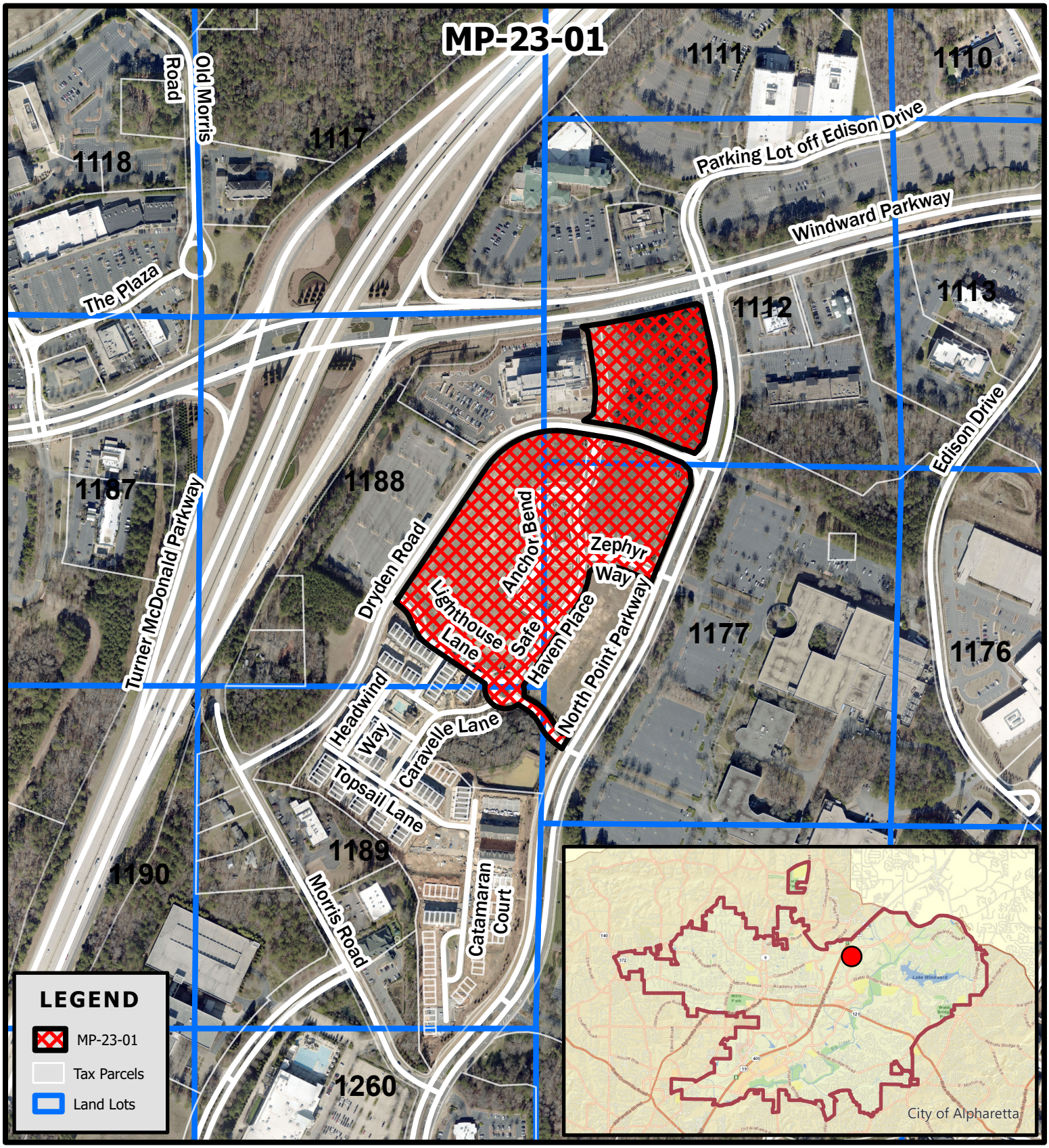


MP-23-01
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 9/01/22
CC: 9/26/22

THE CITY OF ALPHARETTA GEORGIA

Future Land Use Map
META/Windward Park
0 North Point Parkway

Location Map Provided by:
Community Development - GIS

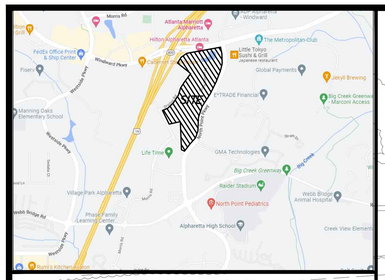


Location Map
META/Windward Park
0 North Point Parkway

MP-23-01
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 9/01/22
CC: 9/26/22

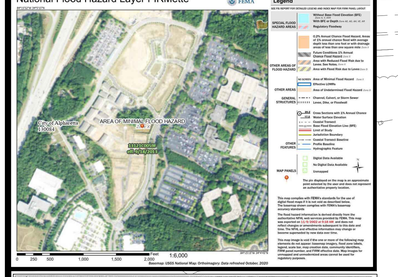
THE CITY OF ALPHARETTA GEORGIA

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Community Development - GIS

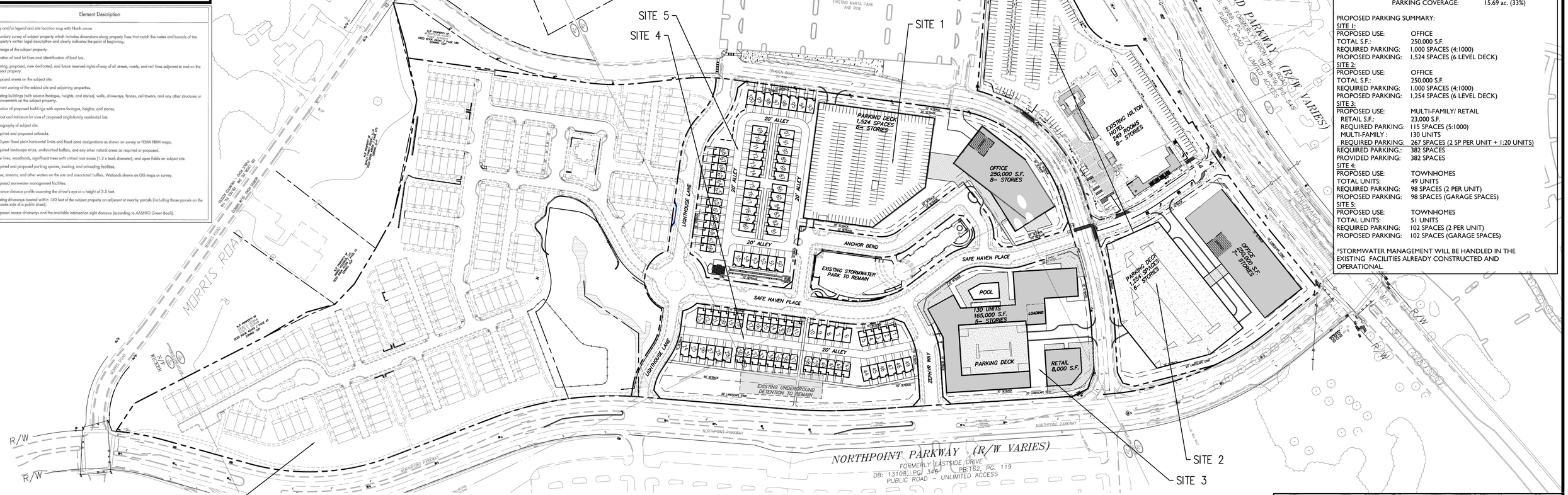


SITE LOCATION MAP (NTS)

National Flood Hazard Layer FIRMette



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



NOTE:

1. ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
3. THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND TIE IN POINTS TO THE PUBLIC RIGHT OF WAY.
4. ALL INTERNAL ROADS ARE PRIVATE.
5. SITE DESIGN BY COOPER CARRY, DATED 11-1-2022.
6. ALL RESIDENTIAL DRIVEWAYS ARE 18' DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
7. TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP..

PROPOSED PARCEL DATA

SITE 1:

ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	8-STORIES (132')

SITE 2:

ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	7-STORIES (118')

SITE 3:

ACREAGE:	3.16 AC.
PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
MULTI-FAMILY S.F.:	132,000 S.F
AMENITY S.F.:	10,000 S.F.
TOTAL S.F.:	165,000 S.F. (33,000 PER FLOOR)
BUILDING HEIGHT:	5-STORIES (70')
TOTAL UNITS:	130 UNITS
AVERAGE UNIT SIZE:	1,015 S.F.

SITE 4:

ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE 5:

ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:

LAND LOTS 1112, 1177, 1188, & 1189
1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

TOTAL ACREAGE:	47.65 ac.
SITE PLAN REVISION ACREAGE:	19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU

PROPOSED USES:

- TOWNHOME: (187 units existing, 100 units proposed)
- HOTEL: (249 room hotel existing)
- OFFICE: (500,000 s.f. proposed)
- RETAIL: (23,000 s.f. proposed)
- MULTI-FAMILY RESIDENTIAL: (130 units proposed)

PROPOSED SETBACKS

FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2& 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIPS

NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)

MAXIMUM BUILDING/ PARKING COVERAGE:	17.15 ac. (36%)
EXISTING BUILDING/ PARKING COVERAGE:	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
PROPOSED BUILDING/ PARKING COVERAGE:	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
TOTAL PROPOSED BUILDING/ PARKING COVERAGE:	8.84 ac.
TOTAL OVERALL BUILDING/ PARKING COVERAGE:	15.69 ac. (33%)

PROPOSED PARKING SUMMARY:

SITE 1:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,524 SPACES (6 LEVEL DECK)

SITE 2:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,254 SPACES (6 LEVEL DECK)

SITE 3:

PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
REQUIRED PARKING:	115 SPACES (5:1000)
MULTI-FAMILY :	130 UNITS
REQUIRED PARKING:	267 SPACES (2 SP PER UNIT + 1:20 UNITS)
REQUIRED PARKING.:	382 SPACES
PROVIDED PARKING:	382 SPACES

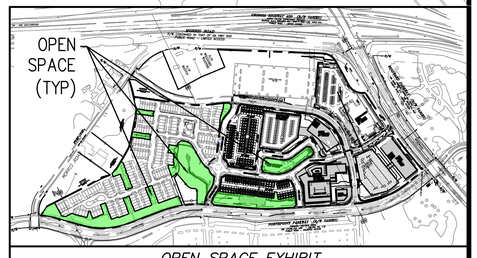
SITE 4:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
REQUIRED PARKING:	98 SPACES (2 PER UNIT)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)

SITE 5:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
REQUIRED PARKING:	102 SPACES (2 PER UNIT)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.



OPEN SPACE EXHIBIT
(15% OF AREA: 7.15 ac.)

AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH
100 0 100 200

ZONING PLAN

Windward Park

Alpharetta, Georgia

PROJECT INFORMATION
PROJECT NO.: 22-4755
DATE: 11-1-2022 REVISED: 12-7-2022
SCALE: 1" = 100'
FILE NAME: Windward Park- 2022 Zoning Plan.dwg
DESIGN/DRAWN: SLR/ slr

WINDWARD PARK

META REAL ESTATE PARTNERS

KDC

EMPIRE COMMUNITIES

AEC

COOPER CARRY



WINDWARD PARK 11-1-2022

EXISTING SITE OVERVIEW

COOPER CARRY

GA-400

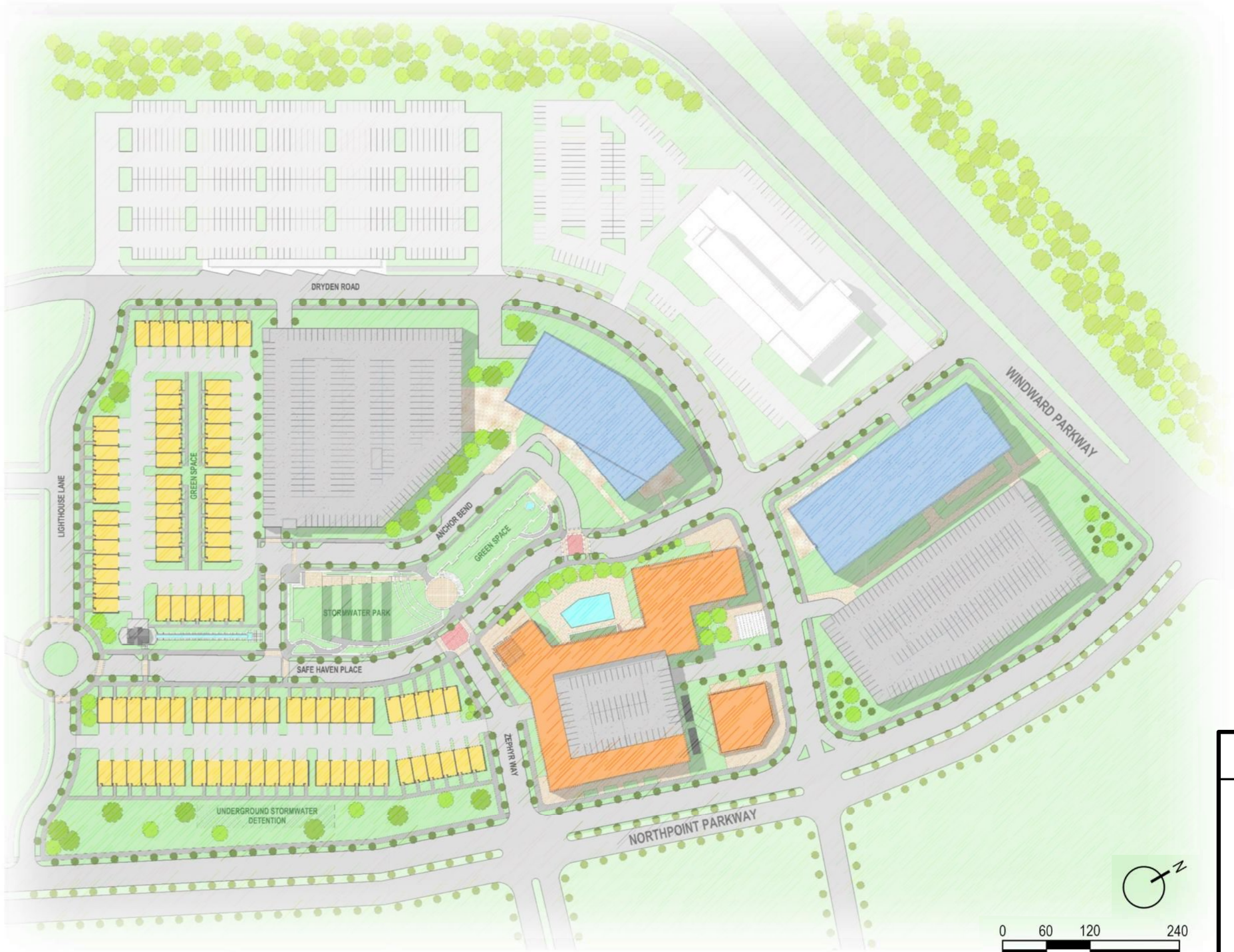
LEGEND

- MULTI-FAMILY/RETAIL
- TOWNHOME
- OFFICE/RETAIL
- PARKING DECK

WINDWARD PARK 11-1-2022

PROPOSED SITE OVERVIEW

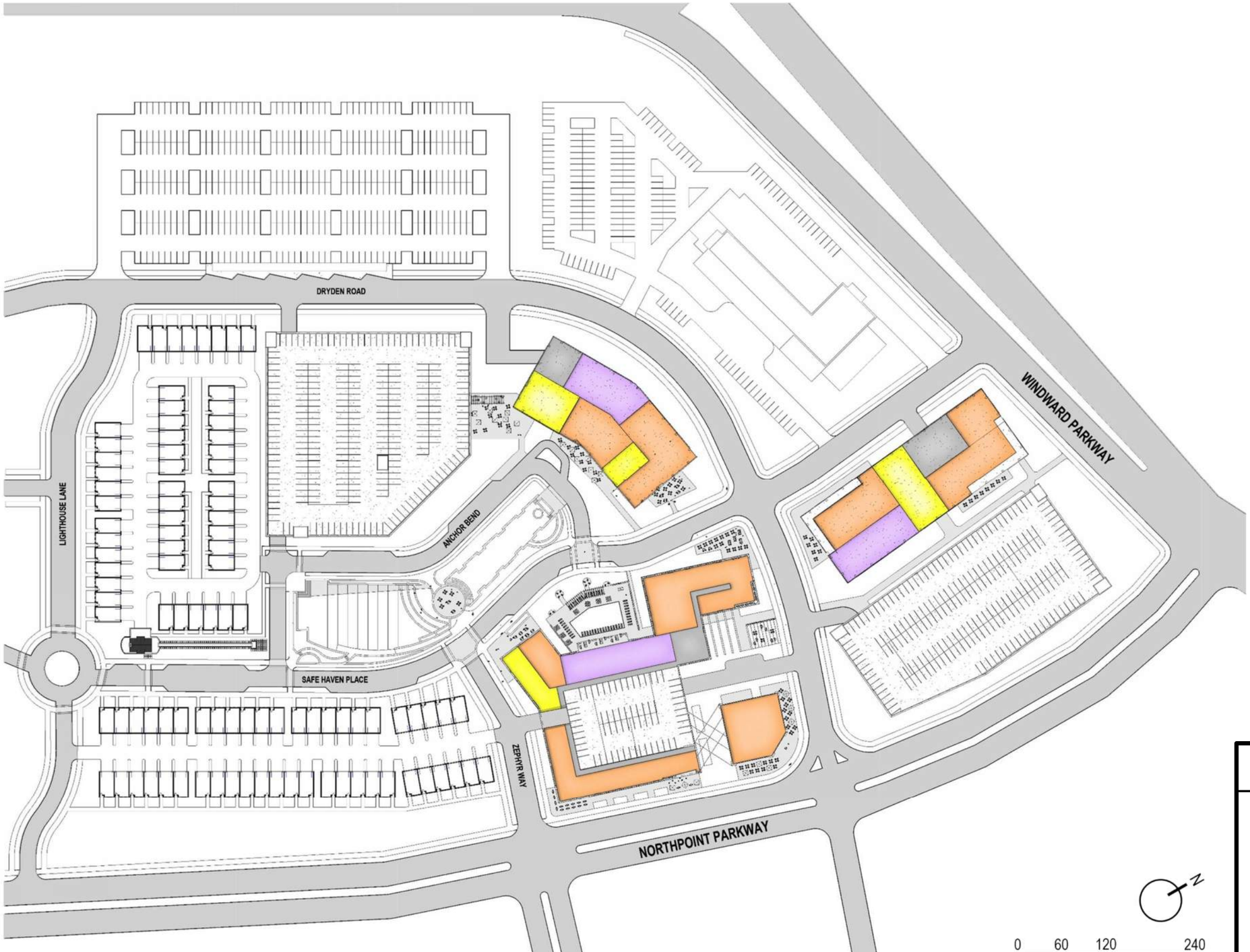
COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PLAN

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PLAN, GROUND PLANE ACTIVATION

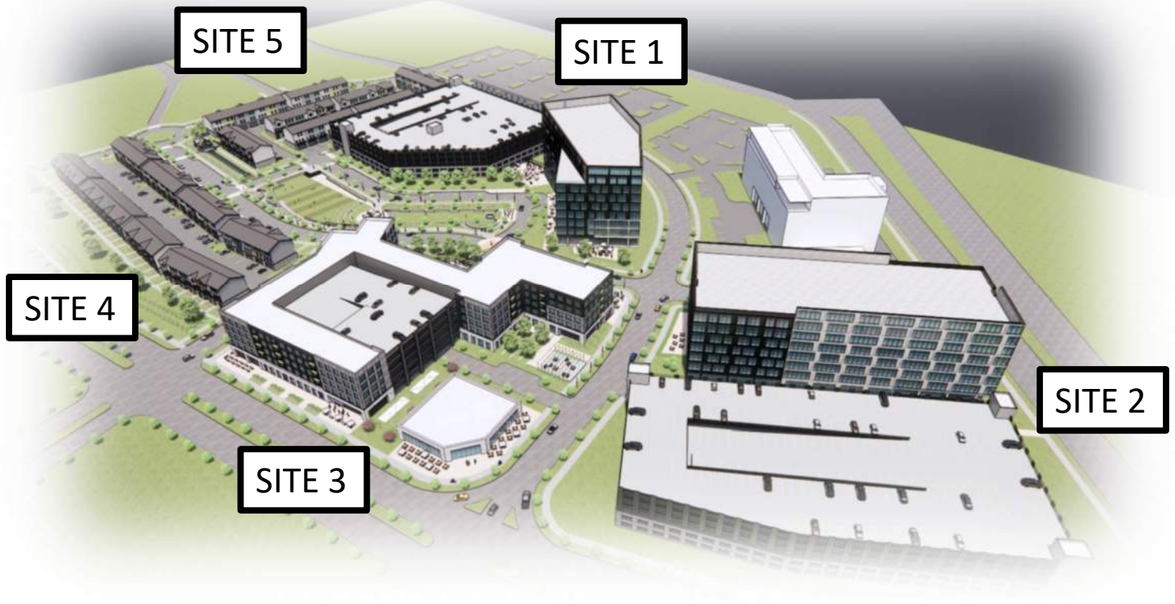
COOPER CARRY

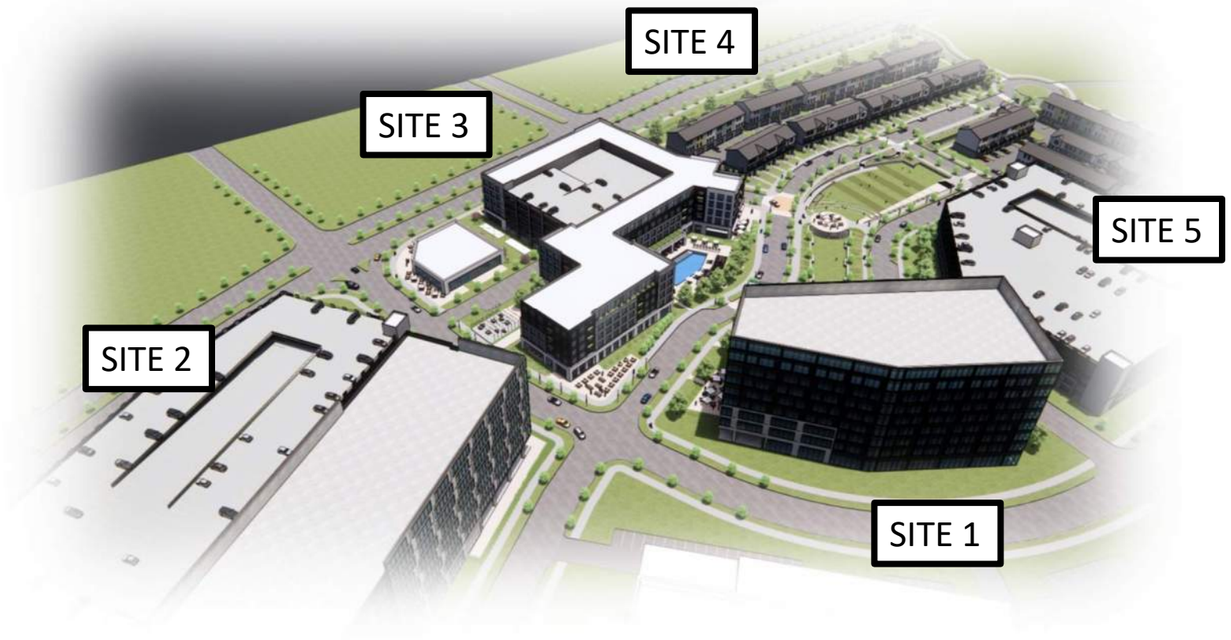


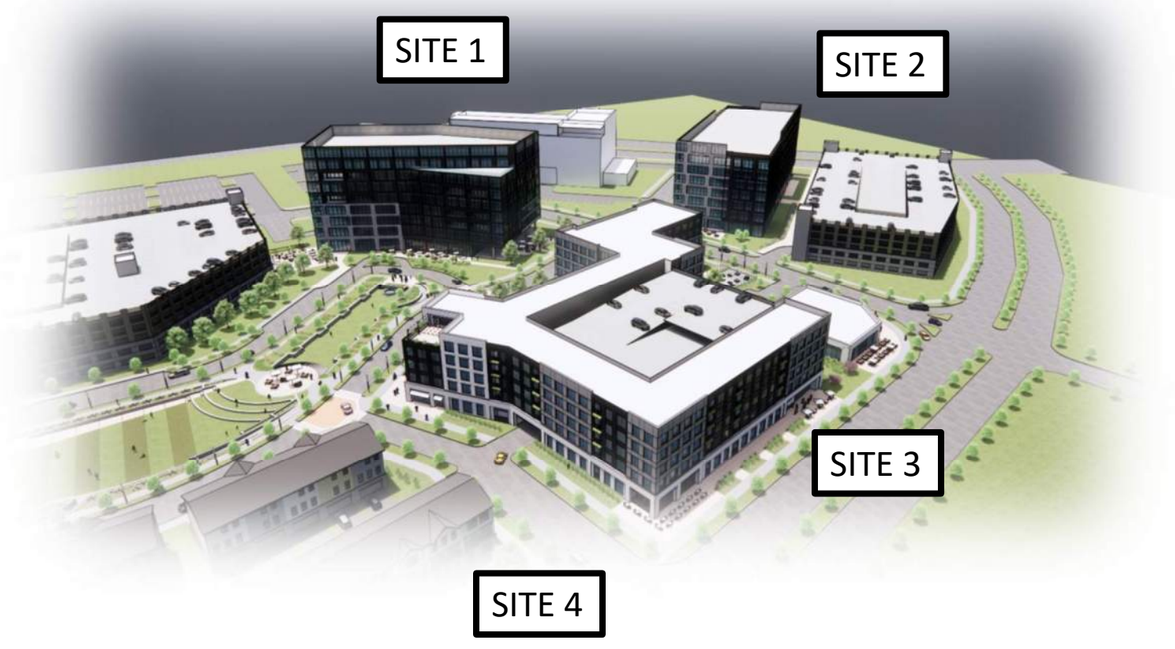
WINDWARD PARK 11-1-2022

SITE PLAN, GROUND PLANE ACTIVATION

COOPER CARRY


SITE 5
SITE 1
SITE 4
SITE 2
SITE 3


SITE 4
SITE 3
SITE 5
SITE 2
SITE 1


SITE 1
SITE 2
SITE 3
SITE 4


SITE 1
SITE 2
SITE 5
SITE 3
SITE 4





WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY









WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY






RETAIL

PARK PAVILION





GRAPHIC SCALE IN FEET

0 10 20 40

NOTES:

EMPIRE COMMUNITIES

Troy King

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT: EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

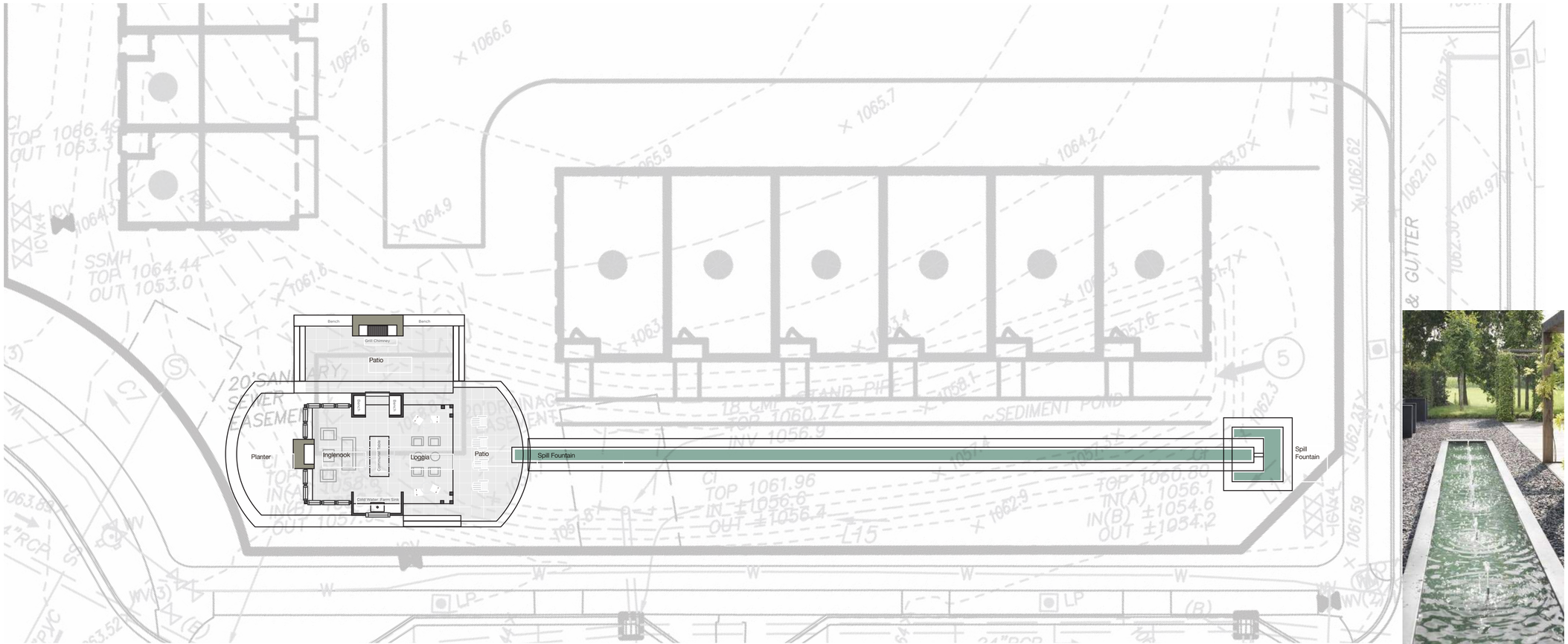
TITLE:

DATE:

0000000

SHEET NO: A10

PARK PAVILION



EMPIRE COMMUNITIES

Troy King

NOTES:

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT: EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

TITLE:

DATE:

0000000

SHEET NO: A10

Community Zoning Information Meeting (CZIM) **December 14, 2022**

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

MP-23-01/V-23-04 META/Windward Park

NAME	ADDRESS	COMMENTS
Keisha BERKley	935 Catamaran Ct. Alpharetta GA	
Stephanie & Shanan Byous	962 Catamaran Ct Alpharetta GA	more green space; enclosed play space for children; sit down restaurants in retail space

Community Zoning Information Meeting (CZIM) **December 14, 2022**

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

MP-23-01/V-23-04 META/Windward Park

NAME	ADDRESS	COMMENTS
Ashley Jennings and Trevor Toth	721 Topsail Lane Alpharetta GA 30005	- concerned about new office space being unoccupied. - Hopeful for restaurants + cafes being added to the community.
Sarah Thomas	5750 Windward Pkwy Alpharetta, GA 30005	—
Tammy Elliott	103 Caravelle LN Alpharetta, GA 30005	excited for development - would like to see playground for community

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: MP-23-01 META (Windward Park)

Contact Name: Kathryn M. Zickert (Smith, Gabmrell & Russell, LLP) Telephone: 404-815-3704

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.

Letters were sent to the property owners noted on the attached lists. A public meeting has not yet occurred as of the date of this Public Participation Form Part B, however the Applicant will be attending the Community Zoning Information Meeting at the City of Alpharetta City Hall on December 14th. The Applicant expects public comment from that meeting.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Kathryn M Zickert Date: 12.06.2022

Print Form

Neighbor Letter

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

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

Smith Gambrell Russell

November 28, 2022

RE: META – Winward Park - #MP-23-01

Dear Neighbor:

Please allow this letter to serve as public notice for an amendment to the Windward Park Master Plan for the properties located at: 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia and is legally described as located in Land Lots 1112, 1177, 1188 and 1189, 2nd District, 1st/2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, December 14, 2022 at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, January 5, 2023 at 6:30 PM and City Council on Monday, January 23, 2023 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3704 or kzickert@sgrlaw.com.

Sincerely,

Kathryn M. Zickert

Kathryn M. Zickert

500' Property Owner List/
Certificate of Mailing

UNITED STATES POSTAL SERVICE®

Firm Mailing Book For Accountable Mail

Name and Address of Sender

Cathy Ellington
Smith, Gambrell & Russell, LLP
1105 West Peachtree Street, NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- £ Priority Mail Express
- £ Registered Mail
- £ Return Receipt for Merchandise
- £ Signature Confirmation
- £ Signature Confirmation Restricted Delivery

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(for additional copies of this receipt,
Postmark with Date of Receipt.

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11/28/2022
US POSTAGE $33.37[0]

ZIP 30301
011D11636292

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	MARTA 2424 PIEDMONT RD NE ATLANTA GA 30324	.57	.47											
2.	MANUS GLENN E 80 SPRING PLACE DR JASPER GA 30143	.57	.47											
3.	GRANDHI MRIDULA 332 BEACONS PL ALPHARETTA GA 30005	.57	.47											
4.	BANDARU SREEKANTH & PAMU VIJAYA LAKSHMI 523 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
5.	LENNAR GEORGIA INC 1000 HOLCOMB WOODS PKWY BLDG/STE 200 200 ROSWELL GA 30076	.57	.47											
6.	MANNE VENKATA NAVEEN KUMAR & KOLLI JHANSI 330 BEACONS PL ALPHARETTA GA 30005	.57	.47											
7.	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR 326 BEACONS PL ALPHARETTA GA 30005	.57	.47											
8.	ZHANG JIE & HUANG YUN 517 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											

MIDTOWN POST OFFICE
NOV 28 2022
172 WEST PEACHTREE ST. ATLANTA GA 30309-9998

Complete in Ink

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9.	YANG NING & WANG DUYUAN 6240 CLIFTON CIR SUWANEE GA 30024	.57	.47											
10.	SINGH RAM CHANDER & SINGH PRIYA 507 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
11.	320 BEACONS PLACE LLC 4170 FALLS RIDGE DR ALPHARETTA GA 30022	.57	.47											
12.	PONNAM BALA SUDARSHAN & KOLLI SRUTHI 509 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
13.	AMARAPU SINDHU & DATHI VENKAT KIRAN 511 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
14.	SWAMINATHAN SUBRAMANIAN 327 BEACONS PL ALPHARETTA GA 30005	.57	.47											
15.	LINGAM SHEELA RANI 104 ROYAL BURGESS WAY MCDONOUGH GA 30253	.57	.47											
16.	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH 331 BEACONS PL ALPHARETTA GA 30005	.57	.47											
17.	GUO JINSI & GUAN HONG 2640 BARLEY DOWNS CIR CUMMING GA 30040	.57	.47											
18.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 141 PRYOR ST SW STE 2052 ATLANTA GA 30303	.57	.47											
19.	BAJAJ PAVAN K & LOYA SANDHYA 907 CATAMARAN CT ALPHARETTA GA 30005	.57	.47											

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20.	LEVITT FANNY 746 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
21.	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH 903 CATAMARAN CT ALPHARETTA GA 30005	.57	.47											
22.	YOON HYUNG JU & YOON CHRISTINE JINHEE 738 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
23.	JENKINS ANTHONY LAMAR 722 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
24.	POLEPEDDI BHAVANI SHANKER NIVAS & BHAGAVATULA LAKSHMI SARASWATHI 720 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
25.	GUNTURU NAVEENA & PRASAD RAMISETTI VENKATESWARA RAVI 400 CARAVELLE WALK ALPHARETTA GA 30005	.57	.47											
26.	OTERO GALVIS ROCELIE DEL MAR & IGLESIAS ABBATEMARCO GABRIEL ANDRES 537 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
27.	METRO ATLANTA PROPERTY GROUP LLC 8025 PRESTWICK CIR DULUTH GA 30097	.57	.47											
28.	MITRA ANGIR & SHARMISTHA 535 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
29.	JENA AXAYA KUMAR & JENA BISMITA SRICHANDAN 408 CARAVELLE WALK ALPHARETTA GA 30005	.57	.47											
30.	A T & T RESOURCE MGMT CORP 1010 PINE 9E-L-01 SAINT LOUIS MO 63101	.57	.47											

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1492 WEST PEACHTREE ST, ATLANTA GA 30309-9998

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31.	WINDWARD MILL LLC P O BOX 450233 ATLANTA GA 31145-0233	.57	.47											
32.	WINDWARD PARK MASTER ASSOCIATION INC 5605 GLENRIDGE DR STE 880 ATLANTA GA 30342	.57	.47											
33.	WINDWARD POINT WHP INC 3930 E JONES BRIDGE RD STE 145 NORCROSS GA 30092	.57	.47											
34.	ORF II WINDWARD CROSSING LLC A 5865 N POINT PARKWAY STE 250 ALPHARETTA GA 30022	.57	.47											
35.	GEORGIAS OWN CREDIT UNION 1155 PEACHTREE ST NE STE 400 ATLANTA GA 30309-3600	.57	.47											
36.	LAUKIEN DIRK 24 WATERWAY AVE STE 225 SPRING TX 77380	.57	.47											
37.	A D P INC 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512	.57	.47											
38.	DIAMONDROCK ALPHARETTA OWNER LLC 3 BETHESDA METRO CENTER STE 1500 BETHESDA MD 20814	.57	.47											
39.	KM BUILDING LLC 5780 WINDWARD PKWY STE 275 ALPHARETTA GA 30005-5216	.57	.47											
40.	RADIANT NORTH POINT PROPERTIES LLLP 1170 PEACHTREE ST STE 2000 ATLANTA GA 30309	.57	.47											
41.	GAVINI SHIREESHA & SURENDAR REDDY 527 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											

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NOV 28 2022
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42.	PALMER MAURICE LAJUANE 525 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
43.	HUANG YINJIE 425 LAFAYETTE CLOSE ROSWELL GA 30075	.57	.47											
44.	GUNDLA KONDAL REDDY 519 HEADWING WAY ALPHARETTA GA 30005	.57	.47											
45.	SOMARAJU MADHURIMA & CHANDRASEKARA RAO 2495 MANOR VW CUMMING GA 30041	.57	.47											
46.	YAN QIONG & CAO CHEN 4130 BRADBURY LN ALPHARETTA GA 30022	.57	.47											
47.	NOMULA RAJANI & RAYABARAPU PAVAN 324 BEACONS PL ALPHARETTA GA 30005	.57	.47											
48.	KIM YUUN KWAN & KYE OK 505 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
49.	GUNDLA KONDAL REDDY 322 BEACONS PL ALPHARETTA GA 30005	.57	.47											
50.	KOTAMRAJU NALINI R & KASTURIPANI VEERA LAXMAN 513 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
51.	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR 321 BEACONS PL ALPHARETTA GA 30005	.57	.47											
52.	JACKSON D J 323 BEACONS PL ALPHARETTA GA 30005	.57	.47											



Complete in Ink

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53.	KARNWAL HIMANSHU & GARIMA 5680 PRESERVE CIR ALPHARETTA GA 30005	.57	.47											
54.	DONTHAMSETTY RAMESH C ET AL 304 BRIARCLIFF RD WEST POINT GA 31833	.57	.47											
55.	WINDWARD MILL LLC P.O. BOX 450233 ATLANTA GA 31145-0233	.57	.47											
56.	KAPOOR TARUN & KOTHAPALLI AKHILA REDDY 911 CATAMARAN CT ALPHARETTA GA 30005	.57	.47											
57.	FRASARD MICHAEL C 909 CATAMARAN CT ALPHARETTA GA 30005	.57	.47											
58.	NOBLE MERCY GIRLIE BERINA 905 CATAMARAN CT ALPHARETTA GA 30005	.57	.47											
59.	ROGERS CAMPUS II LLC 2050 MARCONI DR ALPHARETTA GA 30005	.57	.47											
60.	KUMARAVELU THIYAGARAJAN & BABU BHARATHI SHANMUGA 736 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
61.	PENSON JUSTIN RASHAD & BROWN NAKIA LESHAI 734 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
62.	KRUG KIMBERLY ANN 730 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
63.	ASAYESH NIHAL 728 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											



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64.	LANG RUILI & ZHANG CHUNFU 726 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
65.	RAVULAPALLI TEJASWINI & CHOWDARY ARE NITIN 724 TOPSAIL LANE ALPHARETTA GA 30005	.57	.47											
66.	KAUSHIK BHUPESH & SANGEETA 402 CARAVELLE WALK ALPHARETTA GA 30005	.57	.47											
67.	FLEMING JAI SHA MONE 539 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
68.	YOUSEFI FAYSAL 8025 PRESTWICK CIR DULUTH GA 30097	.57	.47											
69.	HAYES LARRY 533 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
70.	JAMESON JOHN JOSEPH III 531 HEADWIND WAY ALPHARETTA GA 30005	.57	.47											
71.	ZHANG YONG & MA LIYA 5566 FARMSIDE WAY ALPHARETTA GA 30022	.57	.47											
72.														
73.														
74.														

MIDTOWN POST OFFICE
NOV 28 2022
ATLANTA GA

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: Kathryn M. Zickert, Smith, Gambrell & Russell, LLP Telephone: 404.815.3500

Address: 1105 W. Peachtree Street, NE Suite: 1000

City Atlanta State: GA Zip: 30309 Fax: 404.685.7004

Mobile Tel: 404.906.2792 Email: kzickert@sgrlaw.com

Subject Property Information:

Address: See attached list of property owners Current Zoning: _____

District: 1 Section: 2 Land Lot: 748 Parcel ID: See attached

Proposed Zoning: MP Current Use: Partially built mixed-use development

This Application For *(Check All That Apply)*:

☐ Conditional Use

☐ Rezoning

☐ Variance

☐ Exception

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other *(Specify)*: _____

☐ Comprehensive Plan Amendment

Property Owners' List

Parcel	Property Address	Owner	Acres
22-5450-1188-170-1	0 Dryden Road	WINWARD MILL LLC	0.442 ac.
22-5450-1188-057-0	0 Northpoint Parkway	WINWARD MILL LLC	4.848 ac.
22-5500-1177-142-5	0 Northpoint Parkway	WINWARD PARK MASTER ASSOCIATION INC	0.972 ac
21-5490-1112-050-0	0 Northpoint Parkway	WINWARD POINT WHP INC	3.27 ac.
22-5450-1188-059-6	0 Northpoint Parkway	WINWARD POINT WHP INC	7.3 ac.
21-5490-1112-049-2	0 Northpoint Parkway	WINWARD PARK MASTER ASSOCIATION INC	4.113 ac.

Applicant Request And Intent

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

See attached Letter of Intent.

Applicant's Request (Please itemize the proposal):

See attached Letter of Intent.

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

See attached Letter of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Mill, LLC Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

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: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Robert D. Wood Date: 9/26/22

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Park Master Association, Inc. Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

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: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: [signature] Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Point WHP, Inc. Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

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: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Robert W. Wright Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

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: Empire Communities

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: Donald Mitchell Position: City Council

Description of Contribution: Campaign Contribution Value: $2,800

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: [signature] Date: 9/29/22

DISCLOSURE FORM

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Name of Applicant or ~~Opponent~~: META Real Estate Partners

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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 9/26/22

DISCLOSURE FORM

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

Name of Applicant ~~or Opponent~~: Windward Mill, 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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 9/26/22

DISCLOSURE FORM

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Name of Applicant ~~or Opponent~~: Windward Park Master Association, Inc.

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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Robert A. Dorf Date: 9/26/22

DISCLOSURE FORM

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Name of Applicant ~~or Opponent~~: Windward Point WHP, Inc.

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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

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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: 9/26/22

DISCLOSURE FORM

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Name of Applicant or ~~Opponent~~: Winward Point WHP, Inc.

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: Donald Mitchell Position: City Council

Description of Contribution: Campaign Contribution Value: $500.00

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: Kathryn M Zickert Kathryn M. Zickert
Smith, Gambrell & Russell, LLP Date: 09.30.2022

DISCLOSURE FORM

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Name of Applicant or ~~Opponent~~: Winward Point WHP, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

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Campaign Contribution Information:

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Signature: _____ J. Alexander Brock
Smith, Gambrell & Russell, LLP

Date: 09.30.2022

DISCLOSURE FORM

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Name of Applicant or ~~Opponent~~: Winward Point WHP, Inc.

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: _____ Position: _____

Description of Contribution: _____ Value: _____

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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: _____ Dennis J. Webb, Jr.
Smith, Gambrell & Russell, LLP

Date: 09.30.2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

Board Of Zoning Appeals Review Criteria

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

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

N/A

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

N/A

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

N/A

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

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: Kathryn M. Zickert Telephone: 404.815.3500

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

See attached

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.*

- [X] 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 ask questions via email or telephone, and at the public participation meeting.

500’ Property Owner List

Parcel #	Owner	Owner’s Address	
22 545011880190	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324
22 545011880240	MANUS GLENN E	80 SPRING PLACE DR	JASPER GA 30143
21 550011771433	Unidentified	Unidentified	Unidentified
22 545011890892	GRANDHI MRIDULA	332 BEACONS PL	ALPHARETTA GA 30005
22 545011890694	BANDARU SREEKANTH & PAMU VIJAYA LAKSHMI	523 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890975	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890900	MANNE VENKATA NAVEEN KUMAR & KOLLI JHANSI	330 BEACONS PL	ALPHARETTA GA 30005
22 545011890991	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890926	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR	326 BEACONS PL	ALPHARETTA GA 30005
22 545011890728	ZHANG JIE & HUANG YUN	517 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890801	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011880794	YANG NING & WANG DUYUAN	6240 CLIFTON CIR	SUWANEE GA 30024
22 545011880778	SINGH RAM CHANDER & SINGH PRIYA	507 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880950	320 BEACONS PLACE LLC	4170 FALLS RIDGE DR	ALPHARETTA GA 30022
22 545011880760	PONNAM BALA SUDARSHAN & KOLLI SRUTHI	509 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880752	AMARAPU SINDHU & DATHI VENKAT KIRAN	511 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880851	SWAMINATHAN SUBRAMANIAN	327 BEACONS PL	ALPHARETTA GA 30005
22 545011880844	LINGAM SHEELA RANI	104 ROYAL BURGESS WAY	MCDONOUGH GA 30253
22 545011880836	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH	331 BEACONS PL	ALPHARETTA GA 30005
22 545011880828	GUO JINSI & GUAN HONG	2640 BARLEY DOWNS CIR	CUMMING GA 30040

22 545011881016	DEVELOPMENT AUTHORITY OF FULTON COUNTY	141 PRYOR ST SW STE 2052	ATLANTA GA 30303
22 545011881677	BAJAJ PAVAN K & LOYA SANDHYA	907 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881578	LEVITT FANNY	746 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881651	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH	903 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881560	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881545	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881537	YOON HYUNG JU & YOON CHRISTINE JINHEE	738 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881636	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881503	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881610	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881602	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881404	JENKINS ANTHONY LAMAR	722 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881586	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881396	POLEPEDDI BHAVANI SHANKER NIVAS & BHAGAVATULA LAKSHMI SARASWATHI	720 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881487	GUNTURU NAVEENA & PRASAD RAMISETTI VENKATESWARA RAVI	400 CARAVELLE WALK	ALPHARETTA GA 30005
22 545011881107	OTERO GALVIS ROCELIE DEL MAR & IGLESIAS ABBATEMARCO GABRIEL ANDRES	537 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881453	METRO ATLANTA PROPERTY GROUP LLC	8025 PRESTWICK CIR	DULUTH GA 30097

22 545011881115	MITRA ANGIR & SHARMISTHA	535 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881446	JENA AXAYA KUMAR & JENA BISMITA SRICHANDAN	408 CARAVELLE WALK	ALPHARETTA GA 30005
21 550011760089	A T & T RESOURCE MGMT CORP	1010 PINE 9E-L-01	SAINT LOUIS MO 63101
22 545011881701	WINDWARD MILL LLC	P O BOX 450233	ATLANTA GA 31145-0233
22 545011880604	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
21 549011120500	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 30342
21 549011120492	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 30342
22 545011880596	WINDWARD POINT WHP INC	3930 E JONES BRIDGE RD STE 145	NORCROSS GA 30092
22 545011880646	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324-3330
21 549011120237	ORF II WINDWARD CROSSING LLC A	5865 N POINT PARKWAY STE 250	ALPHARETTA GA 30022
21 549011120468	GEORGIAS OWN CREDIT UNION	1155 PEACHTREE ST NE STE 400	ATLANTA GA 30309-3600
21 549011120476	LAUKIEN DIRK	24 WATERWAY AVE STE 225	SPRING TX 77380
21 549011110345	A D P INC	3520 PIEDMONT RD NE STE 410	ATLANTA GA 30305-1512
21 549011110402	DIAMONDROCK ALPHARETTA OWNER LLC	3 BETHESDA METRO CENTER STE 1500	BETHESDA MD 20814
21 549011120419	KM BUILDING LLC	5780 WINDWARD PKWY STE 275	ALPHARETTA GA 30005-5216
21 550011780194	RADIANT NORTH POINT PROPERTIES LLLP	1170 PEACHTREE ST STE 2000	ATLANTA GA 30309
22 545011890678	GAVINI SHIREESHA & SURENDAR REDDY	527 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890686	PALMER MAURICE LAJUANE	525 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890967	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890702	HUANG YINJIE	425 LAFAYETTE CLOSE	ROSWELL GA 30075
22 545011890983	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076

22 545011890710	GUNDLA KONDAL REDDY	519 HEADWING WAY	ALPHARETTA GA 30005
22 545011890918	SOMARAJU MADHURIMA & CHANDRASEKARA RAO	2495 MANOR VW	CUMMING GA 30041
22 545011890736	YAN QIONG & CAO CHEN	4130 BRADBURY LN	ALPHARETTA GA 30022
22 545011890934	NOMULA RAJANI & RAYABARAPU PAVAN	324 BEACONS PL	ALPHARETTA GA 30005
22 545011880786	KIM YUUN KWAN & KYE OK	505 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880943	GUNDLA KONDAL REDDY	322 BEACONS PL	ALPHARETTA GA 30005
22 545011880745	KOTAMRAJU NALINI R & KASTURIPANI VEERA LAXMAN	513 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880885	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR	321 BEACONS PL	ALPHARETTA GA 30005
22 545011880877	JACKSON D J	323 BEACONS PL	ALPHARETTA GA 30005
22 545011880869	KARNWAL HIMANSHU & GARIMA	5680 PRESERVE CIR	ALPHARETTA GA 30005
22 545011880810	DONTHAMSETTY RAMESH C ET AL	304 BRIARCLIFF RD	WEST POINT GA 31833
22 545011891007	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011880570	WINDWARD MILL LLC	P.O. BOX 450233	ATLANTA GA 31145-0233
22 545011880588	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324-3330
22 545011881693	KAPOOR TARUN & KOTHAPALLI AKHILA REDDY	911 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881685	FRASARD MICHAEL C	909 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881669	NOBLE MERCY GIRLIE BERINA	905 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881552	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881644	ROGERS CAMPUS II LLC	2050 MARCONI DR	ALPHARETTA GA 30005
22 545011881529	KUMARAVELU THIYAGARAJAN & BABU BHARATHI SHANMUGA	736 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881511	PENSON JUSTIN RASHAD & BROWN NAKIA LESHAI	734 TOPSAIL LANE	ALPHARETTA GA 30005

22 545011881628	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881495	KRUG KIMBERLY ANN	730 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881438	ASAYESH NIHAL	728 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881420	LANG RUILI & ZHANG CHUNFU	726 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881412	RAVULAPALLI TEJASWINI & CHOWDARY ARE NITIN	724 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881594	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881479	KAUSHIK BHUPESH & SANGEETA	402 CARAVELLE WALK	ALPHARETTA GA 30005
22 545011881099	FLEMING JAI SHA MONE	539 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881461	YOUSEFI FAYSAL	8025 PRESTWICK CIR	DULUTH GA 30097
22 545011881123	HAYES LARRY	533 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881131	JAMESON JOHN JOSEPH III	531 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881149	ZHANG YONG & MA LIYA	5566 FARMSIDE WAY	ALPHARETTA GA 30022
21 550011771425	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 3+A1:D920342

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

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

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

November 1, 2022

RE: 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia
Tax Parcel Nos.: 22-5450-1188-170-1; 22-5450-1188-057-1; 22-5500-1177-142-5; 21-5490-1112-050-0; 22-5450-1188-059-6; and 21-5490-1112-049-2

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail the applicant's request involving property at 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia. The applicant seeks permission to develop _____. Their Application to the City of Alpharetta requests the following:

1. Amendment to the Windward Park Master Plan

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, November 9 2022 at 6:00 p.m. at City Hall, 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback. If additional meetings seem advisable, then of course we will also have them.

This item will be considered by the Planning Commission on Thursday, December 1, 2022 at 6:30 PM and City Council on Monday, December 12, 2022 at 6:30 PM. All meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

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

Sincerely,

Kathryn M. Zickert

Kathryn M. Zickert

cc: Ms. Kathi Cook
Mr. Dimitri Gach

DRAFT

WINDWARD PARK

META REAL ESTATE PARTNERS

KDC

EMPIRE COMMUNITIES

AEC

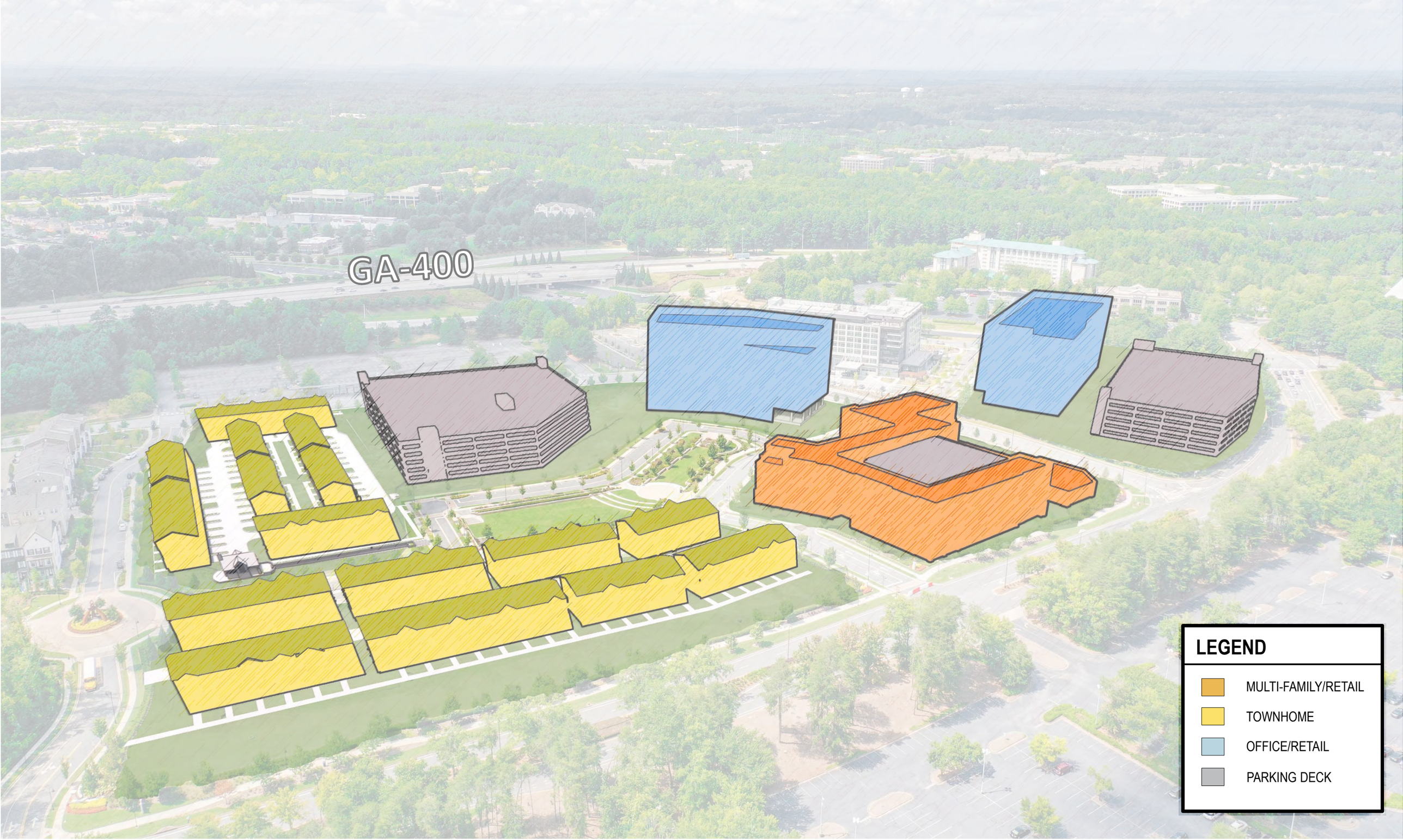
COOPER CARRY



WINDWARD PARK 11-1-2022

EXISTING SITE OVERVIEW

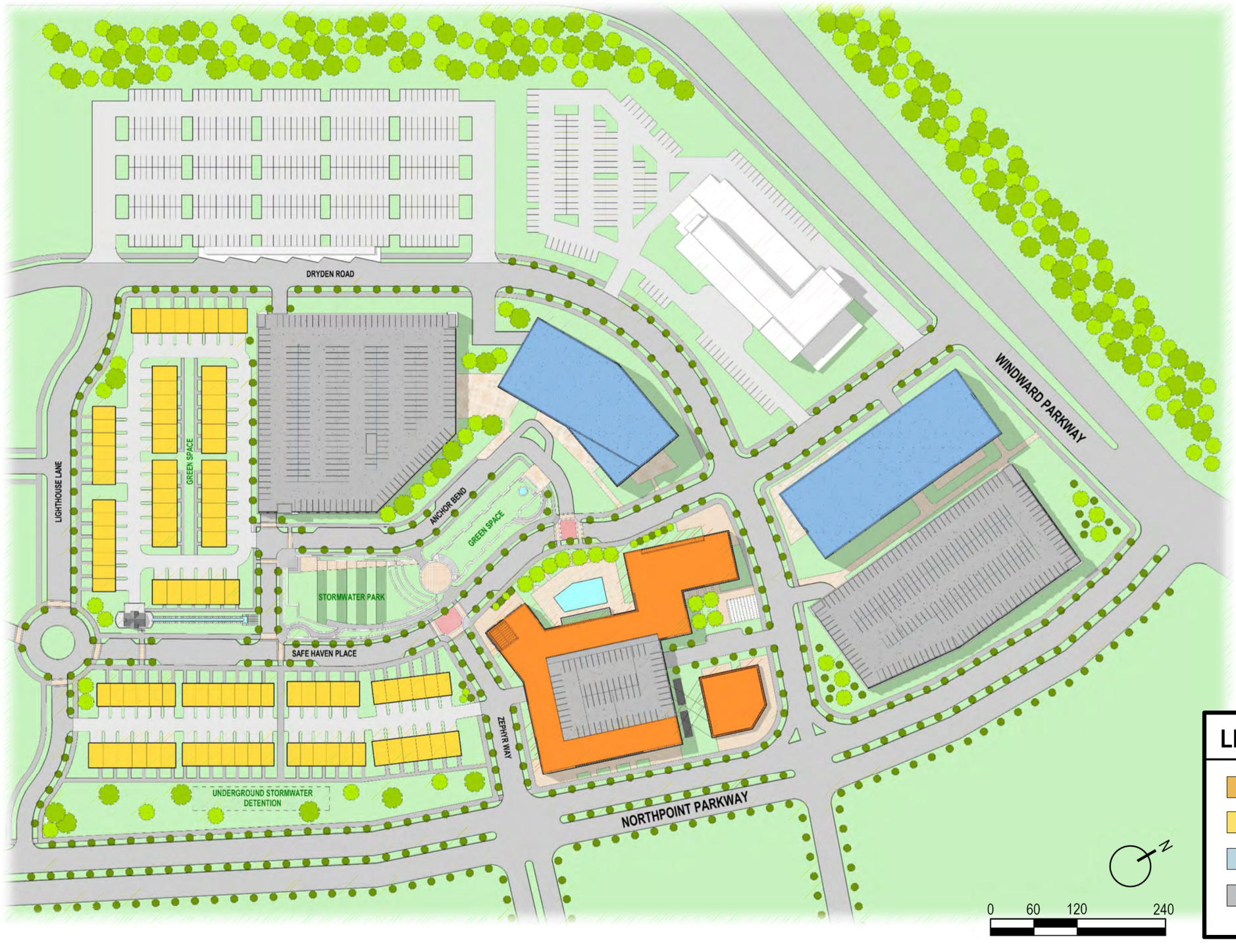
COOPER CARRY



WINDWARD PARK 11-1-2022

PROPOSED SITE OVERVIEW

COOPER CARRY



WINDWARD PARK 11-1-2022

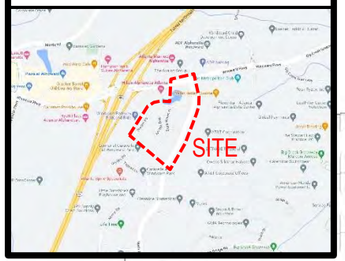
SITE PLAN

COOPER CARRY

SITE PLAN CHECKLIST

- [x] KEY AND/OR LEGEND AND SITE LOCATION MAP WITH NORTH ARROW
- [x] BOUNDARY SURVEY OF SUBJECT PROPERTY WHICH INCLUDES DIMENSIONS ALONG PROPERTY LINES THAT MATCH THE METES AND BOUNDS OF THE PROPERTY'S WRITTEN LEGAL DESCRIPTION AND CLEARLY INDICATES THE POINT OF BEGINNING
- [x] ACREAGE OF THE SUBJECT PROPERTY
- [x] LOCATION OF LAND LOT LINES AND IDENTIFICATION OF LAND LOTS
- [x] EXISTING, PROPOSED, NEW DEDICATED, AND FUTURE RESERVED RIGHTS-OF-WAY OF ALL STREETS, ROADS, AND RAIL LINES ADJACENT TO AND ON THE SUBJECT PROPERTY.
- [x] PROPOSED STREETS ON THE SUBJECT SITE.
- [x] CURRENT ZONING OF THE SUBJECT SITE AND ADJOINING PROPERTIES.
- [x] EXISTING BUILDINGS (WITH SQUARE FOOTAGES, HEIGHTS, AND STORIES), WELLS, DRIVEWAYS, FENCES, CELL TOWERS, AND ANY OTHER STRUCTURES OR IMPROVEMENTS ON THE SUBJECT PROPERTY.
- [x] LOCATION OF PROPOSED BUILDINGS WITH SQUARE FOOTAGES, HEIGHTS, AND STORIES.
- [N/A] LAYOUT AND MINIMUM LOT SIZE OF PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS.
- [x] TOPOGRAPHY OF SUBJECT SITE.
- [x] REQUIRED AND PROPOSED SETBACKS.
- [x] 100-YEAR FLOOD PLAIN HORIZONTAL LIMITS AND FLOOD ZONE DESIGNATIONS AS SHOWN ON SURVEY OR FEMA FIRM MAPS.
- [x] REQUIRED LANDSCAPE STRIPS, UNDISTURBED BUFFERS, AND ANY OTHER NATURAL AREAS AS REQUIRED OR PROPOSED.
- [x] TREE LINES, WOODLANDS, SIGNIFICANT TREES WITH CRITICAL ROOT ZONES (1.3 X TRUNK DIAMETER), AND OPEN FIELDS ON SUBJECT SITE.
- [x] REQUIRED AND PROPOSED PARKING SPACES, LOADING, AND UNLOADING FACILITIES.
- [N/A] LAKES, STREAMS, AND OTHER WATERS ON THE SITE AND ASSOCIATED BUFFERS. WETLANDS SHOWN ON GIS MAPS OR SURVEY.
- [x] PROPOSED STORMWATER MANAGEMENT FACILITIES.
- [x] ENTRANCE DISTANCE PROFILE ASSUMING THE DRIVER'S EYE AT A HEIGHT OF 3.5 FEET. EXISTING DRIVEWAYS LOCATED WITHIN 150 FEET OF THE SUBJECT PROPERTY ON ADJACENT OR NEARBY PARCELS (INCLUDING THOSE PARCELS ON THE OPPOSITE SIDE OF A PUBLIC STREET).
- [x] PROPOSED ACCESS DRIVEWAYS AND THE AVAILABLE INTERSECTION SIGHT DISTANCE (ACCORDING TO AASHTO GREEN BOOK)

SITE VICINITY MAP



SITE NOTES

NOTE 1:
NO CHANGES HAVE BEEN MADE TO THE EXISTING DRIVEWAYS AND AS SHOWN, MEET THE AASHTO REQUIREMENTS, REQUIREMENTS FOR SITE DISTANCE AND WERE PREVIOUSLY APPROVED BY CITY OF ALPHARETTA.

NOTE 2:
NO LAKES, STREAMS, WETLANDS, FLOOD ZONES OR FLOOD PLANS EXIST ON THE SITE.

PROPOSED USE (SITE)

SITE DATA
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOTS: **1112, 1177, 1188, 1189**
CURRENT ZONING: **CUP**
FUTURE LAND USE: **MU**
TOTAL ACREAGE: **19.17 ACRES**

SETBACKS:
NORTHPOINT PKWY. @ SITE 4 – 60'-0"
NORTHPOINT PKWY. @ SITES 2 & 3– 30'-0"
WINDWARD PKWY. @ SITE 2 – 30'-0"
SAFE HAVEN PLACE – 10'-0"
DRYDEN ROAD – 10'-0"
ANCHOR BEND – 10'-0"
LIGHTHOUSE LANE – 10'-0"
ZEPHYR WAY – 10'-0"

LANDSCAPE STRIPS
NORTHPOINT PKWY. – 20'-0"
WINDWARD PKWY. – 20'-0"
ALL OTHER ROAD FRONTAGE (BOTH PRIVATE AND PUBLIC) – 10'-0"

SITE STANDARDS:
MIN. AMENITY AREA: **N/A**
PROP. AMENITY AREA: **0.97 ACRES**

MAX. BUILDING/PARKING COVERAGE:
PER MP-15-04/V-15-08: 36% of 47.65 ac = 17.15 AC ACROSS OVERALL MASTER PLAN
EXISTING BUILDING COVERAGE:
-5.14 ACRES (CARAVELLE)
-1.72 ACRES (HOTEL)
EXISTING TOTAL: 6.88 ACRES
PROPOSED BUILDING COVERAGE:
PROP. BUILDING COVERAGE: (295,619 SF) 6.79 ACRES
PROP. PARKING DECK COVERAGE: (89,339 SF) 2.05 ACRES
PROPOSED BUILDING/PARKING COVERAGE: (384,958 SF) 8.84 ACRES

OVERALL BUILDING/PARKING COVERAGE: 15.69 ACRES

PROPOSED USE (BUILDING)

SITE 1
ACREAGE: **4.25 ACRES**
BUILDING USE: **OFFICE**
TOTAL AREA: **250,000 SF**
HEIGHT: **132'-0"**
STORIES: **8**

SITE 2
ACREAGE: **4.33 ACRES**
BUILDING USE: **OFFICE**
TOTAL AREA: **250,000 SF**
HEIGHT: **118'-0"**
STORIES: **7**

SITE 3
ACREAGE: **3.16 ACRES**
BUILDING USE: **MULTI-FAMILY**
TOTAL AREA: **165,000 SF**
- **33,000 SF/FLOOR**

HEIGHT: **70'-0"**
STORIES: **5**
MULTI-FAMILY: **132,000 SF**
- UNITS: **130**
- AVG SF/UNIT: **1,015 SF**

RETAIL: **23,000 SF**
AMENITY: **10,000 SF**

SITE 4
ACREAGE: **3.42 ACRES**
TOWNHOME UNITS: **49**
HEIGHT: **42'-0"**
STORIES: **3**
SF/UNIT (LINDSEY): **2,100 SF**
SF/UNIT (CLOVER): **2,508 SF**

SITE 5
ACREAGE: **3.00 ACRES**
TOWNHOME UNITS: **51**
HEIGHT: **42'-0"**
STORIES: **3**
SF/UNIT (LINDSEY): **2,100 SF**
SF/UNIT (CLOVER): **2,508 SF**

PARKING

SITE 1
5.5 SPACES/1000 SF
TOTAL REQUIRED: 1,375 SPACES
TOTAL PROVIDED: **1,524 SPACES**
- **6 LEVELS @ 254 SPACES**

SITE 2
5.5 SPACES/1000 SF
TOTAL REQUIRED: 1,375 SPACES
TOTAL PROVIDED: **1,254 SPACES**
- **6 LEVELS @ 209 SPACES**

SITE 3
1.0 SPACE/BED | **375 SPACES**
RETAIL PARKING: **150 SPACES**
(WITH ON-STREET PARKING SPACES)

SITE 4
2.0 SPACE/UNIT | **98 SPACES**
(WITH ON-STREET PARKING SPACES)

SITE 5
2.0 SPACE/UNIT | **102 SPACES**
(WITH ON-STREET PARKING SPACES)

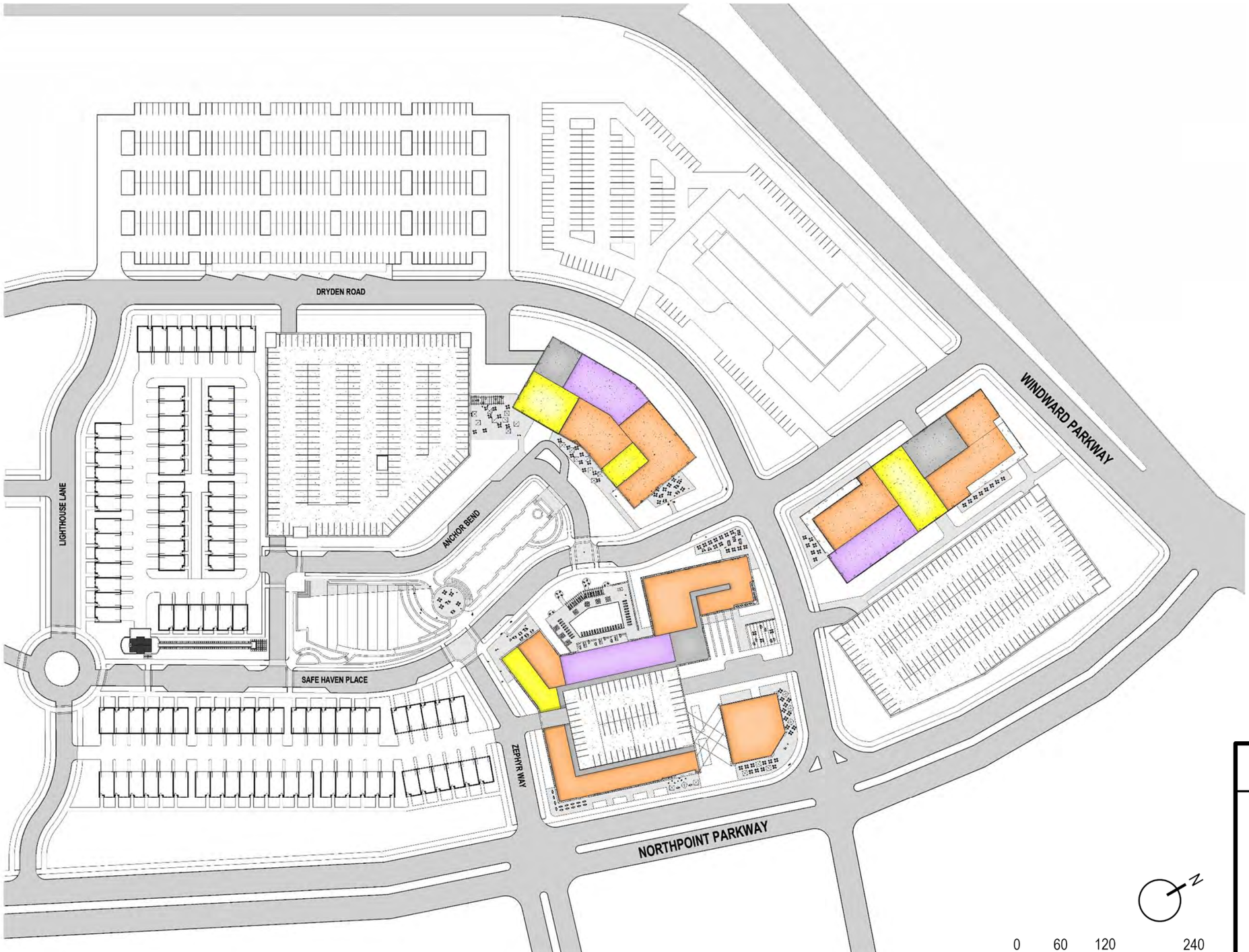
LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE STRIP
- ZONING PARCEL
- XXXX LANDLOT

WINDWARD PARK 11-1-2022

SITE PLAN / BUILDING INFO

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PLAN, GROUND PLANE ACTIVATION

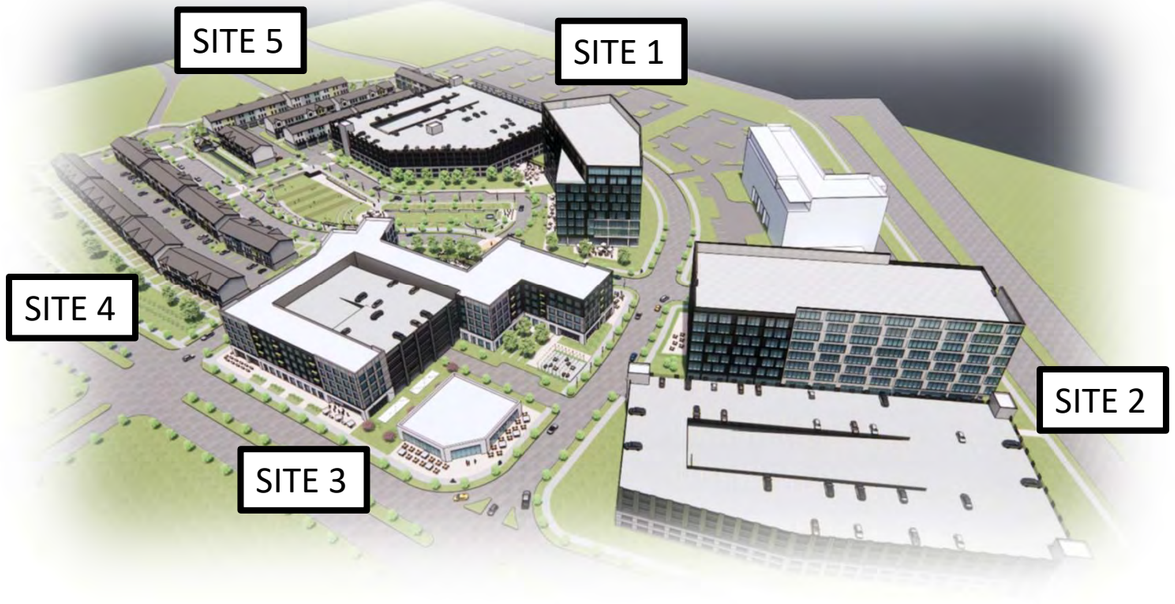
COOPER CARRY

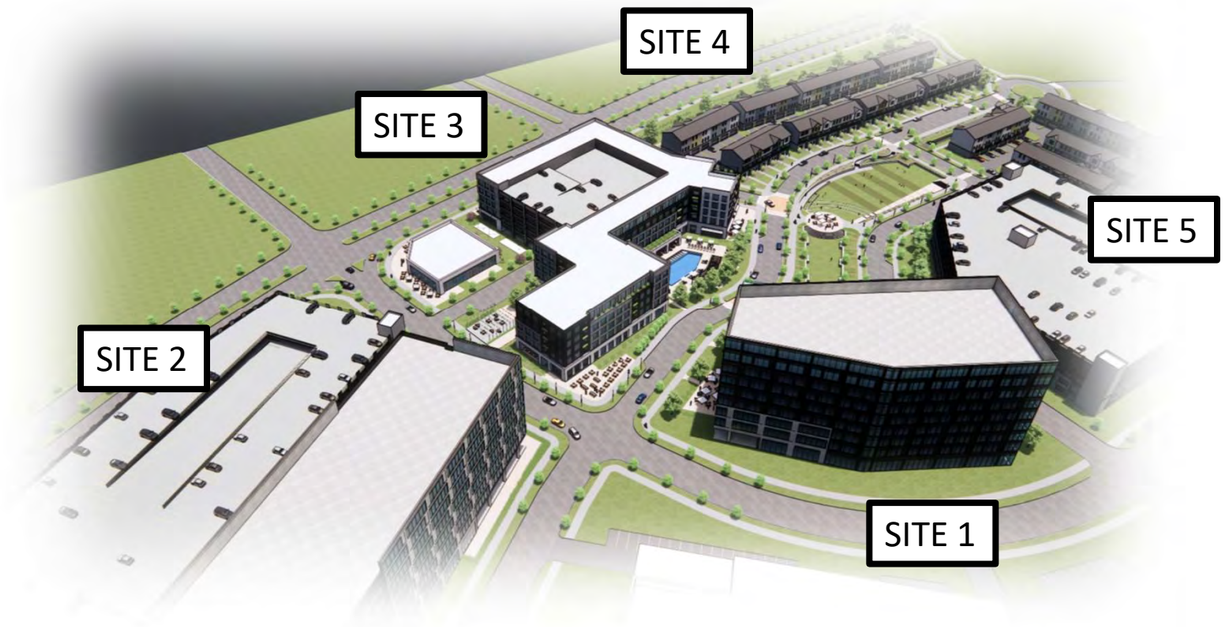


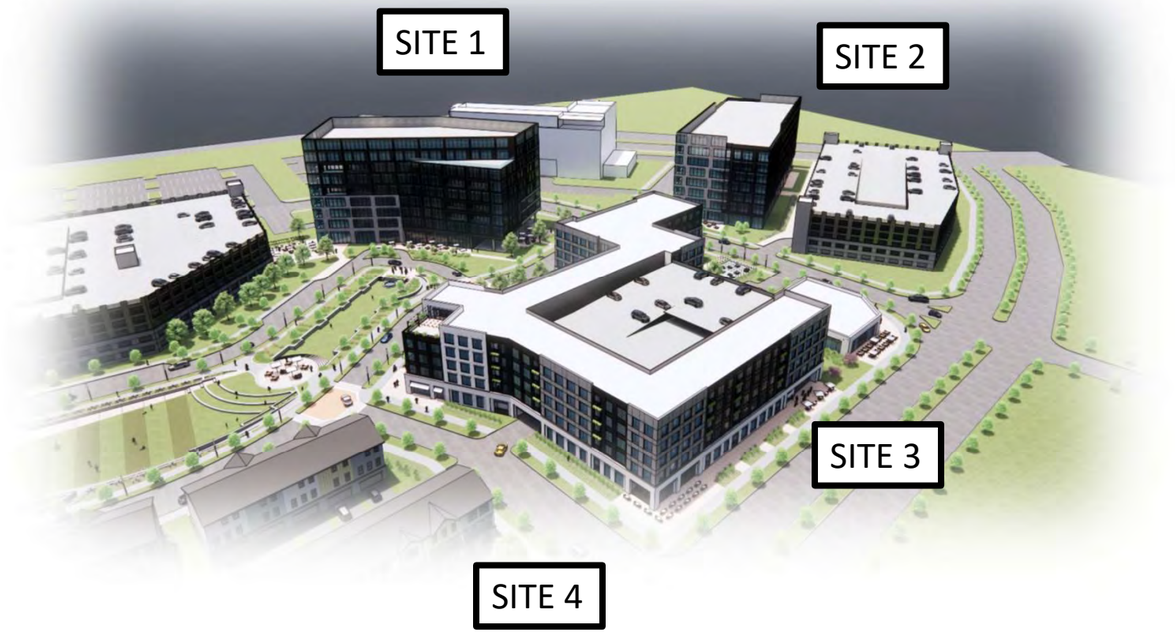
WINDWARD PARK 11-1-2022

SITE PLAN, GROUND PLANE ACTIVATION

COOPER CARRY


SITE 5
SITE 1
SITE 4
SITE 2
SITE 3


SITE 4
SITE 3
SITE 5
SITE 2
SITE 1


SITE 1
SITE 2
SITE 3
SITE 4


SITE 1
SITE 2
SITE 5
SITE 3
SITE 4



WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY

WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY





WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY

WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY



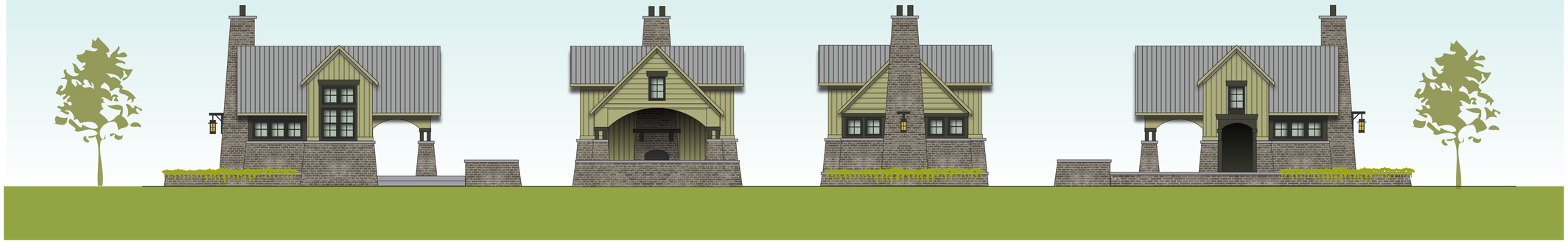

RETAIL

Lindsey
3BR/3BA
Rear Entry
(20x35)

ARGOSY PARK



PARK PAVILION





GRAPHIC SCALE IN FEET

0 10 20 40

NOTES:

EMPIRE COMMUNITIES

Troy King

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT:
EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

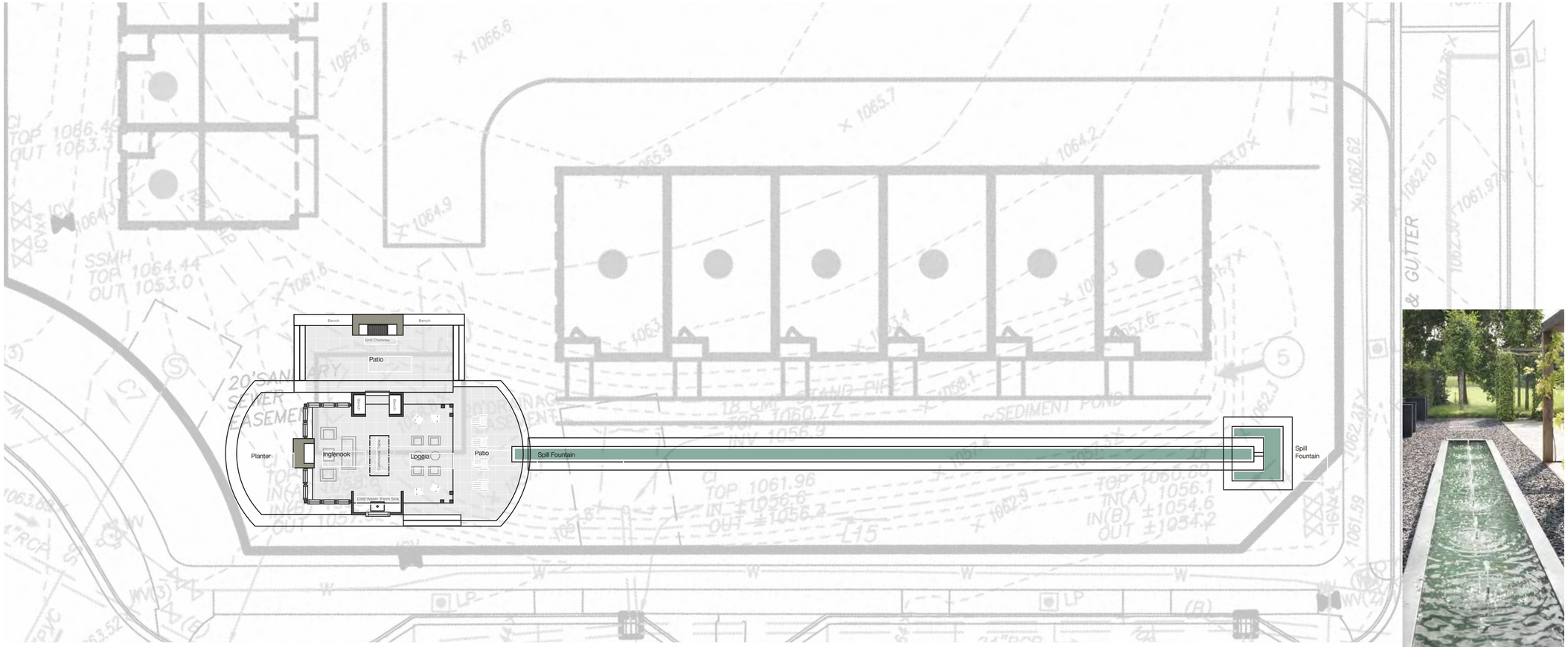
TITLE:

DATE:

0000000

SHEET NO: A10

PARK PAVILION



EMPIRE COMMUNITIES
Troy King

NOTES:

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT: EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

TITLE:

DATE:

0000000

SHEET NO: A10

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

N/F PROPERTY OF
METROPOLITAN ATLANTA TRANSIT AUTHORITY
DEED BOOK 29541 / PAGE 189

DRYDEN ROAD
(60' RIGHT OF WAY)

N/F PROPERTY OF
LENNAR GEORGIA, INC.
DEED BOOK 55693 / PAGE 1

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

N/F PROPERTY OF
WINDWARD MILL, LLC
DEED BOOK 44904 / PAGE 247

PROPERTY OF
LENNAR GEORGIA, INC.
55693 / PAGE 1

TRACT 1
9.611 Acres
418,669 sf
ZONED CUP

TAX PARCEL: 22 545011880596

POND A1

ANCHOR BEND PRIVATE DRIVE & ACCESS & UTILITY ESMT.

SAFE HAVEN PLACE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

ZEPHYR WAY PRIVATE DRIVE & ACCESS & UTILITY ESMT.

LIGHTHOUSE LANE PRIVATE DRIVE ACCESS & UTILITY ESMT.

APPROXIMATE SLOPE EASEMENT PER DB 39751, PG 350 AND PB 259, PG 137-140

APPROXIMATE LAND LOT LINE & SECTION LINE

APPROXIMATE UNDERGROUND DETENTION

POND ACCESS EASEMENT AROUND INTERNAL R/W LINES

20' MAINTENANCE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

100' DRAINAGE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

20' DRAINAGE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

20' DRAINAGE EASEMENTS PER DB 39751, PG 350 & PB 259, PG 137-140

20' SANITARY SEWER EASEMENT

20' DRAINAGE EASEMENT

75' CITY IMPERVIOUS BUFFER

50' CITY STREAM BUFFER

"TOP OF BANK"

N31°54'07"E
CH=34.72'
R=500.00'
L=34.72'

N60°05'15"W
2.81'

N43°11'03"W
CH=84.17'
R=120.00'
L=86.00'

N33°53'27"E 598.14'

N57°03'51"E
CH=353.24'
A=372.33'
R=333.00'

S74°13'40"E
CH=183.48'
A=183.92'
R=770.00'

N12°29'08"W
26.62'

N38°45'57"W
CH=100.68'
R=168.85'
L=102.23'

N56°13'36"W
65.05'

N56°08'30"W
251.49'

N43°24'28"W
CH=92.56'
R=120.00'
L=92.99'

N57°47'30"W
CH=150.02'
R=80.00'
L=194.52'

S80°57'55"E
153.36'

APPROXIMATE SLOPE EASEMENT PER DB 39751, PG 350 AND PB 259, PG 137-140

SHARP TURN SIGN

CROSSWALK SIGN

STOP SIGN

MARTA SIGN

RIGHT TURN SIGN

APRON

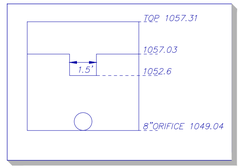
POND ACCESS EASEMENT AROUND INTERNAL R/W LINES

AREA REVISED

2nd DISTRICT / 2nd SECTION
2nd DISTRICT / 1st SECTION

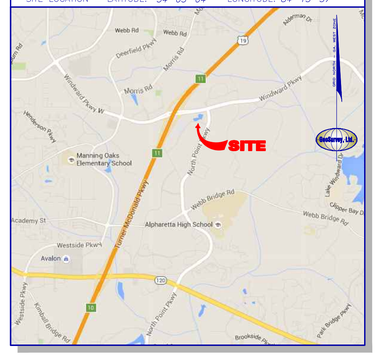
GRID NORTH — GA WEST ZONE

OCS DETAIL 3



VICINITY MAP

SITE LOCATION – LATITUDE: 34° 05' 04" LONGITUDE: 84° 15' 37"



TOTAL SITE AREA
18.912 Acres
823,820 sf
ZONED CUP

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0059F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: PROPERTY LINE INFORMATION IS SHOWN AS APPROXIMATE BASED ON SURVEY REFERENCE 2. NO UPDATED BOUNDARY SURVEY WAS PERFORMED BY GEOSURVEY, LTD.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT).
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON.
NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THIS PROJECT DOES ENCROACH ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV–060–16–13) DECEMBER 08, 2016. A USAGE WETLAND PERMIT HAS BEEN RECEIVED (SAS–2015–00577) ON APRIL 27, 2017.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,735', AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S–6 TOTAL STATION AND TRIMBLE TSC–3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,749 FEET. cal. INIT.

IF YOU DIG

Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
AC	AIR CONDITIONER		OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE		POWER POLE
BSL	BUILDING SETBACK LINE		GUY WIRE
CI	CURB INLET		POWER LINE
CMP	CORRUGATED METAL PIPE	LP	LIGHT POLE
CMF	CONCRETE MONUMENT FND		ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT		WATER VAULT
CPED	COMMUNICATION PEDESTAL		GAS VALVE
CTP	CRIMPED TOP PIPE	GM	GAS METER
DI	DROP INLET		WATER VALVE
DIP	DUCTILE IRON PIPE	WM	WATER METER
DWCB	DOUBLE WING CATCH BASIN		FIRE HYDRANT
FNC	FENCE		UNDERGROUND ELECTRIC LINE
FND	FOUND		UNDERGROUND GAS LINE
GM	GAS METER		UNDERGROUND COMMUNICATION LINE
INV	INVERT		UNDERGROUND WATER LINE
JB	JUNCTION BOX	1	PHOTO POSITION INDICATOR
MH	MANHOLE	XX	REGULAR PARKING SPACE COUNT
OHP	OVERHEAD POWER		HANDICAP PARKING SPACE
OTP	OPEN TOP PIPE		TREE POSITION INDICATOR
PM	POWER METER		SIGN
PKS	PK NAIL SET		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
RBR	IRON REINFORCING BAR		
RBS	5/8"RBR SET CAPPED LSF 621		
SS	SANITARY SEWER		
SWCB	SINGLE WING CATCH BASIN		
TRANS	ELECTRIC TRANSFORMER		

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

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SHEET 1 OF 2

CONTACT INFORMATION

OWNER/DEVELOPER
WINDWARD POINT WHP, INC.
5605 GLENRIDGE DRIVE, SUITE 880
ATLANTA, GA 30342
CONTACT: ROBERT KINCHELOE
PHONE: 770.729.3221

CIVIL ENGINEER
AEC
50 WARM SPRINGS CIRCLE
ROSWELL, GA 30075
CONTACT: MARK D. VAN DE WATER, PE
PHONE: 770.641.1942

SURVEYING FIRM
GEOSURVEY, LTD
1660 BARNES MILL ROAD
MARIETTA, GA 30062
CONTACT: CRAIG JENNINGS, LS
PHONE: 770.795.9900 EXT. 123

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www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF–000621

GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

BOUNDARY AND TOPOGRAPHIC SURVEY OF

Windward Point Commercial

FOR

WINDWARD POINT WHP, INC

GS JOB NO:	20155108–5	DRAWING SCALE:	1" = 40'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	CAJ	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 1112 & 1177 DISTRICT: 2ND	SECTION: 1ST
DWG FILE: 20155108–05.dwg		LAND LOT: 1188 & 1189 DISTRICT: 2ND	SECTION: 2ND

SURVEY DATE: 09/29/2017

REVISIONS

No.	Date	Description
1.	03/08/20	Revised Pond 3

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

GRID NORTH = GA. WEST ZONE

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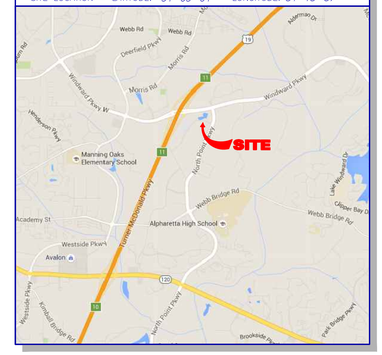
GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

TOTAL SITE AREA
18.912 Acres
823,820 sf
ZONED CUP

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 05' 04" LONGITUDE: 84° 15' 37"



TRACT 1
9.611 Acres
418,669 sf
ZONED CUP

TAX PARCEL: 22 545011880596

POND A1 ~APPROXIMATE UNDERGROUND DETENTION~

POND A2 ~APPROXIMATE UNDERGROUND DETENTION~

POND A3 ~APPROXIMATE UNDERGROUND DETENTION~

N/F PROPERTY OF
LENNAR GEORGIA, INC.
DEED BOOK 55693 / PAGE 1

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

NORTHPOINT PARKWAY
(VARIABLE RIGHT OF WAY)

2nd DISTRICT / 2nd SECTION
2nd DISTRICT / 1st SECTION

SAFE HAVEN PLACE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

ANCHOR BEND PRIVATE DRIVE ACCESS & UTILITY ESMT.

LIGHTHOUSE LANE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

SEAFIRE WAY PRIVATE DRIVE & ACCESS & UTILITY ESMT.

AREA REVISED

APPROXIMATE LAND LOT LINE & SECTION LINE

20' DRAINAGE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

20' DRAINAGE EASEMENTS PER DB 39751, PG 350 & PB 259, PG 137-140

APPROXIMATE SLOPE EASEMENT PER DB 39751, PG 350 AND PB 259, PG 137-140

LEGEND

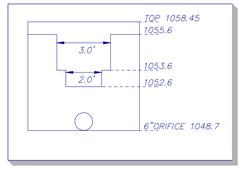
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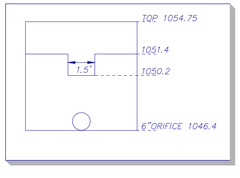
STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- GUY WIRE
- POWER POLE
- POWER LINE
- LP LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GM GAS METER
- WM WATER METER
- WATER VALVE
- FIRE HYDRANT
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- CM UNDERGROUND COMMUNICATION LINE
- W UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- XX REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

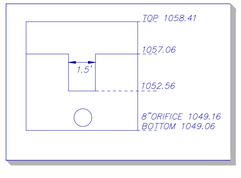
OCS DETAIL 1



OCS DETAIL 2



OCS DETAIL 3



GRAPHIC SCALE

0 20 40 100 200

1" = 40'

CLOSURE STATEMENT

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SHEET 2 OF 2

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Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY AND TOPOGRAPHIC SURVEY OF

Windward Point Commercial

FOR

WINDWARD POINT WHP, INC

GS JOB NO:	20155108-5	DRAWING SCALE:	1"= 40'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	CAJ	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 1112 & 1177 DISTRICT: 2ND	SECTION: 1ST
DWG FILE:	20155108-05.dwg	LAND LOT: 1188 & 1189 DISTRICT: 2ND	SECTION: 2ND

SURVEY DATE: 09/29/2017

REVISIONS

No.	Date	Description
1.	03/06/20	Revised Pond 3

EXHIBIT "A"

LOT 1

All that tract or parcel of land lying and being in Land Lot 1112, 2nd Land District, 1st Section and Land Lot 1188, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 40°27'40" West, a distance of 31.28 feet to a point; thence South 88°52'39" West, a distance of 30.78 feet to a point; thence, leaving said R/W, North 67°13'13" West, a distance of 124.17 feet to a point; thence 198.25 feet along a curve to the left, said curve having a chord of North 74°03'46" West 197.78 feet and a radius of 830.00 feet to a point; thence North 80°54'18" West, a distance of 153.31 feet to a point; thence 398.80 feet along a curve to the left, said curve having a chord of South 70°01'30" West 381.91 feet and a radius of 393.00 feet to a point; thence North 58°58'00" West, a distance of 365.12 feet to a point on the southeastern R/W of Morris Road, said R/W varies; thence, along said R/W, North 30°13'16" East, a distance of 154.62 feet to a CMF; thence North 87°30'00" East, a distance of 196.16 feet to a point; thence 158.53 feet along a curve to the left, said curve having a chord of North 51°10'04" East 148.12 feet and a radius of 125.00 feet to a CMF on the aforementioned southern R/W of Windward Parkway; thence, along said R/W North 82°51'01" East, a distance of 243.73 feet to a point; thence North 05°52'08" West, a distance of 10.58 feet to a point; thence 387.24 feet along a curve to the left, said curve having a chord of North 80°19'30" East 386.98 feet and a radius of 3044.00 feet to a CMF; thence North 76°40'47" East, a distance of 143.91 feet to a CMF at the northwest end of the aforementioned miter forming the R/W intersection of said Windward Parkway and Northpoint Parkway; thence South 58°14'46" East, a distance of 21.74 feet to the POINT OF BEGINNING.

Said tract contains 9.611 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007.

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LOT 3

All that tract or parcel of land lying and being in Land Lots 1112 & 1177, 2nd Land District, 1st Section and Land Lots 1188, 1189 & 1260, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 16°46'34" West, a distance of 163.44 feet to the TRUE POINT OF BEGINNING; thence, continuing along said western R/W of Northpoint Parkway South 22°30'00" West, a distance of 539.98 feet to a point; thence 202.47 feet along a curve to the right, said curve having a chord of South 26°41'45" West 202.29 feet and a radius of 1382.41 feet to a point; thence South 30°53'30" West, a distance of 377.58 feet to a point; thence 387.44 feet along a curve to the left, said curve having a chord of South 18°06'43" West 384.24 feet and a radius of 868.52 feet to a point; thence South 05°19'56" West, a distance of 286.62 feet to a point; thence 372.07 feet along a curve to the right, said curve having a chord of South 23°30'09" West 365.86 feet and a radius of 586.61 feet to a point; thence South 41°40'22" West, a distance of 229.36 feet to a point; thence 124.87 feet along a Curve to the left, said curve having a chord of South 36°27'46" West 124.70 feet and a radius of 686.62 feet to a point; thence, leaving said R/W, North 30°34'37" West, a distance of 86.15 feet to a CMF; thence North 00°54'46" West, a distance of 181.40 feet to a CMF; thence North 00°48'51" West, a distance of 199.81 feet to a CMF; thence North 04°27'30" West, a distance of 124.83 feet to a 1/2" RB (Rebar); thence North 10°32'30" East, a distance of 74.92 feet to a CMF; thence North 19°57'32" West, a distance of 72.25 feet to a CMF; thence North 32°55'22" West, a distance of 107.89 feet to a CMF; thence North 34°43'36" West, a distance of 92.25 feet to a CMF; thence North 50°29'07" West, a distance of 178.10 feet to a CMF; thence North 55°00'30" West, a distance of 131.97 feet to a CMF; thence North 75°32'01" West, a distance of 110.81 feet to a CMF; thence North 34°02'31" East, a distance of 401.61 feet to a point; thence North 33°56'36" East, a distance of 62.82 feet to a point; thence 135.63 feet along a curve to the left, said curve having a chord of North 27°00'19" East 135.30 feet and a radius of 560.00 feet to a point; thence North 20°03'56" East, a distance of 116.54 feet to a point; thence 120.63 feet along a curve to the right, said curve having a chord of North 26°58'41" East 120.34 feet and a radius of 500.00 feet to a point; thence North 33°53'21" East, a distance of 598.14 feet to a point; thence 372.33 feet along a curve to the right, said curve having a chord of North 67°03'45" East 353.24 feet and a radius of 333.00 feet to a point; thence South 80°54'18" East, a distance

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of 153.32 feet to a point; thence 183.92 feet along a curve to the right, said curve having a chord of South 74°03'46" East 183.48 feet and a radius of 770.00 feet to a point; thence South 67°13'13" East, a distance of 116.03 feet to a point; thence South 44°36'49" East, a distance of 49.59 feet to a point; thence South 00°14'48" West, a distance of 44.61 feet to the TRUE POINT OF BEGINNING.

Said tract contains 38.039 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007

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Smith Gambrell Russell

November 1, 2022

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: The Application of META Real Estate Partners and Empire Communities to amend the Master Plan for the Windward Point Development.

Dear Ms. Cook:

Please accept this letter as the Letter of Intent of my client, Meta Real Estate Partners ("Meta" and/or "Applicant") in support of the above referenced Applications.

Meta seeks to develop the property located at 0 Northpoint Parkway and 0 Dryden Road, (Parcel IDs 22-5450-1188-170-1, 22-5450-1188-057-0, 22-5500-1177-142-5, 21-5490-1112-050-0, 22-5450-1188-059-6, 21-5490-1112-049-2) ("Subject Property") for a mixed-use development. A Site Plan by Cooper Carry dated November 1, 2022 more particularly details the nature of the intended project, which includes ±500,000 square feet (sf) of office space, ±31,400 sf of retail, ±250-key hotel, and ±415 units of residential ("Proposed Development"). The residential component will include 130 multifamily units with a mix of bedrooms and a minimum unit size of 600 sf. The Applicant is also proposing 100 townhome units in addition to the 185 townhomes previously built by Lennar Corporation in its Caravelle development.[1] The Subject Property is currently zoned Community Unit Plan (CUP) and within Pod 66 of the Windward Master Plan (Pod 66 is herein referred to as "Windward Park" for reasons detailed below). To allow the Proposed Development, Meta requests an amendment to the Windward Park Master Plan to update the master site plan and conditions of zoning.

A. Relevant Background Information

The Subject Property is identified as Pod 66 in the Windward Master Plan which was originally approved in 1993. The Windward Master Plan has undergone several revisions since

[1] The 185 townhomes were entitled under the current master plan.

that time, including a Master Plan Amendment to Pod 66 (MP-15-04) was approved in 2015 ("2015 Master Plan"). The 2015 Master Plan envisioned a development titled Windward Park ("Windward Park") that envisioned the construction of 500,000 square feet (sf) of office space, 31,400 sf of retail, 250-key hotel, and 415 units of residential consisting of 24 live-work townhomes, 200 condominium units, and 191 townhomes. Windward Park was only partially constructed, including the townhome and hotel developments, but never fully realized. The Lennar Corporation built approximately 185 townhomes in its Caravelle development[2] and a 250-key Hilton Hotel[3] was constructed on a parcel facing Windward Parkway. Additionally, much of the roadway infrastructure and underground utilities for the entire Master Plan were completed. The remainder of Windward Park was graded, however remained unbuilt.

The Applicant now seeks to complete the balance of Windward Park's development. To do so, however, the Applicant requests a revision to the 2015 Master Plan to bring it into alignment with current development trends. In particular, the Applicant requests a new master site plan, as well as a change in the residential unit types for the development. The 2015 Master Plan currently calls for a mix of live-work townhomes, condominium units and townhomes. As noted above approximately 185 townhomes were built as a part of the Caravelle community, however the other residential units were not constructed. Since the Master Plan's approval in 2015, the residential market has seen a dramatic change in housing demand. Although the townhome market has remained steady, there has been an increased demand in the rental market partially attributable to rising home costs and interest rates. To accommodate these housing demands, the Applicant seeks to replace the 200 condominium units and 24 live-work townhomes with 130 for-rent multifamily units and an additional 100 for-sale townhome units. It is important to note that the requested amendment will not increase the number of units and will be a density-neutral adjustment[4].

In addition to revising the housing types, the Applicant seeks to update the master site plan design for Windward Park. The 2015 Master Plan called for the retail to be located in several smaller buildings with a large amount of surface parking along Northpoint Parkway. Instead of the retail and surface parking, the Applicant intends to construct a 5-story multifamily building located along Northpoint Parkway that includes ground floor retail and a wrapped parking deck. Also, in place of the condominium building shown in the 2015 Master Plan, the proposed site plan calls for a 6-story structure parking. The structured parking is located along Dryden Road, interior to the site, and will not be visible from either Northpoint Parkway or Windward Parkway. Also, proposed plan calls for 100 townhome units. The townhomes will range in size from 1,500 sf to 1,800 sf of heated floor space, each with at least two bedrooms and a two-car garage.

Although some of the elements of the 2015 Master Plan will change, the Applicant is preserving many of the important design features of that plan. For instance, the Proposed

[2] Constructed between 2017 and 2020.

[3] Constructed in 2020.

[4] The 2015 Master Plan allows 415 residential units and the current request will remain at 415 units.

Development maintains the stormwater park which is intended as a central green space and communal focal point for gatherings. In addition, the ±250,000 sf office building and parking deck at the corner of Northpoint Parkway and Windward Parkway will remain, but with a new site configuration. The proposed site plan also maintains 500,000 sf of office space, that will be spilt between two structures. One 250,000 sf office building will be located at the corner of Windward Parkway and Northpoint Parkway, with the office building aligned with Windward Parkway and the parking deck to the rear. The second 250,000 sf office building will be internal to the development along Dryden Road. Finally, the existing roadway network will remain and the Proposed Development will incorporate sidewalk connections throughout. The sidewalk network will facilitate pedestrian movement within the development and connect to the existing sidewalks along Northpoint Parkway and Windward Parkway for easy access to nearby commercial uses. In sum, the requested amendments to the Windward Park Master Plan are intended to keep the spirit and intent of the original 2015 design, while updating certain elements to bring it in conformance with current development trends.

B. Phasing

The project will be constructed in three phases split between the townhome, office and multifamily developments. The Applicant intends to construct the townhomes in the initial phase, however the remaining development scheduling has not yet been determined.

C. Trip Generation

The Applicant is not increasing the number of residential units and the amount of non-residential development is not changing. As a consequence, the proposed vehicular trips are anticipated to remain the same after approval of this application with no negative impacts to the surrounding roadways.

D. Schools

The school-age children living in the residences will attend Creek View Elementary School; Webb Bridge Middle School; and Alpharetta High School. Creek View Elementary and Webb Bridge Middle School are listed as at or over capacity. Alpharetta High School is under capacity. Regardless, the proposed Master Plan amendment is not increasing the number of units and is a density-neutral change. As a result, the proposed amendment will not affect the school capacity beyond what is already approved in the 2015 Mast Plan.

E. Proposed Conditions

A list of the revisions to the MP-15-04 conditions is attached as Exhibit 1.

F. Preservation of Rights

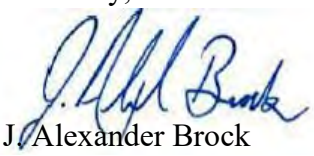
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current Master Plan and its current zoning is unconstitutional

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

CONCLUSION

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

Sincerely,



J. Alexander Brock
Attorney

JAB/jab

cc: Rob Kincheloe, Meta Real Estate Partners

General Conditions:

Master plan shall be revised to reflect the conditions contained herein. Development regulations shall be as follows:

1. Commercial use and density
   a. Retail uses shall be limited to 31,400 square feet and shall be located within buildings that have at least one floor of non-retail uses or have a minimum front facade of ~~24~~ 16 feet. The floor of non-retail uses shall be comparable in size to the retail use floor. Landscaping shall be provided at the corner of the retail area (intersection at North Point Parkway and new private road **"B")** in order to frame the corner and reduce the view of the retail parking lot. The allowed retail uses shall be those that are already permitted within Pod 66 of the Windward Master Plan and accessory retail uses, as follows:

      Art Gallery
      Bakery
      Barber Shop and Beauty Shop
      Book store
      Clinic
      Club, association or lodge Computer
      / computer supply store Copy center
      Day care center
      Dry Cleaning pickup station Fitness
      studio
      Florist
      News Stand
      Office supply store (not to exceed 1200 sq. ft.)
      Optometrist / Eye wear
      Package shipping / mail box store
      Phone store
      Print Shop
      Shop or studio, Craftsman/ Artist
      School, Commercial
      Staffing / personnel office Stationery
      / card store
      Stock brokerage/ financial services office Tax
      preparation office
      Technology Sales (cell phones, computers, etc.)
      Travel agency

      The following uses are not required to be developed with at least one floor of non-retail uses as those uses shown above:

      - Restaurant, sandwich shop, coffee shop, or similar without drive-through (except that one free standing coffee shop may have a

drive-through). Up to three of these uses may be free-standing.

- Bank or Financial Services
- Gourmet food store (up to 12,000 square feet in size)
- Prohibited uses:
  Liquor Store
  Nail Salon
  Tanning Salon (if not part of full service spa)

b. Office/Hotel use and density

- Office - 500,000 sq. ft. maximum office.
- Hotel - one, 250 room (minimum of 130 room) full service or select service hotel, excluding extended stay shall be permitted, which may be dual branded with a minimum of 3500 square feet of meeting space.

c. Residential use and density

- For-sale single family attached, condominiums and townhomes, and for-lease multifamily (for sale units -at least 90% shall be owner occupied). This restriction shall also be included in all recorded declarations; the declarations shall provide that the restriction may not be amended without the written consent of the City of Alpharetta.
    - ~~200 condominium units and 191~~ 285 townhomes maximum ~~and 24 live/work townhomes~~. ~~Condominium unit size shall **be a** minimum of 800 sq. ft.~~ 130 Multifamily units maximum.
    - ~~Live-work townhomes shall be rear **loaded**.~~
    - ~~Live-work townhomes shall be limited to office uses only~~.

      The townhome development portion of the master plan shall have the following regulations:
        - No unfinished wood decks shall be visible from adjacent public or private rights-of-way.
        - Side and rear elevations facing a public or private right-of-way shall have the same level of architectural detail as the front elevation.

d. Setbacks shall be as follows:

1. Building setbacks along North Point Parkway and Windward Parkway shall be 65' ~~with~~ including a 20' landscape strip within, with the exception of the office, retail, and multifamily buildings which shall be permitted a 30' setback along North Point Parkway.
2. Building setbacks along internal streets for non-residential buildings shall be 10' with a 5' landscape strip. Non-residential buildings shall be 20' with a 5' landscape strip.

e. Height shall be as follows:

1. Buildings located within the first 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 6-stories, or 100 ft., whichever is less from grade of those roadways with the exception of the hotel which may have a maximum of 10 stories. The office building at the intersection of Windward and Northpoint Parkway may have a maximum of 10 stories above structured parking.
2. Buildings located within the second 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 10 stories, or 145 ft., whichever is less from grade of those roadways.

f. Grading Condition:

Grading for the overall master infrastructure shall be permitted to the south and east of Dryden Road only. Grading and landscaping plan for the parcels south and east of Dryden

Road shall be approved by the Director of Community Development. Any parcels graded, but not considered to be under active development, shall be grassed and landscaped - as approved by the Director of Community Development - before the first Certificate of Occupancy. All grading activity between Dryden Road and Windward **Parkway** shall occur in accordance with UDC requirements.

g. Irrigation:

Site irrigation will incorporate and connect to water re-use lines for landscape, water features and similar uses as soon as available.

3. Maximum ground area coverage of all buildings, parking decks and surface parking lots (not including roads and driveways) shall not exceed 36% of the 47.65 acres per the Windward Master Plan.
4. No retail use (other than those contained within, and incidental to, the hotel) shall be located within 600 ft. of the GA 400 interchange.
5. Provide pedestrian connections between buildings and all uses to Windward Parkway and to North Point Parkway. Pedestrian crossings throughout development shall be ramped and the materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
6. The corner of Windward Parkway and North Point Parkway shall be designed with a minimum 3,500 square foot green space area and shall incorporate a visible water feature as approved by ORB.
7. Gathering areas as depicted on the submitted plan shall be incorporated into the final plan and shall include open spaces and seating areas.
8. Prior to the first LOP, applicant shall submit a revised master plan to the City for the entire parcel which shall incorporate the approved conditions.
9. A master detention study and plan for the entire development shall be provided in order to identify possible combined detention pond areas. The developer shall strive toward the development of large, central detention facilities for the site. No detention facility shall be visible from North Point Parkway or Windward Parkway except as a decorative water feature approved by Staff. Plan shall be submitted prior to LOP for Townhouses.
10. 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-15-04N-15-08~~XXXX Windward Point/Windward Pod 66

11. Each entrance off North Point Parkway and Windward Parkway shall be designed to incorporate a water feature, sculpture or similar focal point feature, as approved by Staff prior to a Land Disturbance Permit.
12. Required parking for residential units shall be the lesser of 2 spaces per unit or 1 space per bedroom. Hotel and Office parking may be reduced up to 25% by Staff contingent upon acceptance of a shared parking study analysis.
13. All non-residential buildings above 3 stories in height, excluding the hotel shall be designed to LEED (Leadership in Energy and Environmental Design) Certified standards or such equivalent standards as approved by Staff.

Landscape Conditions:

14. Detailed street planting shall be provided for North Point Parkway, Dryden Road and internal streets and Windward Parkway. Landscape plan shall be approved by Staff prior to a Land Disturbance Permit.
15. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if it is specifically designed as a water feature or park.
16. Parking lot islands shall be planted with trees, shrubs and or ground covers (not with mulch only).
17. Reasonable effort shall be made to incorporate the specimen trees identified as good and excellent condition per the arborist report dated March 16, 2015 into the design of the development and areas of greenspace. Special consideration shall be given to groupings of specimen trees as well as significant groupings of smaller trees. Staff shall review and approve removal of any specimen trees.

Design Conditions:

18. The proposed site plan includes a 1 acre active park and a 2.5 acre natural park. The natural park shall contain walking paths and pedestrian connectivity placed to maximize tree preservation. The active park will provide open lawn and seating as well as perimeter and cross pedestrian. The active park will also function as part of the project's storm water management by either or both water quality and storage. Stormwater Park shall be required subject to final approval by Staff.
19. Park/greenway trail shall be extended south to the roundabout and north to Dryden, including a pedestrian crossing (brick paver) at Dryden Rd to provide connectivity to the office and hotel uses.
20. In order to provide useable greenspaces and limit impervious surfaces, the majority of office parking shall be provided within a parking structure.

21. Prior to the first LDP, the applicant shall submit to ORB for approval a document to be entitled 'Windward Point'. This document shall identify the design guidelines for the development and shall include: elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, and bicycle racks, bus shelter, signage, landscaping themes, focal point features, and the list of all the approved zoning conditions. This document shall also be submitted to the Windward Business Association for review.
22. Decorative street lights, decorative cross walks, benches, planters, kiosks, trash receptacles, bicycle racks and other street furniture shall be incorporated throughout the development and shall maintain a coordinated **appearance as** approved in the Windward Point Design Standards document.
23. Free-standing signs shall not exceed ten (10) feet in height.
24. Buildings with retail uses facing Windward or North Point Parkways shall not exceed 200 ft. in length, excluding the Multifamily Building, which incorporates ground floor retail.
25. A minimum of 20 feet of heavily planted greenspace shall be provided on the north end of Private Road "A".
26. Buildings shall be architecturally compatible in style and scale. Applicant shall submit drawings to the Design Review Board for approval. Plans submitted to the DRB shall include building elevations, illumination standards, sign package and decorative fixture types to be used along roadways, pedestrian paths and parking lots.
27. Stand-alone parking decks that are not integrated into office or residential buildings shall be located internal to the site and shall not be placed along Windward or North Point Parkways.
28. Where parking decks are visible from public right-of-way, they shall be faced with similar materials as the primary use buildings incorporating similar architectural detail or other such screening as approved by Staff.
29. Both surface parking areas and structured parking buildings shall be screened from North Point and Windward Parkway views.
30. A bus drop-off area with shelter and dedicated lane shall be provided if **requested by MARTA.**
31. Applicant shall submit a sign package to be reviewed and approved by the Design Review Board. Sign package shall be incorporated into the Design Standards and shall include standards for ground signs, wall signs, awning signs, directional signs and miscellaneous signs. The Unified Development Code shall govern sizes and quantities of signs except that retail uses may not utilize window advertising. Instead, words can be used on the lip of the awning overhanging the retail establishment.
32. All buildings along Windward Parkway and North Point Parkway must face those streets or elevations facing those streets must contain the same materials as the front of the buildings. No backside of

buildings, "back of house" functions (such as loading or dumpster area), or non-ornamental subdivision type walls or fences along the perimeter of development shall be allowed facing those streets.

33. All dumpsters, utility boxes, telecommunications equipment, and mechanical equipment shall be screened from ground view ~~and~~ on public rights-of-way.
34. Master plan approval pertains to the project concept only. As individual sites are developed, site standards regarding codes, stream buffers and other requirements will have to be met.

General Traffic:

35. Driveway #1 along Windward Parkway shall remain right-in only.
36. Proposed signalized intersections shall be evaluated at 80% of build out and constructed if warranted and approved by Engineering Department.
37. The ORI Traffic Study shall be revised as Directed by Department of Engineering.
38. Improve internal drive, Morris Road and Dryden Road with **bike** lanes, sidewalk and planting strip incorporating street trees. Typical section to be approved by staff based on available right of way and existing conditions.
39. AII internal streets, excluding those in the townhome section, shall be public roadways; however, the Developer (and subsequent Property Owners' Association) shall be responsible for all roadways, landscaping and other common **area** maintenance within the Windward Point development.
40. The proposed roadway, intersection geometry, internal roadway network, curb cut locations and right-of-way for the project will be determined after final review of traffic study and final conditions of approval. The current site design shown in the application should be considered concept only.
41. The developer shall bear the responsibility for payment and installation for the necessary traffic signals and traffic regulatory devices, deceleration lanes and other improvements, which are necessitated by impact of the proposed development as identified by the Engineering Department. Any such improvements constituting system improvements shall result in impact fee credits for eligible portions of improvements.
42. Prior to the issuance of the first building permit, applicant shall submit a Roadway Improvement Phasing Plan. The Plan shall identify the required improvements to be made and the schedule for project development. Each roadway improvement project shall be tied to the issuance of a building Certificate of Occupancy so that improvements are made prior to, or concurrent with, development. The Roadway

Improvement Phasing Plan shall be reviewed and approved by the Community Development and Engineering Department Staff.

43. Developer shall submit a detailed long-term schedule for inspection and maintenance of the storm water facilities. The schedule should describe all maintenance and inspection requirements and person performing maintenance and inspection activities.
44. All proposed intersections shall align properly with existing and proposed new curb cuts as approved by Engineering Department Staff.
45. Signalized intersections shall not be designed as a split phase operation because of poor alignment or sight distance.
46. Un-signalized driveways shall provide a minimum throat length of 150 feet or as approved by the Engineering Department.
47. Certain conditions of this application related to the dedication and construction of roadway system improvements may be superseded by a more definitive private development agreement if the terms and conditions are agreed upon by the Community Development and Engineering Department Staff and applicant no more than 120 days **after** the rezoning.
48. The developer shall provide one (1) electric vehicle charging station per 100 parking spaces or a minimum of one (1) electric vehicle charging station for hotel, office, and commercial buildings requiring 25 or more parking spaces.
49. Developer shall use brick paver accents at key intersections and traffic circle as depicted on site plan.
50. The townhouse portion of the site may be vehicular gated only with no pedestrian restrictions.

GRTA Requirements:

Road Connectivity

51. Provide a direct vehicular connection from Northpoint Parkway to MARTA access driveway on Dryden Road constructed to local street standards and aligned with MARTA access.
52. At driveway 1, provide a right in only.
53. Pedestrian Facilities
    a. Provide bikes racks near entrances of each nonresidential building and residential recreation center.
    b. Provide for pedestrian and **bike** access on paved path along Northpoint Parkway southbound
    c. Provide pedestrian connections to all buildings
    d. Provide crosswalks at each intersection
    e. Provide sidewalks on both sides of all private roadways

Roadway Improvements as Conditions to GATA Notice of Decision:

The following improvements are required on and adjacent to non-state routes:

54. Windward Parkway @ North Point Parkway (Intersection #3)
    - Provide an additional westbound turn lane on Windward Parkway from Northpoint Parkway to GA 400 northbound ramp.
55. North Point Parkway at Dryden Road
    - Install a traffic signal, when warranted.
56. North Point Parkway at Driveway #2
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #2.
57. North Point Parkway at Driveway #3
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #3.
    - Install a traffic signal, when warranted.
58. North Point Parkway at Future Site Driveway/ Existing Median break/ Driveway 0/ Opposing Driveway
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #4.
59. Dryden Road at Proposed Driveway #4
    - Install a shared left-turn / through lane and separate right-turn lane southbound along driveway

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
775	10" Sourwood	Fair	Fair	Yes			
776	11" Sourwood	Good	Fair	Yes			
777	35"(24"-9) White Oak	Good	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	13	

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
139	*Broussonetia papyrifera*	Paper mulberry	26	Poor	Leaning with dieback in canopy	86-87
140	*Quercus nigra*	Water oak	27	Fair/Poor	Hypoxylon canker and dieback in canopy	88
141	*Liriodendron tulipifera*	Tulip poplar	30	Good		
142	*Liriodendron tulipifera*	Tulip poplar	27	Good		
144	*Oxydendrum arboreum*	Sourwood	10	Poor	Two trunks with included bark and wound at base	90
145	*Liriodendron tulipifera*	Tulip poplar	29	Good		
146	*Oxydendrum arboreum*	Sourwood	8	Poor	Decay at base	91
147	*Oxydendrum arboreum*	Sourwood	10	Good		
149	*Oxydendrum arboreum*	Sourwood	10	Good		
151	*Liriodendron tulipifera*	Tulip poplar	29	Good		

NOTE:

1. REFERENCE SURVEY BY GEOSURVEY, LTD. DATED 4-5-2018.
2. REFERENCE ARBORIST REPORTS BY BROOKWOOD TREE DATED 3-16-2015 AND OUTDOOR SPACES DATED 5-15-2018. TREE SIZE INFORMATION UPDATED AND LANDSCAPE TREES OF QUALITY ADDED BY AEC, INC. ON 9-30-2022.

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50 Warm Springs Circle
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NORTH

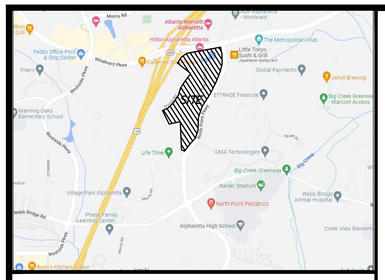
60 0 60 120

TREE SURVEY-ARBORIST PLAN

WINDWARD PARK

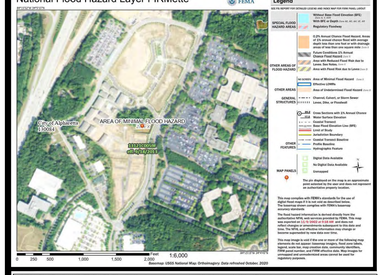
ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 22-4755
DATE: SEPTEMBER 30, 2022
SCALE: 1" = 60'
FILE NAME: 15-3805 C12- Tree Info-NGH.dwg
DESIGN/DRAWN: SLR/NGH



SITE LOCATION MAP (NTS)

National Flood Hazard Layer FIRMette



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

PROPOSED PARCEL DATA

SITE 1:

ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	8-STORIES (132')

SITE 2:

ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	7-STORIES (118')

SITE 3:

ACREAGE:	3.16 AC.
PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
MULTI-FAMILY S.F.:	132,000 S.F
AMENITY S.F.:	10,000 S.F.
TOTAL S.F.:	165,000 S.F. (33,000 PER FLOOR)
BUILDING HEIGHT:	5-STORIES (70')
TOTAL UNITS:	130 UNITS
AVERAGE UNIT SIZE:	1,015 S.F.

SITE 4:

ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE 5:

ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:

LAND LOTS 1112, 1177, 1188, & 1189
1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

TOTAL ACREAGE:	47.65 ac.
SITE PLAN REVISION ACREAGE:	19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU

PROPOSED USES:

- TOWNHOME: (187 units existing, 100 units proposed)
- HOTEL: (249 room hotel existing)
- OFFICE: (500,000 s.f. proposed)
- RETAIL: (23,000 s.f. proposed)
- MULTI-FAMILY RESIDENTIAL: (130 units proposed)

PROPOSED SETBACKS

FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2& 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIPS

NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)

MAXIMUM BUILDING/ PARKING COVERAGE:	17.15 ac. (36%)
EXISTING BUILDING/ PARKING COVERAGE:	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
PROPOSED BUILDING/ PARKING COVERAGE:	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
TOTAL PROPOSED BUILDING/ PARKING COVERAGE:	8.84 ac.
TOTAL OVERALL BUILDING/ PARKING COVERAGE:	15.69 ac. (33%)

PROPOSED PARKING SUMMARY:

SITE 1:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,524 SPACES (6 LEVEL DECK)

SITE 2:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,254 SPACES (6 LEVEL DECK)

SITE 3:

PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
REQUIRED PARKING:	115 SPACES (5:1000)
MULTI-FAMILY :	130 UNITS
REQUIRED PARKING:	267 SPACES (2 SP PER UNIT + 1:20 UNITS)
REQUIRED PARKING.:	382 SPACES
PROVIDED PARKING:	382 SPACES (WITH ON-STREET PARKING)

SITE 4:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
REQUIRED PARKING:	98 SPACES (2 PER UNIT)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)

SITE 5:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
REQUIRED PARKING:	102 SPACES (2 PER UNIT)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.

NOTE:

1. ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
3. THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND TIE IN POINTS TO THE PUBLIC RIGHT OF WAY.
4. ALL INTERNAL ROADS ARE PRIVATE.
5. SITE DESIGN BY COOPER CARRY, DATED 11-1-2022.
6. ALL RESIDENTIAL DRIVEWAYS ARE 18' DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
7. TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP..

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NORTH
100 0 100 200

ZONING PLAN

Windward Park

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 22-4755
DATE: 11-1-2022 REVISED: 11-10-2022
SCALE: 1" = 100'
FILE NAME: Windward Park- 2022 Zoning Plan.dwg
DESIGN/DRAWN: SLR/ slr

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-22-05/Z-22-15/CU-22-12/V-22-29 THOMPSON STREET PARK/31 & 51 THOMPSON STREET

PLANNING COMMISSION: JANUARY 5, 2023

CITY COUNCIL: JANUARY 23, 2023

II. RECOMMENDATION:

Deny CLUP-22-05/Z-22-15/CU-22-12/V-22-29 THOMPSON STREET PARK/31 & 51 THOMPSON STREET, request for comprehensive land use plan amendment, rezoning, conditional use and variance.

If approval is considered, recommend the following conditions:

1. Approximately 2.23 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Paradigm, dated 12/6/22, 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. The comprehensive land use plan designation of the property shall be 'Mixed Use Live Work'.
3. Architecture and materials shall be developed substantially similar to the submitted renderings prepared by Main Street Designs, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Homes shall have 4-sided architecture, materials and details and each home facing Thompson Street shall have a unique façade.
4. Density shall not exceed 8.97 dwelling units per acre.
5. Building height shall not exceed 3 stories and 40'.
6. Courtyards, decorative fencing, and decorative walls may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
7. Developer shall improve the Thompson Street streetscape as follows: minimum 6' planter planted with street trees, 8' sidewalk (concrete with brick paver banding), 10' travel lane, 8' on-street parking and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
8. Alley shall be private, maintained by the HOA, and developed as depicted on the site plan prepared by Paradigm, dated 12/6/22, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development.
9. Landscape strip along Thompson Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
10. Developer shall plant a row of trees along the west side of the entrance to Thompson Street Flats, as approved by DRB.
11. Developer shall improve the corner of Haynes Bridge Road and Thompson Street with decorative landscaping, brick paver hardscape, seating and monument or sculpture, as approved by DRB. Sculpture shall require final approval by the Cultural Arts Commission.
12. Open space shall be developed substantially similar to the site plan prepared by Paradigm, dated 12/6/22, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
13. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
14. Developer shall save the following trees: #1903 (25" Water Oak), #20 (62" Water Oak), #358 (43" Water Oak), and #393 (24" Pecan). Boundary trees shall be saved as depicted on the landscape plan, prepared by Brunson & Company, dated 11/7/22. CRZ impacts to saved trees listed above shall be limited to no more than 20%, which shall include impacts from the proposed development and previous development of Thompson Street Flats Phase 1, as approved by Staff.
15. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
16. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. HVAC and similar equipment shall not be visible from the public right-of-way.
18. Development shall not be gated, except that alley may be gated on the east end. To address fire access, sliding gate will need a redundant emergency override if electric, as approved by the Fire Marshal.
19. Stormwater management facilities may be placed underground within the amenity space and fire truck turnaround as depicted on the site plan prepared by Paradigm, dated 12/6/22, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.
20. Garbage pickup shall be from within the development.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
22. The conditions above shall replace the conditions related to file #PH-16-15 Thompson Street Flats/Kairos Development, as it relates to the eastern half of the subject property.

III. REPORT IN BRIEF:

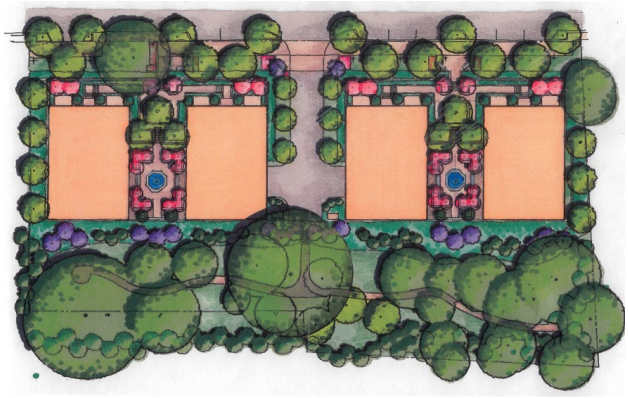
The applicant, Storybook Builders, is requesting a comprehensive land use plan amendment, rezoning, conditional use, and variances to allow for the construction of twenty (20) 'For-Sale' single-family detached homes on 2.23 acres in the Downtown. A comprehensive land use plan amendment and rezoning are requested for the western half of the property from a future land use designation of 'Commercial' to 'Mixed Use Live Work' and from a zoning of C-2 (General Commercial) to DT-LW (Downtown Live-Work). A conditional use is requested to increase density above eight (8) dwelling units per acre to 8.97 dwelling units per acre. Variances are requested to eliminate interparcel access and modify streetscape standards. The subject property is located at 31 and 51 Thompson Street at the southeast corner of Thompson Street and Haynes Bridge Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of twenty (20) 'For-Sale' single-family detached homes on 2.23 acres in the Downtown. The proposed density is 8.97 dwelling units per acre. A comprehensive land use plan amendment and rezoning are requested for the western half of the property from a future land use designation of 'Commercial' to 'Mixed Use Live Work' and from a zoning of C-2 (General Commercial) to DT-LW (Downtown Live-Work). A conditional use is requested to increase density above eight (8) dwelling units per acre. Variances are requested to eliminate interparcel access and modify streetscape standards. The subject property is located at 31 and 51 Thompson Street at the southeast corner of Thompson Street and Haynes Bridge Road.

The properties were previously developed with single-family detached homes, which have since been demolished. The eastern half of the property is zoned DT-LW and the western half of the property is zoned C-2. Surrounding properties are zoned MU (Mixed Use) to the north, C-2 to the west and south, and DT-LW to the south and east. Voysey is located to the north, Publix to the west, vacant commercial properties to the south, and Thompson Street Flats to the east. The comprehensive land use plan designation of the western half of the property is 'Commercial' and the eastern half is 'Mixed Use Live Work'.

The eastern half of the property was rezoned to DT-LW in 2015 with a change to conditions of zoning in 2016 to allow for 24 'For-Sale' condominium units in four (4) buildings with a density of ten (10) dwelling units per acre (see original site plan below). Phase 1 of the development, known as Thompson Street Flats, has been constructed which consists of two (2) buildings with a total of twelve (12) condominium units. Thompson Street Flats Phase 2 was approved on the western half of the property, which was never developed.



The applicant requests variances to modify site regulations (interparcel access and streetscape standards) related to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code. The request to eliminate interparcel access is related to an agreement between the property owner and Thompson Street Flats to have a separate access for the proposed development. It does not appear that the variance to reduce the planter along Thompson

Street is needed. The applicant's site plan depicts an eight-foot (8') planter along Thompson Street, which complies with the streetscape required along Thompson Street.

The table below identifies residential approvals in the Downtown since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density is similar to the densities approved along Thompson Street.

Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
Wills Overlook	16 TH	2.24 acres	7.13 du/ac
116/126 North Main St	4 Condo	1.43 acres	2.8 du/ac
South of Wills Park	55 TH	5.5 acres	9.93 du/ac
Alcovy Estates	10 SFD, 4 SD, 5 TH	2.84 acres	6.7 du/ac
236/244 North Main St	11 SFD	1.6 acres	6.8 du/ac
Mayfair on Main-217 South Main St	13 SFD, 11 TH	2.3 acres	10.4 du/ac
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	1.5 acres	16 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac

SITE PLAN

The submitted site plan depicts twenty (20), three (3) story 'For-Sale' single-family detached homes with access from a new driveway off Thompson Street. Half of the homes are oriented to Thompson Street and the other half are oriented to an amenity space at the rear of the property. All homes are rear loaded and have access from a new private alley depicted running parallel to Thompson Street. Homes are depicted with a ten-foot (10') setback along Thompson Street. Minimum building setbacks comply with the DT-LW development standards. An eight-foot (8') sidewalk is depicted along Thompson Street and five-foot (5') sidewalks are depicted within the site.

Homes will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. Two (2) on-street parking spaces are provided on Thompson Street and two (2) guest spaces are provided at the east end of the alley. The Downtown Code requires 50 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 84 parking spaces are provided on the site plan.

The site plan depicts 1.14 acres, or 51% open space within the proposed development. Open space is proposed to include yards and courtyards, as well as a natural amenity area at the rear of the development with a walking path. The DT-LW zoning district requires a minimum ten percent (10%) amenity space, plus an additional 0.97% related to the proposed increase in density, for a total of 0.24 acres of open space.

Thirteen (13) specimen trees and two (2) trees of quality are called out in the applicant's arborist assessment as being in 'Good' or 'Fair' condition. Of those trees, four (4) specimen trees are depicted to be saved. However, critical root zone (CRZ) impacts depicted to the 24" Pecan and 62" Water Oak are too great and will likely result in negative impacts to the health of those trees. If approved, it is recommended that the following specimen trees be saved and that CRZ impacts be limited to no more than twenty percent (20%): #1903 (25" Water Oak), #20 (62" Water Oak), #358 (44" Water Oak), and #393 (24" Pecan). It is also recommended that reasonable efforts be made to save additional tree groupings and trees of quality.

The site plan depicts two (2) underground stormwater management facilities under an amenity space at the west end of the property and in the fire truck turnaround between Lots 16 & 17. Maintenance of the underground stormwater systems would not obstruct access to homes.

RENDERINGS

The applicant submitted renderings of the homes, which vary between three (3) architectural styles including Tudor Eclectic, Stick and Shingle. According to the applicant, the ten (10) homes along Thompson Street will have unique elevations. Homes will be at least 2,700 square feet and will be three (3) bedrooms. Exterior materials include brick, stone, board and batten, shake, and siding. The applicant's letter of intent indicates that price points for the homes will start around $1.5 million. According to the City's Downtown Consultant, the proposed renderings generally comply with the design regulations in the Downtown Overlay. The following comments were provided by the Downtown Consultant:

- Avoid large wall massing with no clear wall cladding material.
- Do not use porkchop eaves. Rework roof so that roof eaves terminate at outside building corner.
- Use engaged piers or pilasters at walls receiving porch floor and beam framing.
- Use double hung windows with matching window lite pattern to match windows at front elevation.
- Eliminate gratuitous roof elements that do not serve as main roof massing.
- Utilize real windows at front façade, avoid fake elements.
- Add offset at wall to create outside building corner to receive main roof bearing, or rework roof to avoid roof eave terminating mid façade.

TRAFFIC

The applicant provided a trip generation information, which estimates that the twenty (20) single-family detached homes would generate eighteen (18) AM Peak Hour trips and 23 PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 18 Single-Family Detached Homes & 4 Townhomes

School	Single Family Average #
Manning Oaks Elementary School	1 to 7 students
Hopewell Middle School	0 to 3 students
Alpharetta High School	2 to 6 students
TOTAL	3 to 16 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 16 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are under capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

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

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses. In addition, commercial development on the western half of the property would be limited by buffer requirements from the surrounding residential developments and an alcohol license for uses such as a restaurant would not meet the minimum separation requirement from the surrounding residential.

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

Response: The applicant's proposal is consistent with the goals and policies of the Horizon 2040 Comprehensive Plan as it relates to implementing a walkable, mixed-use environment in the Downtown. However, the applicant has not made reasonable efforts to save trees on the property.

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

Response: The proposed change would not result in a significant demand on public facilities and services. A commercial development on the property would likely generate more vehicular trips than a residential use.

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

Response: The proposed change in future land use designation would not negatively impact the public health, safety and welfare of residents in the area. However, the applicant has not made reasonable efforts to save trees on the property.

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses.

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

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal is consistent with the future land use designation of the eastern half of the property and surrounding area, which is 'Mixed Use Live Work'. Commercial development on the western half of the property would be limited by buffer requirements from the surrounding residential developments and an alcohol license for uses such as a restaurant would not meet the minimum separation requirement from the surrounding residential.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if reasonable efforts are made to save trees. Surrounding properties are primarily developed with residential uses.

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

Response: The zoning proposal would have significant impacts on the natural environment. The site layout only incorporates two (2) viable tree saves and would remove two (2) specimen trees previously conditioned to be saved with the 2016 change of conditions.

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

Response: The western half of the property is currently zoned C-2, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. In addition, commercial development on the western half of the property would be limited by buffer requirements from the surrounding residential developments and an alcohol license for uses such as a restaurant would not meet the minimum separation requirement from the surrounding residential.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning to allow a residential development would increase demand on schools and parks, but likely decrease impacts on transportation facilities.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested zoning is consistent with the future land use designation of the Thompson Street corridor.

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

Response: The zoning proposal does not reflect a reasonable balance. The proposed site layout lacks tree saves and would negatively impact public health, safety or welfare.

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

Response: The western half of the property is currently zoned C-2, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. In addition, commercial development on the western half of the property would be limited by buffer requirements from the surrounding residential developments and an alcohol license for uses such as a restaurant would not meet the minimum separation requirement from the surrounding residential.

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

Response: The comprehensive land use plan designation of the eastern half of the property is 'Mixed Use Live Work', which allows the proposed DT-LW zoning district. The western half of the property has a comprehensive land use plan designation of 'Commercial', which requires an amendment to allow the proposed residential development.

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: Access to the property is proposed through a new curb cut of Thompson Street. As part of an agreement between the property owner and Thompson Street Flats residents, the new proposed development will not have shared access with Thompson Street Flats.

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 site development requirements above are sufficiently addressed on the applicant's site plan.

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

Response: A conditional use to increase density from eight (8) to ten (10) dwelling units/acre was approved on the eastern half of the property in 2015. However, reasonable efforts have not been made to incorporate tree saves into the site layout.

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: Conditional uses to increase density have been approved along Thompson Street. However, the applicant's site layout does not make reasonable efforts to protect and save existing trees on the property.

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: Conditional uses to increase density have been approved along Thompson Street. However, the applicant's site layout does not make reasonable efforts to protect and save existing trees on the property.

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: Not applicable.

VARIANCE REVIEW CRITERIA

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

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

Response: There are not extraordinary or exceptional conditions pertaining to the property due to its size, shape or topography. However, the variance request to eliminate interparcel access is related to an agreement between the property owner and Thompson Street Flats to have a separate access for the proposed development.

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

Response: Application of the ordinance would create an unnecessary hardship. The variance request to eliminate interparcel access is related to an agreement between the property owner and Thompson Street Flats to have a separate access for the proposed development.

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

Response: There are not conditions peculiar to the property which adversely affect its reasonable use. However, the variance request to eliminate interparcel access is related to an agreement between the property owner and Thompson Street Flats to have a separate access for the proposed development.

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

Response: Relief, if granted, would not cause a substantial detriment to the public good. Thompson Street Flats residents oppose shared access with the proposed development.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning, conditional use, and variance. While the proposed change to the future land use designation and rezoning are consistent with the vision for Thompson Street, the applicant's site layout does not make reasonable efforts to save trees. In addition, the proposed conditional use to increase density cannot be supported due to the lack of tree saves. As stated in the City's tree conservation regulations, it is the intent to prevent the indiscriminate removal of trees without denying the reasonable use and enjoyment of real property. All persons shall make reasonable efforts to protect and retain certain existing, self-supporting trees.

CITIZEN PARTICIPATION PLAN

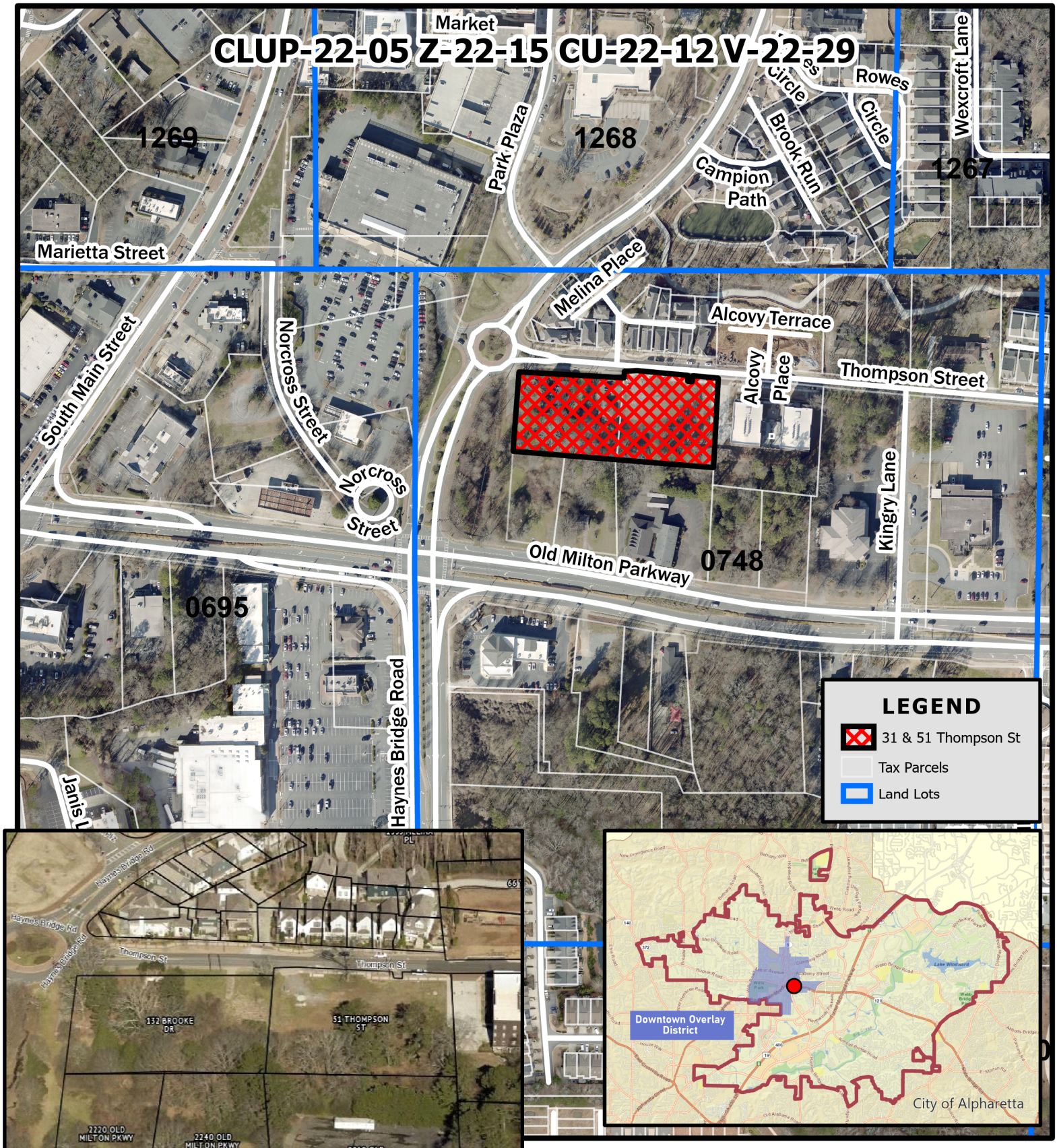
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on November 9, 2022. There were public comments in support of the applicant's request and in opposition with concerns that the Thompson Street Flats developer did not fulfill promises of a 2nd phase of condominiums.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Renderings
- CZIM Sign In Sheet
- Citizen Participation Part B
- Public Comments
- Application



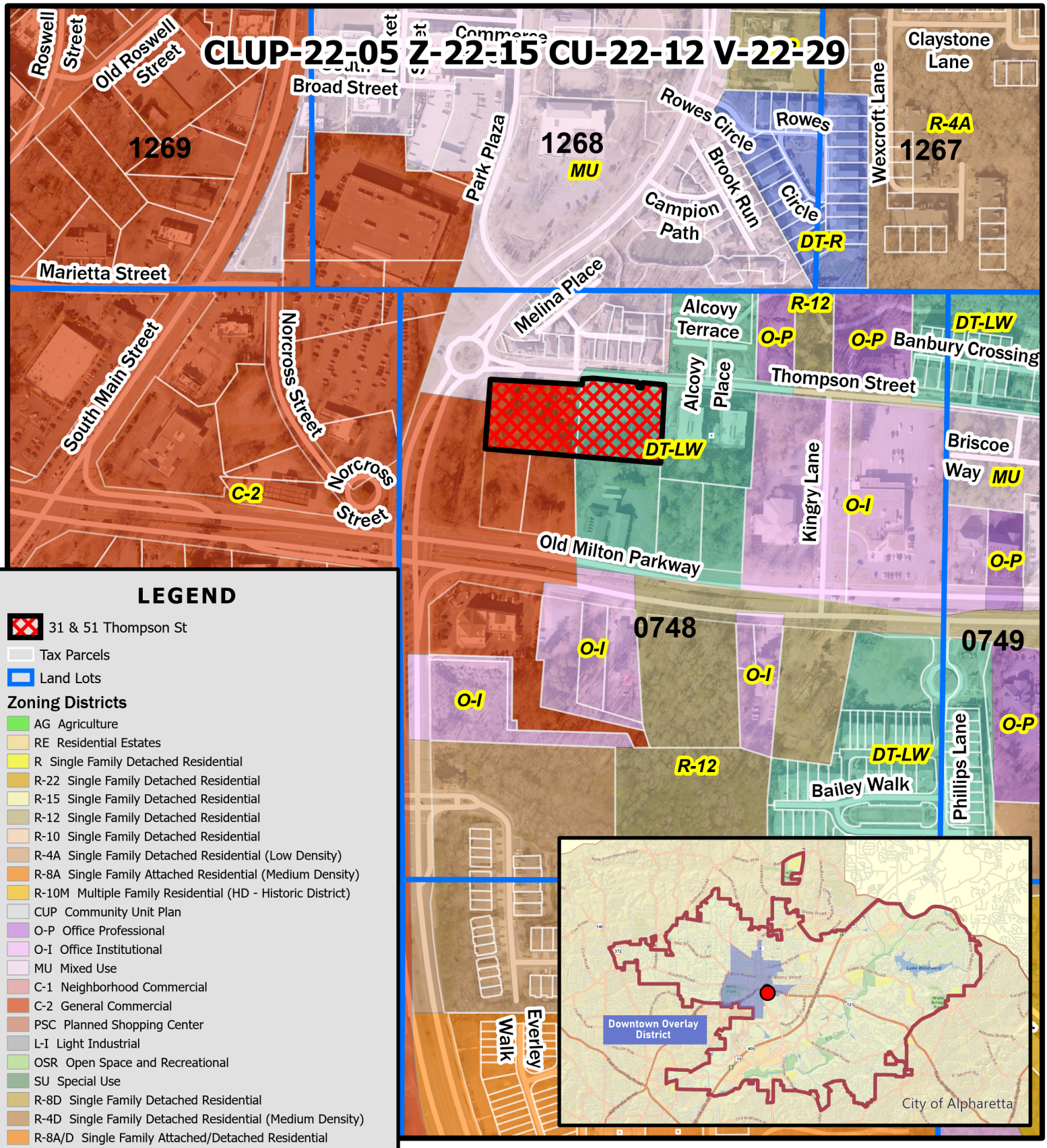
CLUP-22-05 Z-22-15
CU-22-12 V-22-29
D/LL: 1/2/0748
PC: 12/01/22
CC: 12/12/22

Aerial Map

31 & 51 Thompson Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- 31 & 51 Thompson St
- 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

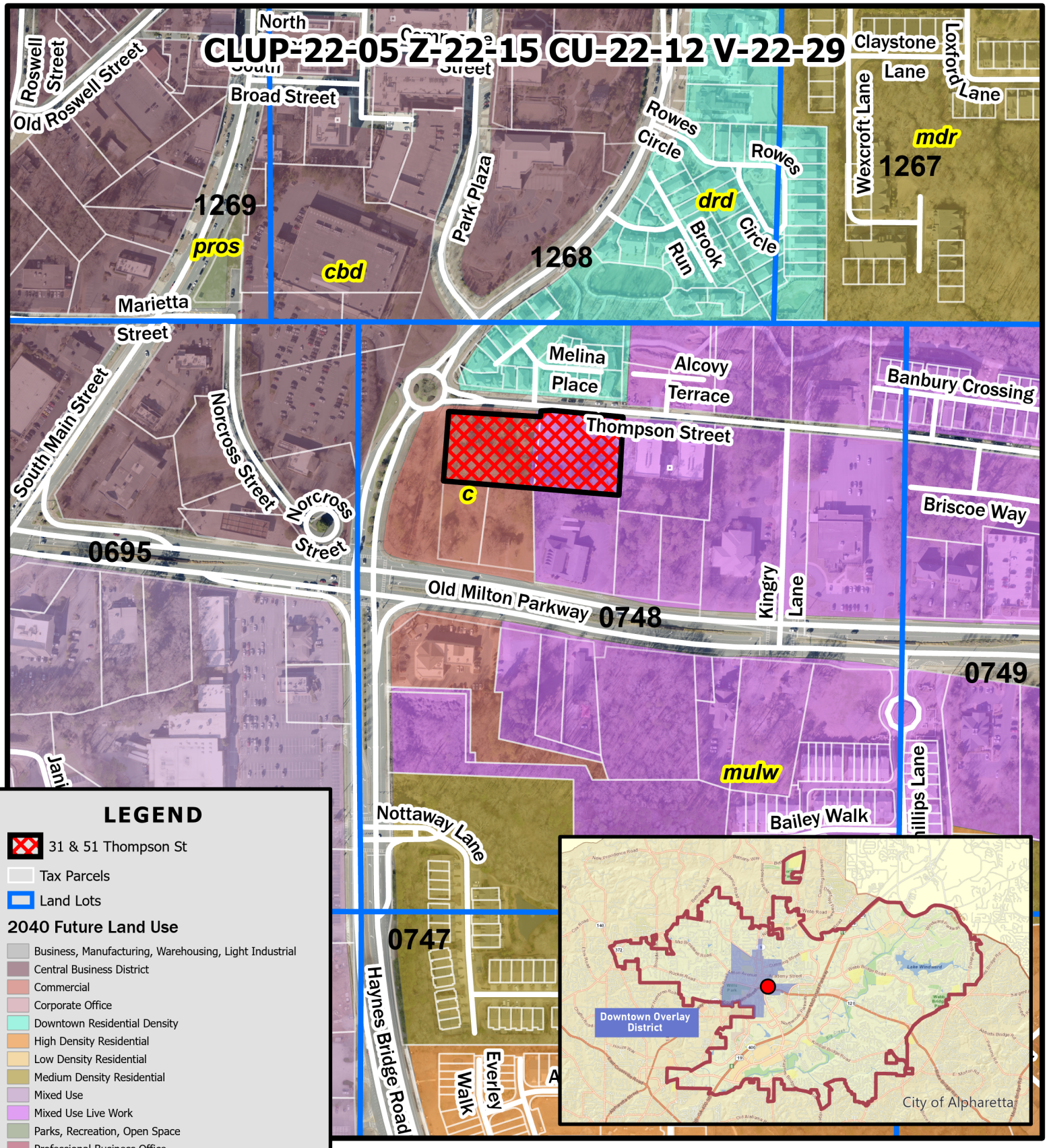
Zoning Map

31 & 51 Thompson Street

CLUP-22-05 Z-22-15
CU-22-12 V-22-29
D/LL: 1/2/0748
PC: 12/01/22
CC: 12/12/22

Location Map Provided by:
Community Development - GIS

THE CITY OF ALPHARETTA GEORGIA



LEGEND

- 31 & 51 Thompson St
- Tax Parcels
- Land Lots

2040 Future Land Use

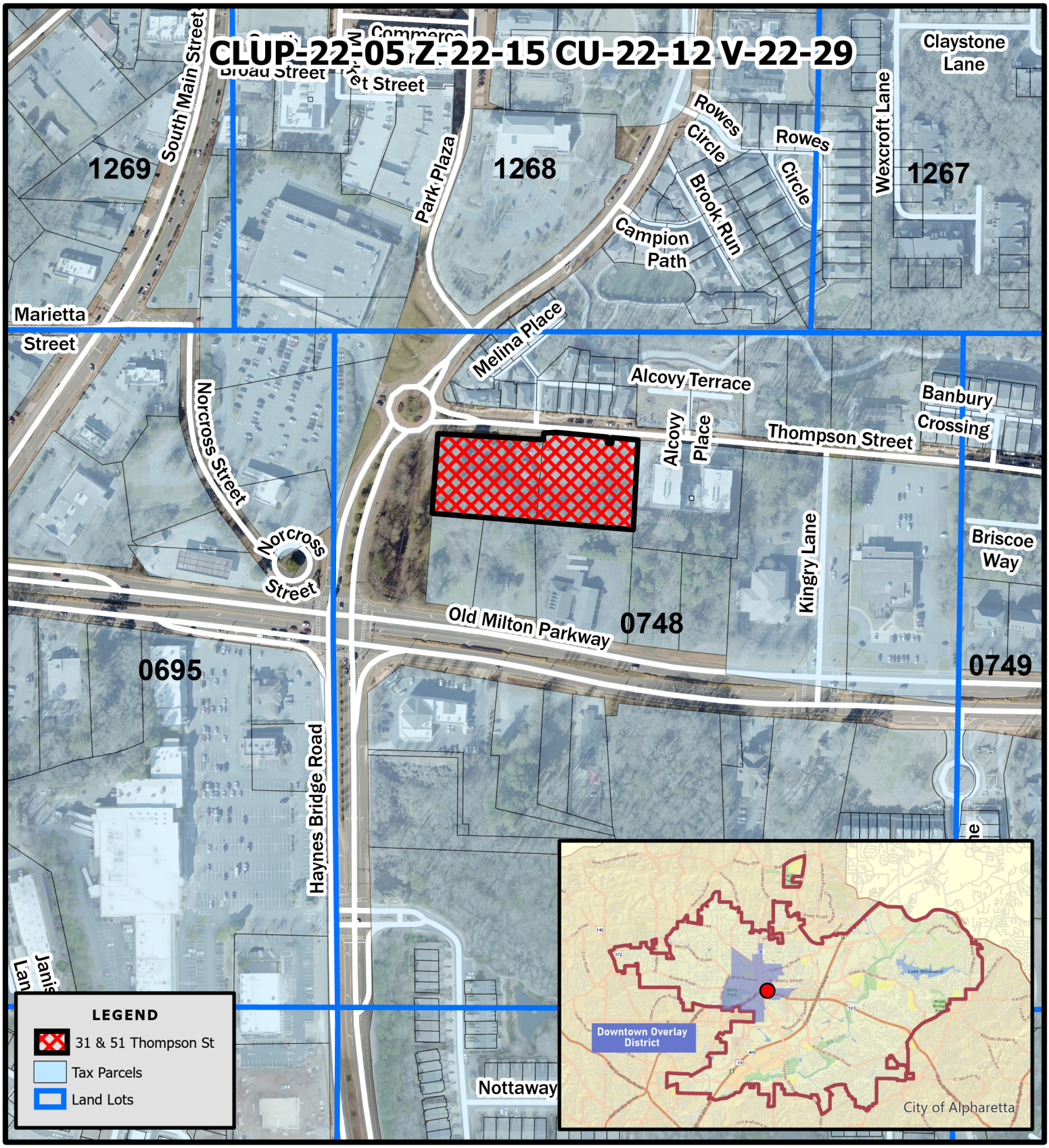
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

THE CITY OF ALPHARETTA GEORGIA

Future Land Use Map
31 & 51 Thompson Street

CLUP-22-05 Z-22-15
CU-22-12 V-22-29
D/LL: 1/2/0748
PC: 12/01/22
CC: 12/12/22

Location Map Provided by:
Community Development - GIS



CLUP-22-05 Z-22-15
CU-22-12 V-22-29
D/LL: 1/2/0748
PC: 12/01/22
CC: 12/12/22

Location Map
31 & 51 Thompson Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

THOMPSON STREET
(50' R/W)

APPROX. ROW

EX. 30"CURB & GUTTER
ASPHALT PAVEMENT

FILL IN BRICK PAVERS WITH HERRINGBONE PATTERN TO MATCH EXISTING SIDEWALK

EXISTING HANDICAP RAMP & CROSSWALK

EX. CURB & GUTTER

EX. RIGHT-OF-WAY

PROPOSED 8' CONCRETE SIDEWALK PER ALPHARETTA STD. 902 WITH BANDING TO MATCH EXISTING

8' LANDSCAPE STRIP

DECORATIVE PAVER DRIVE ENTRANCE (SEE DETAIL SHT. C8.2)

PROPOSED 8' CONCRETE SIDEWALK PER ALPHARETTA STD. 902 WITH BANDING TO MATCH EXISTING

EXISTING 8' SIDEWALK WITH BANDING

PARALLEL PARKING SPACES TO BE REMOVED AND REPLACED WITH NEW STREET CURM AND LANDSCAPE UPON PUBLIC WORKS REQUEST

ADDITIONAL RIGHT-OF-W/
CITY OF ALPHATETTA UP(
DEVELOPMENT AND ROW IM
BE 1' FROM THE BACK OI

EX. DECOF
ENTRANCE
THO

EX. CURB & GUTTER

EX. RAMP PER ALPHARETTA STD. 902

RAMP PER ALPHARETTA STD. 902

STREET SIGN ALPHARETTA STD. 9

5' CONC. SIDEWALK

5' L.S. STRIP

10' FRONT SETBACK

REMOVE TREE

AMENITY SPACE

D1 D2 D3 D4 D5 D6 D7 D8 D9 D10

10' REAR SETBACK

5' L.S. STRIP

5' CONC. SIDEWALK

24.0'

R25.0'

PHASE 2
97,205 SF
2.23 AC
(NET)

PHASE 1
56,265 SF
1.292 AC
(NET)

PHASE LINE

SHARED UNDERGROUND DETENTION

EX. ASPHALT PAVING

SLIDING GATE WITH KNOX BOX TO REMAIN CLOSED EXCEPT FOR EMERGENCY VEHICLES

PARKING UNDER BUILDING

UNDERGROUND DETENTION

REMOVE TREES

ASPHALT PAVING

ADDITIONAL 2' PAVER STRIP

26" MOUNTABLE CURB

PRIVATE ALLEY

22.0'

26.0'

5' SIDEWALK

5' LANDSCAPE

10' SETBACK

D20 D19 D18 D17 D16 D15 D14 D13 D12 D11

AMENITY SPACE

MAIL KIOSK

6" STEPS/ 12" TRED

5'x4' CONC. LANDING

EXISTING RETAINING WALL

SAVED TREE

PERVIOUS SURFACE MULCH PATH TO BE FIELD LOCATED

10' FRONT SETBACK

15.0'

STOOP AND FRONT DOOR ENTRANCE

5' PERVIOUS SURFACE MULCH PATH

3' REAR SETBACK

GREEN SPACE AMENITY

EXISTING PUBLIX DETENTION POND

SLOPE EASEMENT PER TITLE EXCEPTION NO.15

Now or Formerly
2260 Old Milton LLC
(DB 60318, PG. 654)
Zoning: C-2

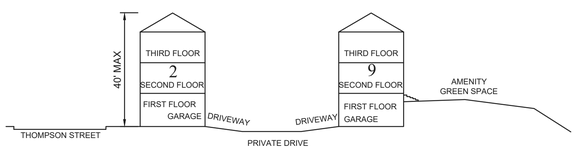
Now or Formerly
2260 Old Milton LLC
(DB 60318, PG. 649)
Zoning: R-2

CRITICAL ROOT ZONE IS IMPACTED MORE THAN 25%. ARBORIST TO BE HIRED TO DETERMINE ACTUAL ROOT STRUCTURE AND MONITOR TREE DURING CONSTRUCTION. IF ARBORIST DETERMINES TREE CANNOT SURVIVE CONSTRUCTION, TREE WILL BE REMOVED.

ARBORIST TO BE HIRED TO MONITOR TREE DURING CONSTRUCTION. IF ARBORIST DETERMINES TREE CANNOT SURVIVE CONSTRUCTION, TREE WILL BE REMOVED.

N82°16'31"E 31.74'

CROSS SECTION VIEW





FRONT VIEW
THOMPSON STREET



FRONT VIEW
AMENITY GREEN SPACE

LOT TABLE

DETACHED

LOT D1	2,899 SF
LOT D2	2,888 SF
LOT D3	2,877 SF
LOT D4	2,866 SF
LOT D5	2,833 SF
LOT D6	3,114 SF
LOT D7	3,141 SF
LOT D8	3,154 SF
LOT D9	3,124 SF
LOT D10	3,175 SF
LOT D11	2,887 SF
LOT D12	2,887 SF
LOT D13	2,887 SF
LOT D14	2,887 SF
LOT D15	2,887 SF
LOT D16	2,804 SF
LOT D17	2,873 SF
LOT D18	2,887 SF
LOT D19	2,887 SF
LOT D20	2,887 SF

LEGEND

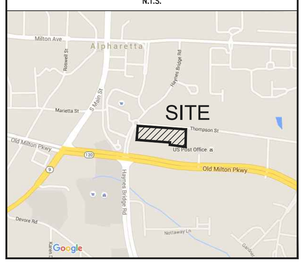
- PROPOSED LIGHT POLE
- PROPOSED MOVEMENT
- EXISTING MOVEMENT
- PROPERTY LINE
- STONE WALL
- POURED CONCRETE WALL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER

NOTES

1. THIS INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY BY BARTON SURVEYING, INC., DATED JULY 31, 2015.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901

VICINITY MAP

N.T.S.



CONTRACTOR NOTE

CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.

SITE DATA

ADDRESS: 31 & 51 THOMPSON STREET
PARCEL ID: 12 270307480685 & 12 270307480693
ZONING: DT-LW (CASE # CLUP-15-11/Z-15-10/CU-15-11/V-15-25 & PH-16-15)

GROSS LOT AREA: 97,205 SF SF (2.23 ACRES)

PROPOSED USE: 20 DETACHED SINGLE FAMILY UNITS

DENSITY: 8.9 UNITS PER ACRE

SETBACKS
FRONT YARD: 10'
SIDE YARD: 0' WITH MIN. 10' BETWEEN BUILDINGS
REAR YARD: 10' ON ALLEY
MIN. LOT SIZE: 2,500 SF SINGLE FAMILY DETACHED

MAX. HEIGHT ALLOWED: 48'
MAX. HEIGHT PROPOSED: 40'

PARKING REQUIREMENTS:
2 SPACE PER UNIT + .5 GUEST SPACE PER UNIT = 2.5 SPACE PER UNIT
20 UNITS x 2.5 SPACES PER UNIT = 50 SPACES

PROPOSED GARAGE SPACES: 40 SPACES (2 PER UNIT)
PROPOSED DRIVEWAY SPACES: 40 SPACES
PROPOSED INTERNAL GUEST PARKING: 2 SPACES
TOTAL PARKING PROVIDED = 82 SPACES

*NOTE: THREE ARE 3 PARALLEL STREET PARKING SPACES NOT INCLUDED IN CALCULATIONS

NORTH

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT: ARTHUR ROUNDTREE 404- 350-1444

GEORGIA
REGISTERED
No. 24527
PROFESSIONAL
ENGINEER
William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 140
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2239
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	12/6/22
Scale:	1"=20'

Date	Revision	No

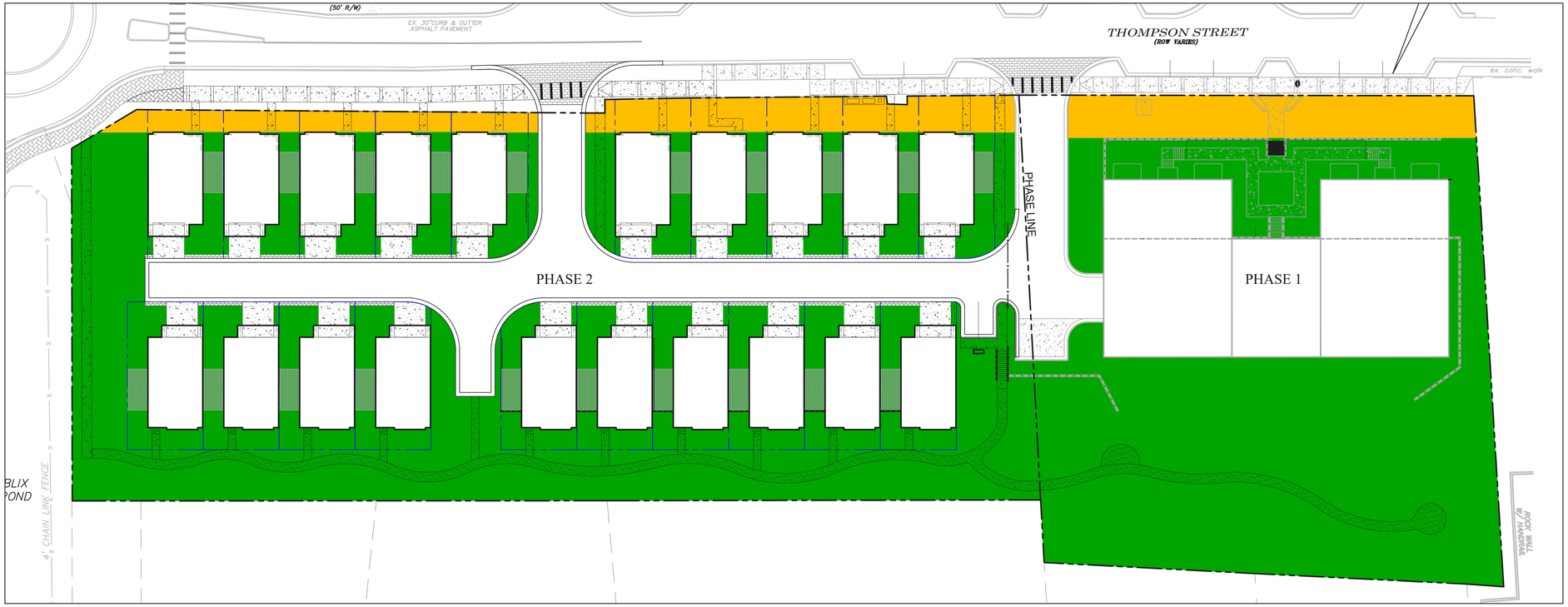
STORYBOOK
BUILDERS, LLC
2570 Hermitage Drive
Cummiing, GA 30041
Phone: (678) 898-2806

ZONING SITE PLAN
THOMPSON STREET PARK

THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1

PROPOSED OPEN SPACE DATA



OPEN SPACE DATA

PHASE 1
GROSS LOT AREA: 56,279 SF SF (1.291 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 5,628 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 4,482 SF

PROVIDED AMENITY OPEN SPACE: 34,009 SF

TOTAL OPEN SPACE: 38,449 SF (68%)

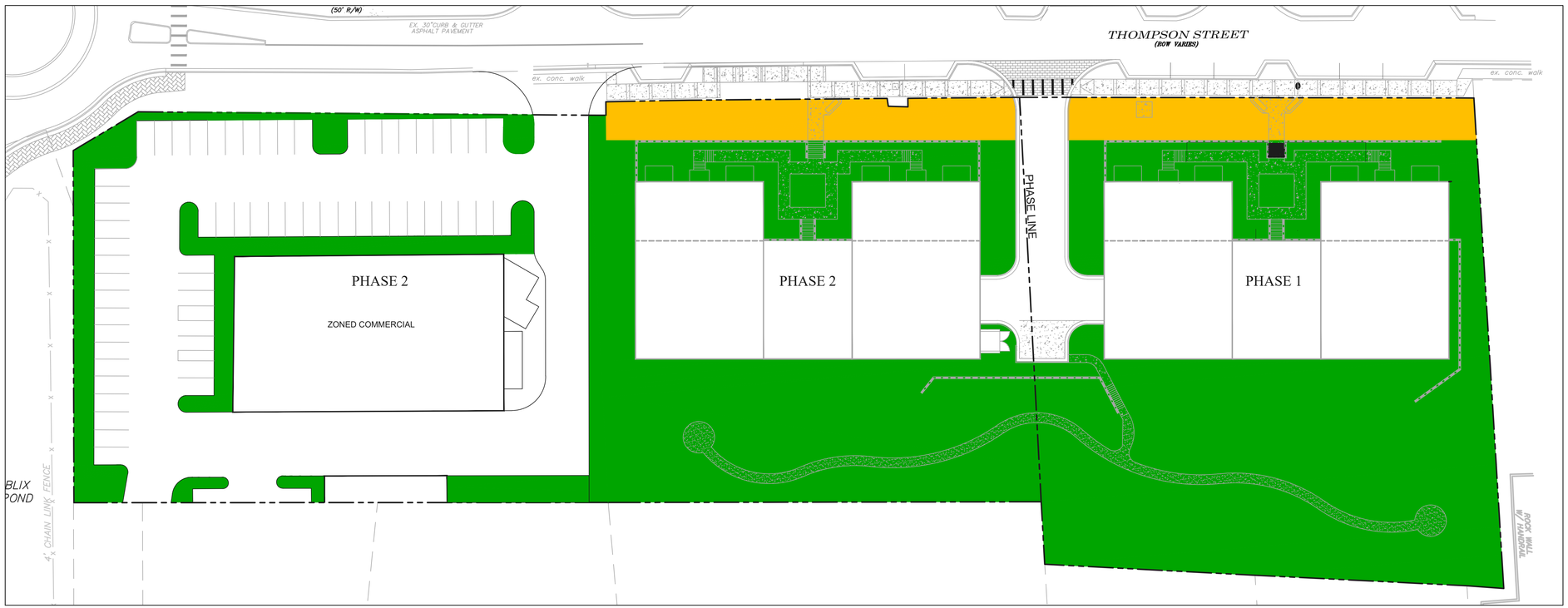
PHASE 2
GROSS LOT AREA: 97,205 SF SF (2.23 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 9,720 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,070 SF

PRIVATE & DEVELOPMENT AMENITY
OPEN SPACE: 43,713 SF

TOTAL AMENITY SPACE: 49,783 SF (51%)
(CIVIC, DEVELOPMENT, PRIVATE)

ORIGINAL OPEN SPACE DATA



OPEN SPACE DATA

PHASE 1
GROSS LOT AREA: 56,279 SF SF (1.291 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 5,628 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 4,482 SF

PROVIDED AMENITY OPEN SPACE: 34,009 SF

TOTAL OPEN SPACE: 38,449 SF (68%)

PHASE 2
GROSS LOT AREA: 97,205 SF SF (2.23 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 9,720 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,047 SF

PROVIDED AMENITY OPEN SPACE: 33,942 SF

TOTAL OPEN SPACE: 39,989 SF (41%)

NORTH

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT:
ARTHUR ROUNDTREE 404- 350-1444

GEORGIA
REGISTERED
No. 24527
PROFESSIONAL
ENGINEER
William B. Dunlop

paradigm
Engineering Services, Inc.
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Design By:	WBD
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Checked By:	WBD
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Scale:	NTS

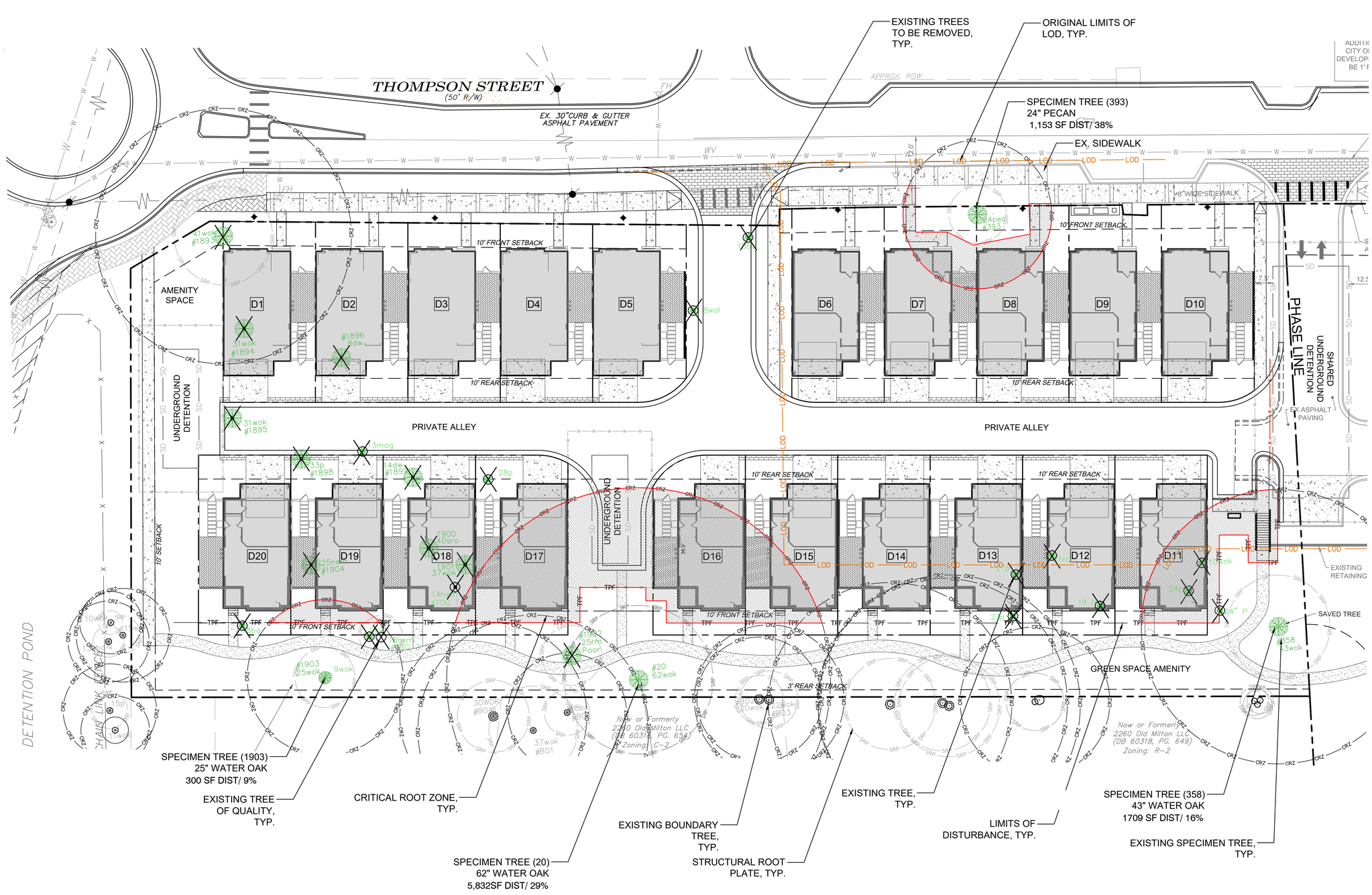
No	Revision	Date

STORYBOOK
BUILDERS, LLC
2570 Hermitage Drive
Cumming, GA 30041
Phone: (678) 898-2806

ZONING OPEN SPACE EXHIBITS
THOMPSON STREET PARK

THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z2



Preliminary
12/09/2022 3:54:21 PM

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444

0 20 40 60 feet
1" = 20'

NORTH

Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

OWNER:
STORYBOOK BUILDERS, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

THOMPSON STREET PARK
TREE / LANDSCAPE CONCEPT PLAN

Prepared For:
STORYBOOK BUILDERS, LLC

THOMPSON STREET
LL 247 - 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BRUNSON & COMPANY, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN.

REVISIONS:
11/15/21 REV PLANS PER SUBMITTAL REQ.

DRAWING TITLE:
EXISTING TREE SITE PLAN

DATE:	PROJECT #
11.7.22	22.092

SHEET REF #
LS-101



3D Thompson Street View

Thompson Street Homes

Alpharetta, Georgia

STORYBOOK BUILDERS
Chad Kee Properties

MAIN STREET Designs



Front Elevations

Thompson Street Homes

Alpharetta, Georgia

STORYBOOK BUILDERS
Chad Kee Properties

MAIN STREET Designs



Typical Courtyard Side Elevation

Thompson Street Homes

Alpharetta, Georgia

STORYBOOK BUILDERS
Chad Kee Properties

MAIN STREET Designs



Typical Side Elevation

Thompson Street Homes

Alpharetta, Georgia

STORYBOOK BUILDERS
Chad Kee Properties

MAIN STREET Designs



Rear Elevations

Thompson Street Homes

Alpharetta, Georgia

STORYBOOK BUILDERS
Chad Kee Properties

MAIN STREET Designs



Front Elevations - Park Facing Lots

Thompson Street Homes

Alpharetta, Georgia

STORYBOOK BUILDERS
Chad Kee Properties

MAIN STREET Designs

Community Zoning Information Meeting (CZIM) **November 9, 2022**

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

CLUP-22-05/Z-22-15/CU-22-12/V-22-29 / Thompson Street Park/31 & 51 Thompson Street

NAME	ADDRESS	COMMENTS
Guy Fragle	2380 Melina Place Alpharetta, GA 30009	cell: 678-525-8268
Danielle & Russ West	390 Banbury-Xing Alpharetta, GA 30009	770.313.0093 Love this plan!! Gorgeous
Mary Beth + Bram Krieger	2290 Melina Pl Alpharetta, 30009 voysey	770-855-2139
Natalie Lance	2360 Melina Place Alpharetta, GA 30009	cell 404-276-3496 natrlance@gmail.com
Rebecca Zavacky	2540 Brook Run Alpharetta 30009	Rebecca@thegeorgiathomesgroup.com 814-777-6449

Community Zoning Information Meeting (CZIM) **November 9, 2022**

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

CLUP-22-05/Z-22-15/CU-22-12/V-22-29 / Thompson Street Park/31 & 51 Thompson Street

NAME	ADDRESS	COMMENTS
Paul Gibbs	3065 Bellingrath Roswell GA	Looks like a nice addition
Cathy Treible Peter Treible	335 Banbury Crossing Alpharetta 30009	treiblecathy@gmail.com
Terry Harper	2330 Melina Pl HARPTS8@GMAIL.COM	
Margie Ray	12015 Campion Path Amray390@bellsouth.net	

December 2, 2022

Gentlemen,

Please be advised that I live in the townhomes constructed by Kairos Development Unit 202.

I have the reviewed the current plan to develop 22 single-family homes on Thompson Street referred to as Thompson Street Park. I am very much in favor of the plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of the Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

I cannot imagine anything better use of this land to enhance our value and have the street look very desirable.

Sincerely,

Richard Janovitz

81 Thompson Street

#202

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that I live in the townhomes constructed by Kairos Development Unit 201. Our Homeowners Association entered into several agreements with Kairos to fund the Homeowners Association to finish up needed exterior work and perform "punch list" items. That work has been completed done.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,

Joe Long

11/28/22

Joe Long
81 Thompson Street, Unit 201
Alpharetta. GA 30009

DocuSign Envelope ID: 3F7F8E2C-1EA0-4C70-8004-DBD1004A4A87

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that I own a home located in the Voysey community on Thompson Street. Voysey is located directly across Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,

DocuSigned by:
BF7DCD537FBC4B6...

2380 Melinda Place
Alpharetta GA 30009

From: **Guy Hotmail** gfragle@hotmail.com
Subject: Support For Storybook Development on Thompson
Date: December 1, 2022 at 6:40 PM
To: chadkee@storybookbuilder.com

GF

Chad,

It was a pleasure meeting you at the public meeting at city hall a few weeks ago.

I'm delighted to see the quality craftsmanship and design of your proposed development and believe it would be a much welcome addition to our community as a whole.

Thanks for being so transparent about your plans and concerned about being a good neighbor throughout the development process.

Best,
Guy Fragle
2380 Melina Place

DocuSign Envelope ID: 617766BF-A766-4951-9B61-B75C78C748B8

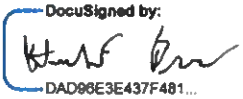
Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that I own a home located in the Voysey community on Thompson Street. Voysey is located directly across Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,

DocuSigned by:

DAD98E3E437F481...

Herbert and Joy Burns
2440 Melina Place
Alpharetta, GA 30009

DocuSign Envelope ID: CE616856-A3DA-4759-9718-4A58048CB5E3

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

I am a property owner in Alpharetta.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and encourage you to approve it. The residential charm and walkability of Thompson Street will be better protected with this project at corner of Thompson Street versus a commercial building. The project appears to be very well designed, would enhance the Thompson Street aesthetic, and contribute to the overall appeal and value of the downtown Alpharetta area.

Sincerely,

DocuSigned by:
BRIAN P MCNEESE
418242AE01B646C...
Brian McNeese
12/1/2022

DocuSign Envelope ID: 7070047B-90CB-4B45-8B7B-CCAC6A740395

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

I am a property owner in Alpharetta at Voysey.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and encourage you to approve it. The residential charm and walkability of Thompson Street will be better protected with this project at corner of Thompson Street versus a commercial building. The project appears to be very well designed, would enhance the Thompson Street aesthetic, and contribute to the overall appeal and value of the downtown Alpharetta area.

We are not in favor of a commercial building on this corner.

Sincerely,

DocuSigned by:
Brenda Lafferty
516755A29FDA498...

Brenda Lafferty
Voysey
2560 Brook Run
12/1/2022

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that we rent a home located in the Foundry community on Thompson Street. The Foundry is located east on Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,

John Prothro
265 Thompson St.
Alpharetta, GA 30009

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (ddcrito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that I own a home located in the Foundry community on Thompson Street. The Foundry is located east on Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,

Wade & Kathy Williams
361 Concorde Street
Alpharetta, GA 30009

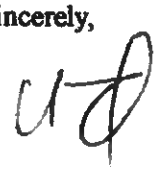
Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that I own a home located at 525 Woods Walk, in the Midwick community on Thompson Street. Midwick is located approx. 750' east on Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,



Louis Trinh

525 Woods Walk
Alpharetta, GA 30009

770-714-5258 cell

From: **Mary Beth Krieger** mbkjt4@gmail.com
Subject: Resident Thompson Street Letter for Thompson St Park development
Date: December 1, 2022 at 1:59 PM
To: dmitchell@alpharetta.ga.us, bwill@alpharetta.ga.us, dderito@alpharetta.ga.us, jhipes@alpharetta.ga.us, Binder, Jason jbinder@alpharetta.ga.us, Merkel, Dan dmerkel@alpharetta.ga.us
Cc: chadkee@storybookbuilder.com, Bram Krieger ICE bramk88@gmail.com



Gentlemen:

Please be advised that we own a home located in the Voysey community on Thompson Street. Voysey is located directly across Thompson Street from the proposed new development.

We have reviewed the current plan from Chad Key at Storybook Builders to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park.

We are in favor of this plan and urge you to approve it, *provided* you find it adheres to all Alpharetta city building codes and zoning requirements. We believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. (Increased business traffic on Thompson has resulted in resident safety issues; a commercial development would worsen this activity, therefore we strongly favor a residential rather than commercial development.) Thompson Street Park appears to be very well designed and would enhance the overall Thompson Street appeal and value.

Thank you for your oversight in ensuring Thompson St continues to be wisely developed.

Sincerely,
Mary Beth & Bram Krieger
2290 Melina Pl, Alpharetta 30009
Voysey

Mary Beth & Bram Krieger

From: **Mary Melzer** mpmelzer@gmail.com
Subject: Thompson street development
Date: December 1, 2022 at 4:20 PM
To: dmitchell@alpharetta.ga.us, bwill@alpharetta.ga.us, dderito@alpharetta.ga.us, jhipes@alpharetta.ga.us, jbinder@alpharetta.ga.us, dmerkel@alpharetta.ga.us
Cc: chadkee@storybookbuilder.com, Mary Beth Krieger mbkjt4@gmail.com

MM

Gentlemen,

Please be advised that I own a home located in the Voysey community on Thompson Street. Voysey is located directly across Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,
Steve and Mary Melzer
2390 Melina Place
Alpharetta, Georgia 30009

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that I am a property owner on Thompson Street. We are located approx. 500' east on Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It appears to be very well designed and would enhance the Thompson Street appeal and value.

Sincerely,



Paul Gibbs
92 Thompson Street
Alpharetta, GA

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

Please be advised that I own a home located in the Midwick community near Thompson Street. Midwick is located approx. 750' east on Thompson Street from the proposed new development.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. I believe the residential feel of our street will be better protected with a residential property at the end of Thompson Street versus commercial. It also appears to be very well designed and would overall enhance the Thompson Street appeal and value.

Sincerely,

Russ + Danielle West

Russ & Danielle West
390 Banbury Xing

DocuSign Envelope ID: 0912051E-0BF0-460B-AF79-F8FC73B28A66

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

I am a property owner in Alpharetta and a top producing Realtor in the community for 27 years.

I have reviewed the current plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and strongly encourage you to approve it. The residential charm and walkability of Thompson Street will be better protected with this project at corner of Thompson Street versus a commercial building. The project is very well designed by Lew Oliver, and I know the builder team to be of the highest character with an unwavering dedication to excellence. This delightful project would enhance the Thompson Street aesthetic and contribute to the overall appeal and value of the downtown Alpharetta area.

I personally know many local residents who would very much be in favor of this project.

Sincerely,

DocuSigned by:
Rhonda Haran
84F7D3E2BA8C423...

Rhonda Haran
Ansley Real Estate
404.556.5600
rhonda@ansleyre.com

December 1, 2022

Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

Gentlemen:

I own a house in Voysey, directly across Thompson Street from the proposed Thompson Street Park project.

I went to the introductory meeting last month and was impressed with the proposed plan to develop 17 single-family homes & 5 townhomes on Thompson Street referred to as Thompson Street Park. I am very much in favor of this plan and urge you to approve it. It will be a great addition to what is already happening on Thompson Street.

Sincerely,

Terry Harper
2330 Melina Place
Alpharetta, GA
770-713-5856

From: Woodman, Michael
To: Jackson, Tracy
Subject: FW: Storybook Builders on Thompson
Date: Thursday, November 10, 2022 12:54:32 PM

[redacted]

[redacted]

From: Mary Beth Krieger <[redacted]>
Sent: Thursday, November 10, 2022 12:41 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Storybook Builders on Thompson

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

Hello Michael and Kathi,

FYI if it's helpful for you both to know - My husband and I attended the meeting last night at city hall to view the plans for the vacant lot across the street from Voysey on Thompson. We were very pleased with the renderings and specs for the new neighborhood, and liked the builder too. Most everyone seemed positive about what was presented.

We've also been invited to meet with the developers for the 92 Thompson condo building to provide our feedback. The meeting will be late November.

We are in favor of city development and so will do what we can to help developers in the process. Looking forward to having Thompson St finished!

Thanks for all the work you guys do,
Mary Beth & Bram Krieger
2290 Melina Pl, Voysey

Follow me on Linked In

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: Storybook Builders

Contact Name: Kathryn M. Zickert/Smith, Gambrell & Russell, LLP Telephone: 404.815.3704

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.

Letters were sent to the property owners noted on the attached lists. A public meeting has not yet occurred as of the date of this Public Participation Form Part B, however the Applicant will be attending the Community Zoning Information Meeting at the City of Alpharetta City Hall on November 9th. The Applicant expects public comment from that meeting and can supplement this form at that time.

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

- [X] Letter (see attached)
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

(see attached)

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Kathryn M Zickert Date: 11.03.2022

Print Form

Neighbor Letter

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

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

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

OCTOBER 24, 2022

RE: 31 and 51 Thompson Street
Tax Parcel Nos.: 12-270307480685 and 12-270307480693
CLUP-22-05 /Z-22-15 / CU-22-12 / V-22-29

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail Storybook Builders' request involving property at 31 and 51 Thompson Street, Alpharetta, Georgia. Storybook Builders seeks permission to develop a 22-unit owner-occupied single-family subdivision, with 18 detached homes and 4 attached townhomes. Their Application to the City of Alpharetta requests the following:

(1) Rezoning request (from C-2 and DT-MU to DT-MU);
(2) Amendment to the comprehensive plan (to change C-2 Commercial District to Mixed Use);
(3) Approval of a Conditional Use Permit (to increase density from 8 units per acre to 10 units per acre) as per the density of the Thompson Flats; and
(4) Approve variances to eliminate inter-parcel vehicular connectivity and reduce front yard planter strip.

The Community Zoning Information Meeting (CZIM) for this request will be held on November 9, 2022 at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, December 1, 2022 at 6:30 PM and City Council on Monday, December 12, 2022 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3704 or kzickert@sgrlaw.com.

Sincerely,

Kathryn M Zickert

Kathryn M. Zickert

cc: Ms. Kathi Cook
Neil S. Morrisroe
Chad Kee

2022.10.24 Morrisroe Kairos Public notification letter - 10/18/2022 6:25:17 PM

500' Property Owner List

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

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

KRIEGER BRAM & KRIEGER MARY E
2290 MELINA PL
ALPHARETTA GA 30009

K & S OLD MILTON LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

MOONEY PATRICK & ANGELA PORTER
2300 MELINA PL
ALPHARETTA GA 30009

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

KURT AKGUN BASAK & GAMZE ALATAN
2785 WEBB RD
ALPHARETTA GA 30009

RG MEDICAL PROPERTIES III LLC
1835 SAVOY DR STE 101
ATLANTA GA 30327

CUMBERLAND TRUST & INVESTMENT COMP
ANY
40 BURTON HILLS BLVD STE 300
NASHVILLE TN 37215

FLEMING SCOTT A
2320 MELINA PL
ALPHARETTA GA 30009

RG MEDICAL PROPERTIES III LLC
1835 SAVOY DR STE 101
ATLANTA GA 30327

NEWELL WILLIAM THOMAS & NEWELL JAN
EL MYERS
2610 BROOK RUN
ALPHARETTA GA 30009

LONG JARRET & LONG KAREN
2305 MELINA PL
ALPHARETTA GA 30009

SEISAN MFA PROPERTIES LLC
2425 OLD MILTON PKWY
ALPHARETTA GA 30009

VOYSEY NOTA LLC
403 YANKEE CT
NEWTOWN SQUARE PA 19073

MELZER STEVEN M & MARY P
2390 MELINA PL
ALPHARETTA GA 30009

GAYASUDDIN MOHAMMED
3626 ROBINSON WALK DR
MARIETTA GA 30068

ROBERTS MARK PETER & KOLSTAD ANDRE
A MAY
2600 BROOK RUN
ALPHARETTA GA 30009

JAKULSKI DONNA
2370 MELINA PL
ALPHARETTA GA 30009

ROWES DOWNTOWN HOMEOWNERS ASSOCIAT
ION I NC
11340 LAKEFIELD DR
DULUTH GA 30097

COUCH JANET L
2315 MELINA PL
ALPHARETTA GA 30009

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

MELESH JOHN MICHAEL & MELESH TAYLO
R ELISE
365 ROWES CIR
ALPHARETTA GA 30009

MORACA LISA
2400 MELINA PL
ALPHARETTA GA 30009

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

JOSEPH A LITAVIS TRUST THE & CLARK
KATHY LYNNE
355 ROWES CIR
ALPHARETTA GA 30009

KEMP JOHN ALAN & KEMP MARISA
12005 CAMPION PATH
ALPHARETTA GA 30009

GARCIA DANIEL A
2565 BROOK RUN
ALPHARETTA GA 30009

K & S OLD MILTON LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

SMITH JASON
2555 BROOK RUN
ALPHARETTA GA 30009

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

AVERY PARK PARTNERS LLC
2300 BETHELVIEW RD STE 110 239
CUMMING GA 30040

ONORATO RICHARD C & KATHLEEN E
12025 CAMPION PATH
ALPHARETTA GA 30009

THOMPSON STREET CITY HOMES LLC
8256 MAIN ST
WOODSTOCK GA 30188

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD STE 200
LAWRENCEVILLE GA 30043-8153

ONE ALPHARETTA PARTNERS LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

K & S OLD MILTON LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

JANOVITZ RICHARD & RENEE
205 W SPRINGS LAKE DR
ALTAMONTE SPRINGS FL 32714

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

BENNETT HARRY MICHAEL & BENNETT DO
NNA STRINGER
81 THOMPSON STREET FLATS UNIT 301
ALPHARETTA GA 30009

VELURU NANDA K
3367 ARCHGATE CT
ALPHARETTA GA 30004

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

STRACHAN MARIJKE W & BERSON STEVEN
L
71 THOMPSON ST # 101
ALPHARETTA GA 30009

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

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

TIEKEN DONALD R & SANDRA CASEY
71 THOMPSON ST UNIT 102
ALPHARETTA GA 30009

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

WONG DAVID YUHE & CHRISTINE RONG
4575 WEBB BRIDGE RD 5691
ALPHARETTA GA 30005

JANKE SCOTT L & JANKE BEVERLY J
71 THOMPSON ST UNIT 201
ALPHARETTA GA 30009

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

THOMPSON STREET CITY HOMES LLC
8256 MAIN ST
WOODSTOCK GA 30188

THOMPSON STREET CITY HOMES LLC
8256 MAIN ST
WOODSTOCK GA 30188

LANCE SCOTT & NATALIE
2360 MELINA PL # 8
ALPHARETTA GA 30009

BEARDEN JAMES
81 101 THOMPSON ST
ALPHARETTA GA 30009

MCLAUGHLIN CHARLOTTE KENDRICK
12000 CAMPION PATH
ALPHARETTA GA 30009

KAPLAN MICHAEL E & KAPLAN LORI J
2340 MELINA PL
ALPHARETTA GA 30009

KAIROS CAMP LLC
410 PEACHTREE RD STE 424
CUMMING GA 30041

ORLANDO JOSEPH S & MARIA
2580 BROOK RUN
ALPHARETTA GA 30009

FRAGLE GUY J & MARIA
2380 MELINA PL
ALPHARETTA GA 30009

LONG JOSEPH WILLIAM
8 201 THOMPSON ST
ALPHARETTA GA 30009

PEMBERTON BRADFORD L & ROBYN L
2570 BROOK RUN
ALPHARETTA GA 30009

MILLER CONNOR & MILLER KATHERINE E
LIZABETH
2410 MELINA PL
ALPHARETTA GA 30009

WILLIAMS THOMAS HAMILTON & WILLIAM
S MARY MICHELE
71 THOMPSON ST UNIT 202
ALPHARETTA GA 30009

LAFFERTY ROB R & BRENDA W
2560 BROOK RUN
ALPHARETTA GA 30004

CHRISTIE NICK JR & CHRISTIE FRANCE
S B
2420 MELINA PL
ALPHARETTA GA 30009

BEELEN FRANS
71 THOMPSON ST UNIT 301
ALPHARETTA GA 30009

MAUCK JAMES LEONARD JR & MAUCK LYN
N BEELER
385 ROWES CIR
ALPHARETTA GA 30009

RENNER JEFF & RENNER JUDI
2430 MELINA PL
ALPHARETTA GA 30009

SIMPSON CANDICE K & CARLOS C
71 THOMPSON ST UNIT 302
ALPHARETTA GA 30009

SMITH KEN H & SHERI L
375 ROWES CIR
ALPHARETTA GA 30009

BURNS HERBERT III & JOY
2440 MELINA PL
ALPHARETTA GA 30009

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

GRITTERS RANDALL D & GRITTERS MICH
ELLE J E T
2295 MELINA PL
ALPHARETTA GA 30009

RAY ALLEN & MARGARET MARY
12015 CAMPION PATH
ALPHARETTA GA 30009

COOK KATHRYN E
2325 MELINA PL
ALPHARETTA GA 30009

TRACEY STERN HARPER REVOCABLE TRUST
2330 MELINA PL # 5
ALPHARETTA GA 30009

ROSENTHAL KAY
81 THOMPSON ST UNIT 302
ALPHARETTA GA 30009

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: Kathryn M. Zickert Telephone: 404-815-3704

Address: 1105 W. Peachtree St., NE Suite: 1000

City Atlanta State: GA Zip: 30309 Fax: 404-685-7004

Mobile Tel: 404-906-2792 Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 31 and 51 Thompson Street Current Zoning: C-2 and DT-LW

District: 1 Section: 2 Land Lot: 748 Parcel ID: 12270307480685 and 12270307480693

Proposed Zoning: DT-LW Current Use: Vacant

This Application For *(Check All That Apply)*:

- ■ Conditional Use
- ■ Rezoning
- ■ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*: _____
- ■ Comprehensive Plan Amendment

Applicant Request And Intent

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

22-unit owner-occupied single-family subdivision. 18 detached homes, 4 attached townhomes.

Applicant's Request (Please itemize the proposal):

1. Rezone from C-2 and DT-MU to DT-MU
2. Amend Comprehensive Plan to change C-2 Commercial District to Mixed Use
3. Approve Collateral Use Permit to increase density from 8 units per acre to10 units
4. Approve variances to:
   a. eliminate interparcel vehicular connectivity
   b. reduce front yard planter strip for units along Thompson Street

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

Please see Letter of Intent filed simultaneously.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jack G. Williams Agent For ONE Alpharetta Partners Telephone: 770-363-2405

Address: 410 Peachtree Parkway Suite: 4245

City Cumming State: GA Zip: 30041

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 regard 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: **Kathryn Zickert** Telephone: **404-815-3704**

Address: **1105 W. Peachtree Street, NE** Suite: **1000**

City **Atlanta** State: **GA** Zip: **30309**

So Sworn and Attested:

Owner Signature: _____ Date: 10-02-2022

Notary:

Notary Signature: _____ Date: 10/02/2022

SOJWANYA HARRIS NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 02 2024

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Leon E. Williams as Agent Avery Park LLC Telephone: 4-04-915-1400

Address: 103 104 Hendrix Drive 103 Suite:

City Canton State: GA Zip: 30115

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: **Kathryn Zickert** Telephone: **404-815-3704**

Address: **1105 W. Peachtree Street, NE** Suite: **1000**

City **Atlanta** State: **GA** Zip: **30309**

So Sworn and Attested:

Owner Signature: Leon E. Williams Date: 10-02-2022

Notary:

Notary Signature: SOJWANYA HARRIS NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 02 2024 Date: 10/04/2022 (SH) 10/02

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: Leon E. Williams

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: None Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Leon E. Williams Date: 10-1-2022

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-4).

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: Jack G. Williams

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: None Position:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Campaign Contribution Information:

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

Signature: Date: 10/2/22

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: J. Alexander Brock

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: None Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: J. Alexander Brock Date: 10/3/22

DISCLOSURE FORM

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

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

Name of Applicant or ~~Opponent~~: Kairos Development Corporation, Inc.

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: Donald Mitchell Position: City Council

Description of Contribution: Campaign Contribution Value: $500.00

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: Kathryn M Zickert Kathryn M. Zickert
Smith, Gambrell & Russell, LLP Date: 09.30.2022

DISCLOSURE FORM

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

Name of Applicant or Opponent: Kirk R. Fjelstul

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: None Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 10/3/22

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Dennis J. Webb, Jr.

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: None Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 10/3/22

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

It is fully compatible; also see attached Letter of Intent

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

That value will be enhanced; also see attached Letter of Intent

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

The property can be developed now for both a commercial use and 12 units of stacked flats to connect with the project due east of the site.

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

Assuming 2.1 residents per unit, 47 residents. Total trip generation should not exceed 220 vehicle trips per day. See attached Trip Generation Report and Letter of Intent.

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

Utilities are available. The nature of the project is not likely to attract school age children who will attend public school. But the schools which serve the site are listed in the attached Letter of Intent.

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

The vast majority of this area is to be developed for mixed uses: residential and commercial. These two tracts are already part of a larger assembled area which is already zoned for both.

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

Yes. Since the Haynes Bridge Circle went in and this site was first zoned, Thompson Street has become an established area for new single-family homes. It is possible to get from City Hall to Avalon via Thompson and existing or future trail systems. A commercial use adjacent to Thompson as allowed now would be inconsistent with these patterns.

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.

See Letter of Intent

Board Of Zoning Appeals Review Criteria

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

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

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: Thompson Street Storybook Builders Single Family Development

Contact Name: Kathy M. Zickert or Chad Kee (builder) Telephone: 404-815-3704/678-898-2806

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.

The Applicant will send the attached letter to all property owners within 500 feet of the property. The area is noted in the attached map. The Applicant will follow up with additional calls and meetings as needed.

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.*

- [xx] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

We will provide Ms. Zickert's full contact information.

PUBLIC NOTIFICATION - PROPERTY OWNERS WITHIN 500'

12 258406951078	ALPHARETTA BK VENTURE LLC	6400 POWERS FERRY RD STE 100	ATLANTA GA 30339
12 270307480149	K & S OLD MILTON LLC	3396 CAVERTON LANE	ALPHARETTA GA 30022
12 270307480537	2260 OLD MILTON LLC	2300 BETHELVIEW RD STE 110-329	CUMMING GA 30040
12 270307480545	RG MEDICAL PROPERTIES III LLC	1835 SAVOY DR STE 101	ATLANTA GA 30327
12 270307480552	RG MEDICAL PROPERTIES III LLC	1835 SAVOY DR STE 101	ATLANTA GA 30327
12 270307480578	SEISAN MFA PROPERTIES LLC	2425 OLD MILTON PKWY	ALPHARETTA GA 30009
12 270307480719	GAYASUDDIN MOHAMMED	3626 ROBINSON WALK DR	MARIETTA GA 30068
12 27030748C01			
12 270307480776	MOSS LESLIE MOSS RHONDA	112 THOMPSON ST	ALPHARETTA GA 30004
12 270307480818	STATE BANK & TRUST COMPANY	4219 FORSYTH RD	MACON GA 31208
12 258406951110	BUR ROG INC	PO BOX 642	ALPHARETTA GA 30004
12 258406950187	TGH PROPERTIES LLC	5755 N POINT PKWY 213	ALPHARETTA GA 30005
12 258406950179	TGH PROPERTIES LLC	5755 N POINT PKWY 213	ALPHARETTA GA 30005
22 498412681926	CUMBERLAND TRUST & INVESTMENT COMPANY	40 BURTON HILLS BLVD STE 300	NASHVILLE TN 37215
22 498412681934	NEWELL WILLIAM THOMAS & NEWELL JANEL MYERS	2610 BROOK RUN	ALPHARETTA GA 30009
22 498412682056	VOYSEY NOTA LLC	403 YANKEE CT	NEWTOWN SQUARE PA 19073
22 498412681942	ROBERTS MARK PETER & KOLSTAD ANDREA MAY	2600 BROOK RUN	ALPHARETTA GA 30009
22 498512680398	ROWES DOWNTOWN HOMEOWNERS ASSOCIATION I NC	11340 LAKEFIELD DR	DULUTH GA 30097
22 498512680299	MELESH JOHN MICHAEL & MELESH TAYLOR ELISE	365 ROWES CIR	ALPHARETTA GA 30009
22 498512680307	JOSEPH A LITAVIS TRUST THE & CLARK KATHY LYNNE	355 ROWES CIR	ALPHARETTA GA 30009
12 270307480826	KRIEGER BRAM & KRIEGER MARY E	2290 MELINA PL	ALPHARETTA GA 30009
12 270307480834	MOONEY PATRICK & ANGELA PORTER	2300 MELINA PL	ALPHARETTA GA 30009
12 270307480883	KURT AKGUN BASAK & GAMZE ALATAN	2785 WEBB RD	ALPHARETTA GA 30009
12 270307480859	FLEMING SCOTT A	2320 MELINA PL	ALPHARETTA GA 30009
12 270307481006	LONG JARRET & LONG KAREN	2305 MELINA PL	ALPHARETTA GA 30009
12 270307480925	MELZER STEVEN M & MARY P	2390 MELINA PL	ALPHARETTA GA 30009
12 270307480909	JAKULSKI DONNA	2370 MELINA PL	ALPHARETTA GA 30009
12 270307480990	COUCH JANET L	2315 MELINA PL	ALPHARETTA GA 30009
12 270307480933	MORACA LISA	2400 MELINA PL	ALPHARETTA GA 30009
22 498412681876	KEMP JOHN ALAN & KEMP MARISA	12005 CAMPION PATH	ALPHARETTA GA 30009
22 498412681918	GARCIA DANIEL A	2565 BROOK RUN	ALPHARETTA GA 30009
22 498412681900	SMITH JASON	2555 BROOK RUN	ALPHARETTA GA 30009
22 498412681892	ONORATO RICHARD C & KATHLEEN E	12025 CAMPION PATH	ALPHARETTA GA 30009
12 270307481022	NEWHALL LAND CO	2974 HARDMAN CT	ATLANTA GA 30305
12 270307480693	ONE ALPHARETTA PARTNERS LLC	410 PEACHTREE PKWY STE 4245	CUMMING GA 30041
12 270307482038	JANOVITZ RICHARD & RENEE	205 W SPRINGS LAKE DR	ALTAMONTE SPRINGS FL 32714
12 270307482046	BENNETT HARRY MICHAEL & BENNETT DONNA STRINGER	81 THOMPSON STREET FLATS UNIT 301	ALPHARETTA GA 30009
12 270307482061	STRACHAN MARIJKE W & BERSON STEVEN L	71 THOMPSON ST # 101	ALPHARETTA GA 30009
12 270307482079	TIEKEN DONALD R & SANDRA CASEY	71 THOMPSON ST UNIT 102	ALPHARETTA GA 30009
12 270307482087	JANKE SCOTT L & JANKE BEVERLY J	71 THOMPSON ST UNIT 201	ALPHARETTA GA 30009
12 270307480164	K & S OLD MILTON LLC	3396 CAVERTON LANE	ALPHARETTA GA 30022
12 270307480230	CHAN TIN & ENG DANNY	3975 OLD MILTON PKWY # S 1	ALPHARETTA GA 30005
12 270307480396	THOMPSON STREET CITY HOMES LLC	8256 MAIN ST	WOODSTOCK GA 30188
12 270307480529	2260 OLD MILTON LLC	2300 BETHELVIEW RD STE 110-329	CUMMING GA 30040
12 270307480586	K & S OLD MILTON LLC	3396 CAVERTON LANE	ALPHARETTA GA 30022
12 270307480685	2260 OLD MILTON LLC	2300 BETHELVIEW RD STE 110-329	CUMMING GA 30040
12 270307480701	VELURU NANDA K	3367 ARCHGATE CT	ALPHARETTA GA 30004
12 258406950963	PUBLIX SUPER MARKETS INC	P O BOX 32018	LAKELAND FL 33802-2018
12 258406950757	PUBLIX SUPER MARKETS INC	P O BOX 32025	LAKELAND FL 33802-2025
12 258406950765	PUBLIX SUPER MARKETS INC	P O BOX 32018	LAKELAND FL 33802-2018
12 270307480305	2260 OLD MILTON LLC	2300 BETHELVIEW RD STE 110-329	CUMMING GA 30040
12 270307480479	AVERY PARK PARTNERS LLC	2300 BETHELVIEW RD STE 110 239	CUMMING GA 30040
12 270307480487	2260 OLD MILTON LLC	2300 BETHELVIEW RD STE 110-329	CUMMING GA 30040
12 270307480800	UNITED STATES POSTAL SERVICE	1735 NORTH BROWN RD STE 200	LAWRENCEVILLE GA 30043-8153
22 498412680803	FULTON COUNTY GEORGIA	141 PRYOR ST	ATLANTA GA 30303
22 498412681793	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30004
22 498412680761	PUBLIX SUPER MARKETS INC	P O BOX 32025	LAKELAND FL 33802-2025
12 258406950955	PUBLIX SUPER MARKETS INC	P O BOX 32018	LAKELAND FL 33802-2018
12 270307480842	WONG DAVID YUHE & CHRISTINE RONG	4575 WEBB BRIDGE RD 5691	ALPHARETTA GA 30005
12 270307480404	THOMPSON STREET CITY HOMES LLC	8256 MAIN ST	WOODSTOCK GA 30188
12 270307480511	THOMPSON STREET CITY HOMES LLC	8256 MAIN ST	WOODSTOCK GA 30188
22 498412682064	MCLAUGHLIN CHARLOTTE KENDRICK	12000 CAMPION PATH	ALPHARETTA GA 30009
22 498412681959	ORLANDO JOSEPH S & MARIA	2580 BROOK RUN	ALPHARETTA GA 30009
22 498412681967	PEMBERTON BRADFORD L & ROBYN L	2570 BROOK RUN	ALPHARETTA GA 30009
22 498412681975	LAFFERTY ROB R & BRENDA W	2560 BROOK RUN	ALPHARETTA GA 30004
22 498512680273	MAUCK JAMES LEONARD JR & MAUCK LYNN BEELER	385 ROWES CIR	ALPHARETTA GA 30009
22 498512680281	SMITH KEN H & SHERI L	375 ROWES CIR	ALPHARETTA GA 30009
12 270307481840	NEWHALL LAND CO	2974 HARDMAN CT	ATLANTA GA 30305
22 498412681884	RAY ALLEN & MARGARET MARY	12015 CAMPION PATH	ALPHARETTA GA 30009

12 270307480867	TRACEY STERN HARPER REVOCABLE TRUST	2330 MELINA PL # 5	ALPHARETTA GA 30009
12 270307480891	LANCE SCOTT & NATALIE	2360 MELINA PL # 8	ALPHARETTA GA 30009
12 270307480875	KAPLAN MICHAEL E & KAPLAN LORI J	2340 MELINA PL	ALPHARETTA GA 30009
12 270307480917	FRAGLE GUY J & MARIA	2380 MELINA PL	ALPHARETTA GA 30009
12 270307480941	MILLER CONNOR & MILLER KATHERINE ELIZABETH	2410 MELINA PL	ALPHARETTA GA 30009
12 270307480958	CHRISTIE NICK JR & CHRISTIE FRANCES B	2420 MELINA PL	ALPHARETTA GA 30009
12 270307480966	RENNER JEFF & RENNER JUDI	2430 MELINA PL	ALPHARETTA GA 30009
12 270307480974	BURNS HERBERT III & JOY	2440 MELINA PL	ALPHARETTA GA 30009
12 270307481014	GRITTERS RANDALL D & GRITTERS MICHELLE J E T	2295 MELINA PL	ALPHARETTA GA 30009
12 270307480982	COOK KATHRYN E	2325 MELINA PL	ALPHARETTA GA 30009
12 270307482053	ROSENTHAL KAY	81 THOMPSON ST UNIT 302	ALPHARETTA GA 30009
12 270307482004	BEARDEN JAMES	81 101 THOMPSON ST	ALPHARETTA GA 30009
12 270307482012	KAIROS CAMP LLC	410 PEACHTREE RD STE 424	CUMMING GA 30041
12 270307482020	LONG JOSEPH WILLIAM	8 201 THOMPSON ST	ALPHARETTA GA 30009
12 270307482095	WILLIAMS THOMAS HAMILTON & WILLIAMS MARY MICHELE	71 THOMPSON ST UNIT 202	ALPHARETTA GA 30009
12 270307482103	BEELEN FRANS	71 THOMPSON ST UNIT 301	ALPHARETTA GA 30009
12 270307482111	SIMPSON CANDICE K & CARLOS C	71 THOMPSON ST UNIT 302	ALPHARETTA GA 30009

LEGAL DESCRIPTION: AS SURVEYED

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING WITHIN LAND LOT 748, 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, WITHIN THE CITY LIMITS OF ALPHARETTA AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR STORYBROOK BUILDERS, LLC, DATED 9/29/22 BY COLLIERS ENGINEERING AND DESIGN, BEARING THE STAMP OF STEVE M. HARDY, PLS #2662 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF HAYNES BRIDGE ROAD (R/W VARIES) AND THOMPSON STREET (50' R/W) AT A #4 REBAR SET THE POINT OF BEGINNING (P.O.B.);

THENCE TURNING AND CONTINUING ALONG THE RIGHT-OF-WAY OF THOMPSON STREET (50' R/W) SOUTH 84 DEGREES 50 MINUTES 01 SECONDS EAST (S84°50'01"E) A DISTANCE OF 237.32' TO A #4 REBAR SET; THENCE CONTINUING NORTH 04 DEGREES 22 MINUTES 08 SECONDS EAST (N04°22'08E) A DISTANCE OF 6.86' TO A #4 REBAR SET; THENCE CONTINUING SOUTH 86 DEGREES 22 MINUTES 08 SECONDS EAST (S86°22'08"E) A DISTANCE OF 42.04' TO A #4 REBAR SET; THENCE CONTINUING SOUTH 85 DEGREES 45 MINUTES 21 SECONDS EAST (S85°45'21"E) A DISTANCE OF 100.74' TO A #4 REBAR SET; THENCE SOUTH 03 DEGREES 46 MINUTES 57 SECONDS EAST (S03°46'57"E) A DISTANCE OF 4.02' TO A #4 REBAR SET; THENCE SOUTH 83 DEGREES 30 MINUTES 39 SECONDS EAST (S83°30'39"E) A DISTANCE OF 10.01' TO A #4 REBAR SET; THENCE NORTH 03 DEGREES 45 MINUTES 49 SECONDS EAST (N03°45'49"E)
A DISTANCE OF 4.37' TO A #4 REBAR SET; THENCE SOUTH 85 DEGREES 45 MINUTES 24 SECONDS EAST (S85°45'24"E) A DISTANCE OF 56.75' TO A #4 REBAR SET; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINE OF N/F THOMPSON STREET FLATS PHASE 1 SOUTH 01 DEGREES 40 MINUTES 59 SECONDS WEST (S01°40'59"W) A DISTANCE OF 205.69' TO A #4 REBAR FOUND; THENCE CONTINUING NORTH 85 DEGREES 21 MINUTES 22 SECONDS WEST (N85°21'22"W) A DISTANCE OF 219.69' TO A 1/2" OPEN TOP FOUND; THENCE CONTINUING ALONG THE LINE OF N/F 2260 OLD MILTON LLC NORTH 85 DEGREES 27 MINUTES 12 SECONDS WEST (N85°27'12"W) A DISTANCE OF 117.05' TO A #4 REBAR SET; THENCE CONTINUING NORTH 85 DEGREES 06 MINUTES 26 SECONDS WEST (N85°06'26"W) A DISTANCE OF 119.37' TO A #4 REBAR FOUND; THENCE NORTH 85 DEGREES 16 MINUTES 43 SECONDS WEST (N85°16'43"W) A DISTANCE OF 35.00' TO A #4 REBAR SET ON THE EAST RIGHT-OF-WAY OF HAYNES BRIDGE ROAD (R/W VARIES); THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 04 DEGREES 38 MINUTES 06 SECONDS EAST (N04°38'06"E) A DISTANCE OF 179.20' TO A #4 REBAR SET; THENCE NORTH 64 DEGREES 35 MINUTES 05 SECONDS EAST (N64°35'05"E A DISTANCE OF 38.37' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINING 2.231 ACRES (90,205 SQ. FT.).

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

Smith Gambrell Russell

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

October 3, 2022

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: Application for Avery Park LLC and One Alpharetta Partners LLC for 2.3+/- acres of land at 31 and 51 Thompson Street in the southeast intersection of Haynes Bridge and Thompson Street to amend the Comprehensive Future Land Use plan for a portion of the site from Commercial ("C") (1.223 acres) to Mixed Use (MU); to rezone both tracts from either their current Commercial-2 or DT-LW current zoning to DT-LW; to secure a Conditional Use Permit to allow density to exceed 8 units per acre (but not 10); and to secure two variances from the Unified Development Code from sections 2.2.4 and 2.3.3.D. These tracts are located in Land Lot 748, First District, Second Section, Fulton County, Georgia (Parcel ID numbers 12270307480685 and 12270307480693)

Dear Ms. Cook:

Please accept this letter as the Letter of Intent for our clients, Avery Park LLC and One Alpharetta Partners LL, in support of the above-referenced Applications.

A. Summary

My clients want to develop these two tracts together for 22 owner-occupied single family homes at a density of 10 units per acre. A Site Plan by Paradigm Engineering Services dated October 2, 2022 more particularly details the nature of the finished product. The Applicant envisions a mix of unit types, including 18 detached homes on minimum lots of 2500 square feet in size, and 4 attached townhomes with a minimum lot size of 1700 square feet. Each unit will contain at least 2700 square feet of heated floor area and 3 bedrooms. Price points are anticipated at 1.5 million for the detached homes and 1 million for the townhomes. Each unit will be served by an 18 foot driveway, with garage parking for two cars and the balance in the driveway behind the garage. There will also be 2 guest spaces on site in addition to 11 parallel parking spaces

installed by the property owner on its property when the Thompson Street Flats were developed. The private road which will serve the community will be a minimum of 20 feet in width. All of the detached homes will orient towards Thompson street for the 9 units which are adjacent to it, and the remaining 11 homes will look out over the common area in the southern part of the site. The townhomes will orient towards the alley. All homes will have front and rear setbacks of at least 10 feet, with a minimum of 10 feet between units. Building height shall not exceed 40 feet.

The site will also have extensive amenity/civic space. An 8 foot wide sidewalk with banding to match the balance of this side of Thompson will run along and match up with the existing sidewalk to the east. There will also be a "pocket park" of approximately 5600 square feet in the upper northwestern corner of the site. Immediately adjacent to the Haynes Bridge traffic circle, this park will mark a defined entrance to the many residential communities which have been approved further along Thompson to the east. Additionally, the homes to the south of the new private drive will front upon common green space shared with the Thompson Street stacked flat condominium. Extensive pedestrian connections will not only run from the homes on this site to that area: there are paths also planned to bring pedestrians from Thompson down to it. An attractive gate with knox box will separate the new development from the existing flats. The new project will have its own ungated access and appropriate pavers.

When the site next door was developed, a number of parallel parking spaces were placed along the frontage of this property as well. 11 spaces currently exist and will serve as additional guest parking.

All new storm water detention will be underground and is located in the northwest corner of the site under the new green space.

The smaller portion of this site originally was to be developed for additional stacked flats (Phase II of the Thompson Street Flats) and is already zoned DT-LW conditioned upon a site plan, and the Comprehensive Land Use Plan calls for MU development of it. The 1.223 acre site being added to it actually is zoned C-2 and is located within a Commercial Comprehensive Plan category. Accordingly, all of that tract requires rezoning and part requires a Comp Plan amendment. All of the site is in the Downtown Overlay District of the Unified Development Code.

B. Phasing

This project will not be phased.

C. Trip Generation

According to the Institute of Transportation Engineers Trip Generation Manual, this development should not generate more than 240 vehicle trips per day, 18 in the morning peak hour and 23 in the evening peak hour. This nominal increase should not impact upon Thompson

Street. If the DT-LW piece was developed as currently zoned, its total trip generation would be 120 vehicle trips per day, with an unknown but considerably higher amount of daily and at least PM traffic if the second tract is developed for commercial uses.

D. Schools

The schools which serve this site are: Manning Oaks Elementary (over capacity); Hopewell Middle School (under capacity); and Alpharetta High School (over but enrollment is declining)

E. Zoning History

The zoning history of the larger part of this site began in 1996, before the advent of the Haynes Bridge traffic circle, and was envisioned to be a commercial development with a drug store and small shop retail strip containing 18,120 square feet. (Z96-15). One of the primary access points for the tract was off of Thompson Road. Then in 2000, the site plan was changed. But it still included a drug store and retail space (PH-99-10), and also left intact the Thompson Street curb cut.

Meanwhile, the smaller part of the site was zoned, along with the parcel immediately east of the site, for a stacked flat project containing 24 units. That approval required a Comp Plan amendment, a conditional use permit for density to be 10 units per acre, a variance relative to height (an increase to 48 feet), and rezoning from R-12 to DT-LW. (CLUP 15-11, Z-15-10, CU-15-11, and V-15-25) The first Phase of this project (12 units) subsequently was constructed.

In 2020, The Fuqua Company considered rezoning the balance of the all of the remaining site for a retail center. There was actually a public meeting with the residents of the Voysey community directly across the street at the end of February of 2020. Before a contract was executed, the COVID shutdown began, and the project never went anywhere.

In 2021 the owners sought a change in condition of the 2015 approval to substitute 10 single family detached units for the remaining 12 stacked condominiums already approved for the site. That application prompted substantial opposition from the occupants of the first stacked flat building. Those objections focused primarily upon the absence of completion of HOA docs, failure to finish the exterior common area of the project, and many "punch list" items for each unit. However, they also related to a reduction of amenity space, the inability of the detention pond to handle the new homes, and cross access between the properties. In light of the objections, the application was tabled indefinitely. It was to "come off the table" in August of this year. However, the application ended up being withdrawn in an effort to address those concerns more fully. This application followed and is intended to address all of these issues.

F. **Analysis of Proposed Uses: Zoning Standards**

1. **Whether the zoning proposal will permit a use that is suitable in view of the zoning, use and development of adjacent and surrounding property.**

Yes. Residential uses, both townhome and detached, now run the entire length of Thompson Street. This project is an appropriate blend of units to compliment these existing uses.

2. **Whether the zoning proposal will adversely affect the existing use and usability of adjacent or nearby properties.**

No. Careful attention has been paid to green space, water detention, landscaping and architecture to insure no adverse impact. Price points are comparable as well.

3. **Whether the zoning proposal will adversely affect the natural environment.**

No. Topography on this site is challenging, which is being managed appropriately via design to make the natural environment stable, more attractive and available for passive recreation.

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

Price and supply chain issues for concrete makes development of stacked flats an expensive and much lengthier process. Given what appears to be the onset of another recession, this project needs to be built efficiently in order to be economically viable. Also see Arborist Report and green space calculations attached.

5. **Whether the rezoning proposal will result in a use which will or could cause an excessive or burdensome use of public facilities or services, including but mot limited to existing streets and transportation facilities, schools, water and sewer utilities, and police or fire protection.**

No. See Traffic Study attached. Traffic impact will be less than generation from the current allowed uses. Public safety access is compliant with code. Utilities are available. School impacts should be nominal.

6. **Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning of the property.**

Yes. Thompson Street has become a residential enclave not suited for commercial uses.

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

   Yes. See Section A.

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

   Yes. See answer to Standard 6.

9. **The extent to which the zoning proposal is consistent with the Comprehensive plan.**

   Half of the property is fully consistent. MU is the most appropriate plan category at this location. The Commercial category on Thompson is inappropriate.

G. <u>Comprehensive Land Use Plan</u>

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

   With the development of City Center and Avalon, Thompson Street has become a residential corridor which helps to connect the two areas. Conversion of this piece of property as the entrance of Thompson is more reflective of the City's current focus.

2. **The extent to which the proposed designation is in compliance with the goals and objectives of the Comprehensive Plan.**

   The Alpharetta Comprehensive Plan – Horizon 4040 – is the current relevant plan, having been adopted in October of 2021. This plan provides a clear vision for the future of the City. It also recognizes the fact that the availability of substantial jobs in Alpharetta's busy office environments pushes up demand for housing in close proximity to those jobs. Express housing goals include walkable neighborhoods, management of a reasonable density in housing projects, and maintaining a strong owner-occupied housing focus. Additionally, among the Plan goals is an intent to provide park opportunities and pedestrian/bicycle connectivity within and between neighborhoods. This project serves all of these goals.

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

This project will not require such changes.

4. **The extent to which the proposed designation would impact upon the public health safety and public welfare.**

This application, if approved, better serves public welfare by eliminating inconsistent mingling of residential and commercial property.

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

See response to 2 above.

6. **The extent to which area demographics or projections are not occurring bas projected.**

It seems projections are on track, which means housing opportunities are needed.

H. Variance review Criteria

Two variances are being sought: (1) to eliminate the cross vehicular access to adjacent property required by UDC § 2.2.4; and (2) to reduce the required planter strip required by 2.3.3.D from 6' to 2'.

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

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

Throughout the history of this parcel, objections have been raised to allowing commercial vehicle access on to Thompson Street. At the same time, however, the City's Downtown Overlay requires such cross access in § 2.2.4. The current approved plan reflects such a connection. In response to neighbors' concerns, these Applicants have removed it. This is a benefit to the community which is an equally legal basis for this variance.

As for frontage on Thompson Street, a residential collector, § 2.3.3.D requires a 6' planter strip in back of curb, followed by an 8' sidewalk. The Applicant has provided the 8' sidewalk within the right-of-way created when it donated land for the parallel parking spaces on Thompson Street. It cannot provide the 6' planter strip between it and back of curb. The area between the

sidewalk and right-of-way land will be landscaped, however. Forcing the houses fronting Thompson further south will push the entire project into hilly terrain which will, in turn, require more disturbance, tree removal and extensive retaining walls.

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

See response to Section F(4) above.

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

The existence of both the Haynes Bridge Circle and the Publix detention pond immediately adjacent to this site are unique to it. The growth of housing makes commercial redevelopment inappropriate.

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

See Analysis in Section F above.

I. Conditional Use Permit Review

This application also requires approval of one Conditional Use Permit to allow residential density above 8 units per acre allowed by the underlying Planned Shopping Center zoning district. The following factors are to be considered in evaluating a conditional use, per the City of Alpharetta's UDC §4.2.3:

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;

The proposed development will eliminate the proposed curb cut which would give access to the commercial tract to the south. This improvement is highly beneficial to Thompson Street. Additionally, this project will NOT share access with Phase I of Thompson Flats, which was preferred by existing residents. The proposed development also includes multiple sidewalks, a multi-use pedestrian path, and trails to promote pedestrian safety throughout and from the development. The Subject Property is in close proximity to several larger roadways, which can easily accommodate traffic from the residences. Haynes Bridge Road is an all arterial, as is Old Milton.

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

The proposed development does not have large off-street parking areas and much of its parking will be screened from the right-of-way through placement behind buildings and in garages. Also, refuse areas will be fully screened.

3. The conditional use will not be injurious to the use and enjoyment of the environment or of other property values within the surrounding neighborhood;

There should be no injury to the environment or surrounding property values. The environmental integrity of the site will be enhanced by the improvements to the site.

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

No increased expenditures will be required.

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

All surrounding properties are already developed for primarily residential uses. However, immediately adjacent and south of site is acreage zoned for commercial uses. This project is a step down between it and the other Thompson Street communities in the immediate area.

6. The location and character of the proposed conditional use is considered to be consistent with a desirable pattern of development for the City, in general.

As discussed above, the Future Land Use Plan already designates half of this area as appropriate for residential uses. Eliminating a potential commercial use on the corner is more consistent with Plan goals.

II. Reservation of Rights

Kairos Development Corporation, Inc. (the "Applicant") respectfully submits that the current zoning classification and land use of the Subject Property established in the City of Alpharetta Unified Development Code and the current conditions of zoning, to the extent that they prohibit the proposed development, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harms the property owner in violation of the due process and equal protection rights of the property owner guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to approve the rezoning and modify the zoning conditions would constitute a

taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

The Applicant also respectfully submits that the City Council's failure to approve the requested plan amendment, CUP, variance or rezoning and modify the zoning conditions would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

CONCLUSION

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

Sincerely,

Kathryn M Zickert

Kathryn M. Zickert

KMZ/rjc

Cc: Chad Kee

Bcc: Barry Dunlop
Neil Morrisroe
Jack Smith
Art Rountree

TAX BILL

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
ONE ALPHARETTA PARTNERS LLC	12 -2703-0748-069-3	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
51 THOMPSON STREET	0696391	395,500	158,200

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $28.16

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	4,286.42	0.00	0.00	0.00	4,286.42	11/15/2022
2021	County	FIFA TRANSFERRED/SOLD	152.51	5.00	4,449.48	0.00	11/15/2021
2020	County	FIFA TRANSFERRED/SOLD	145.86	5.00	4,214.05	0.00	11/15/2020
2019	County	2,383.94	0.00	0.00	2,383.94	0.00	10/15/2019
2018	County	2,352.91	0.00	0.00	2,352.91	0.00	10/31/2018
2017	County	1,337.43	0.00	0.00	1,337.43	0.00	1/15/2018
2016	County	987.28	0.00	0.00	987.28	0.00	11/15/2016
2015	County	991.10	0.00	0.00	991.10	0.00	10/15/2015

Grand Total Due: $4,286.42

Mailing Address:
ONE ALPHARETTA PARTNERS LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

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Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
2260 OLD MILTON LLC	12 -2703-0748-068-5	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
132 BROOK STREET	0696382	795,100	318,040

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $56.61

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	16,603.72	0.00	0.00	0.00	16,603.72	11/15/2022
2021	County	8,628.42	0.00	0.00	8,628.42	0.00	11/15/2021
2020	County	14,475.18	0.00	0.00	14,475.18	0.00	11/15/2020
2019	County	6,671.68	191.41	0.00	6,863.09	0.00	10/15/2019
2018	County	6,586.81	186.36	0.00	6,773.17	0.00	10/31/2018
2017	County	2,527.81	0.00	0.00	2,527.81	0.00	1/15/2018
2016	County	2,528.42	0.00	0.00	2,528.42	0.00	11/15/2016
2015	County	2,538.72	0.00	0.00	2,538.72	0.00	10/15/2015

Grand Total Due: $16,603.72

Mailing Address:
2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

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Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
2260 OLD MILTON LLC	12 -2703-0748-053-7	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
2220 OLD MILTON PARKWAY	0696293	419,900	167,960

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $29.90

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	4,419.03	0.00	0.00	0.00	4,419.03	11/15/2022
2021	County	4,556.76	0.00	0.00	4,556.76	0.00	11/15/2021
2020	County	4,667.95	0.00	0.00	4,667.95	0.00	11/15/2020
2019	County	4,688.61	131.92	0.00	4,820.53	0.00	10/15/2019
2018	County	4,740.84	130.97	0.00	4,871.81	0.00	10/31/2018
2017	County	3,128.83	0.00	0.00	3,128.83	0.00	1/15/2018
2016	County	3,129.59	0.00	0.00	3,129.59	0.00	11/15/2016
2015	County	3,142.34	0.00	0.00	3,142.34	0.00	10/15/2015

Grand Total Due: $4,419.03

Mailing Address:
2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

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).

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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
2260 OLD MILTON LLC	12 -2703-0748-052-9	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
2240 OLD MILTON PARKWAY	0696285	454,100	181,640

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $32.33

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	4,778.95	0.00	0.00	0.00	4,778.95	11/15/2022
2021	County	4,927.89	0.00	0.00	4,927.89	0.00	11/15/2021
2020	County	5,048.14	0.00	0.00	5,048.14	0.00	11/15/2020
2019	County	5,070.48	143.37	0.00	5,213.85	0.00	10/15/2019
2018	County	5,126.98	142.56	0.00	5,269.54	0.00	10/31/2018
2017	County	5,299.53	0.00	0.00	5,299.53	0.00	1/15/2018
2016	County	5,300.80	0.00	0.00	5,300.80	0.00	11/15/2016
2015	County	5,322.41	0.00	0.00	5,322.41	0.00	10/15/2015

Grand Total Due: $4,778.95

Mailing Address:
2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

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).

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Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
2260 OLD MILTON LLC	12 -2703-0748-048-7	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
2270 OLD MILTON PARKWAY	0696251	435,400	174,160

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $31.00

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	4,582.15	0.00	0.00	0.00	4,582.15	11/15/2022
2021	County	4,724.95	0.00	0.00	4,724.95	0.00	11/15/2021
2020	County	4,840.26	0.00	0.00	4,840.26	0.00	11/15/2020
2019	County	4,861.68	137.11	0.00	4,998.79	0.00	10/15/2019
2018	County	4,915.84	0.00	0.00	4,915.84	0.00	10/31/2018
2017	County	3,541.96	0.00	0.00	3,541.96	0.00	1/15/2018
2016	County	3,542.82	0.00	0.00	3,542.82	0.00	11/15/2016
2015	County	3,557.26	0.00	0.00	3,557.26	0.00	10/15/2015

Grand Total Due: $4,582.15

Mailing Address:
2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

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).

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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
AVERY PARK PARTNERS LLC	12 -2703-0748-047-9	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
2300 OLD MILTON PARKWAY	0696242	428,200	171,280

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $30.49

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	4,506.38	0.00	0.00	0.00	4,506.38	11/15/2022
2021	County	4,646.83	0.00	0.00	4,646.83	0.00	11/15/2021
2020	County	4,760.21	0.00	0.00	4,760.21	0.00	11/15/2020
2019	County	FIFA TRANSFERRED/SOLD	223.23	244.07	5,248.58	0.00	10/15/2019
2018	County	4,834.55	0.00	0.00	4,834.55	0.00	10/31/2018
2017	County	3,189.52	196.55	159.48	3,545.55	0.00	1/15/2018
2016	County	FIFA TRANSFERRED/SOLD	109.70	5.50	3,305.48	0.00	11/15/2016
2015	County	FIFA TRANSFERRED/SOLD	96.10	5.50	3,304.90	0.00	10/15/2015

Grand Total Due: $4,506.38

Mailing Address:
AVERY PARK PARTNERS LLC
2300 BETHELVIEW RD STE 110 239
CUMMING GA 30040

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).

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TAX BILL

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
2260 OLD MILTON LLC	12 -2703-0748-030-5	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
2260 OLD MILTON PARKWAY	2510447	1,213,300	485,320

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $86.39

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	12,768.77	0.00	0.00	0.00	12,768.77	11/15/2022
2021	County	13,166.74	0.00	0.00	13,166.74	0.00	11/15/2021
2020	County	13,488.01	0.00	0.00	13,488.01	0.00	11/15/2020
2019	County	13,547.70	397.70	0.00	13,945.40	0.00	10/15/2019
2018	County	10,172.65	0.00	0.00	10,172.65	0.00	10/31/2018
2017	County	10,515.03	0.00	0.00	10,515.03	0.00	1/15/2018
2016	County	10,517.55	0.00	0.00	10,517.55	0.00	11/15/2016
2015	County	10,560.44	0.00	0.00	10,560.44	0.00	10/15/2015

Grand Total Due: $12,768.77

Mailing Address:
2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

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).

Pay This Parcel Sign up For E-Billing

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InVesta Services
Phone: 404-949-3850
Fax: 404-949-3851
EMail: contact@investaservices.com

Payment Receipt

ONE ALPHARETTA PARTNERS LLC
410 PEACHTREE PKWY STE 4245
CUMMING, GA 30041
ACCOUNTING@KAIROSDEVELOPMENTCORP.COM

InVesta Services hereby acknowledges the receipt of the following payment(s):

Remitter:	KAIROS DEVELOPMENT CORPORATION 410 PEACHTREE PARKWAY BLDG 400 SUITE 4245 CUMMING, GA 30041
Date:	4/11/2022
Type:	Check
Amount:	($4,847.56)
Check #:	1031

This payment was applied to the following parcel(s):

12 -2703-0748-069-3 51 THOMPSON ST
Fulton, GA

ALPHARETTA

Structure

- [ ] From-SR: COM DEV RESIDENTIAL 4.35%
- [ ] TREE REMOVAL WITHOUT PERMIT 3.26%

Search 56 more values

Status Code

- [ ] OPEN 100.00%

Assigned To

Search 2 values

Location

51 thompson

No results

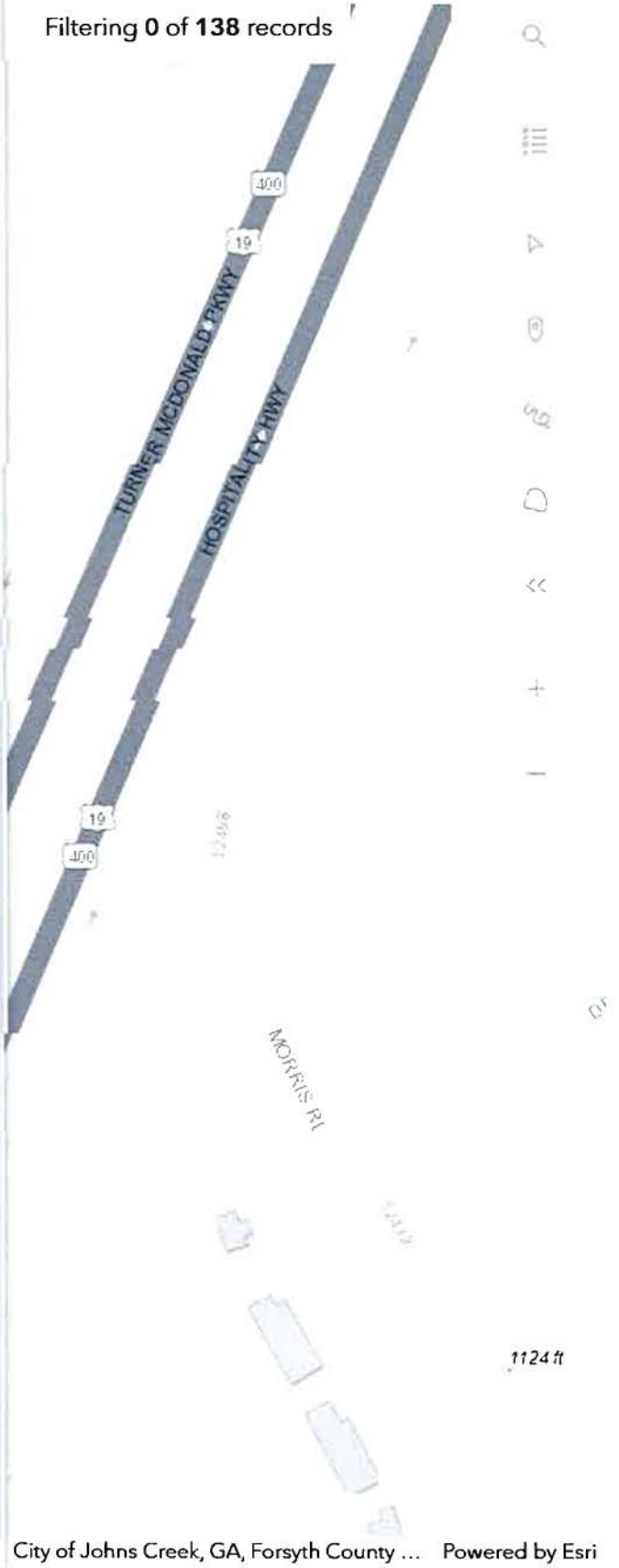
Reference ID

Search 92 values

Select attribute filters (8)

- [x] Type Description
  3 values
- [x] Number
  92 values
- [x] Tag
  61 values
- [x] Status Code
  1 values
- [x] Assigned To
  2 values
- [ ] Initiated Date

Filtering **0** of **138** records



ALPHARETTA

Structure

- [ ] From-SR: COM DEV RESIDENTIAL 4.35%
- [ ] TREE REMOVAL WITHOUT PERMIT 3.26%

Search 56 more values

Status Code

- [ ] OPEN 100.00%

Assigned To

Search 2 values

Location

51 thompson

No results

Reference ID

Search 92 values

Select attribute filters (8)

- [x] Type Description
  3 values
- [x] Number
  92 values
- [x] Tag
  61 values
- [x] Status Code
  1 values
- [x] Assigned To
  2 values
- [ ] Initiated Date

ALPHARETTA

Structure

- [ ] From-SR: COM DEV RESIDENTIAL 4.35%
- [ ] TREE REMOVAL WITHOUT PERMIT 3 26%

Search 56 more values

Status Code

- [ ] OPEN 100.00%

Assigned To

Search 2 values

Location

61 thompson

No results

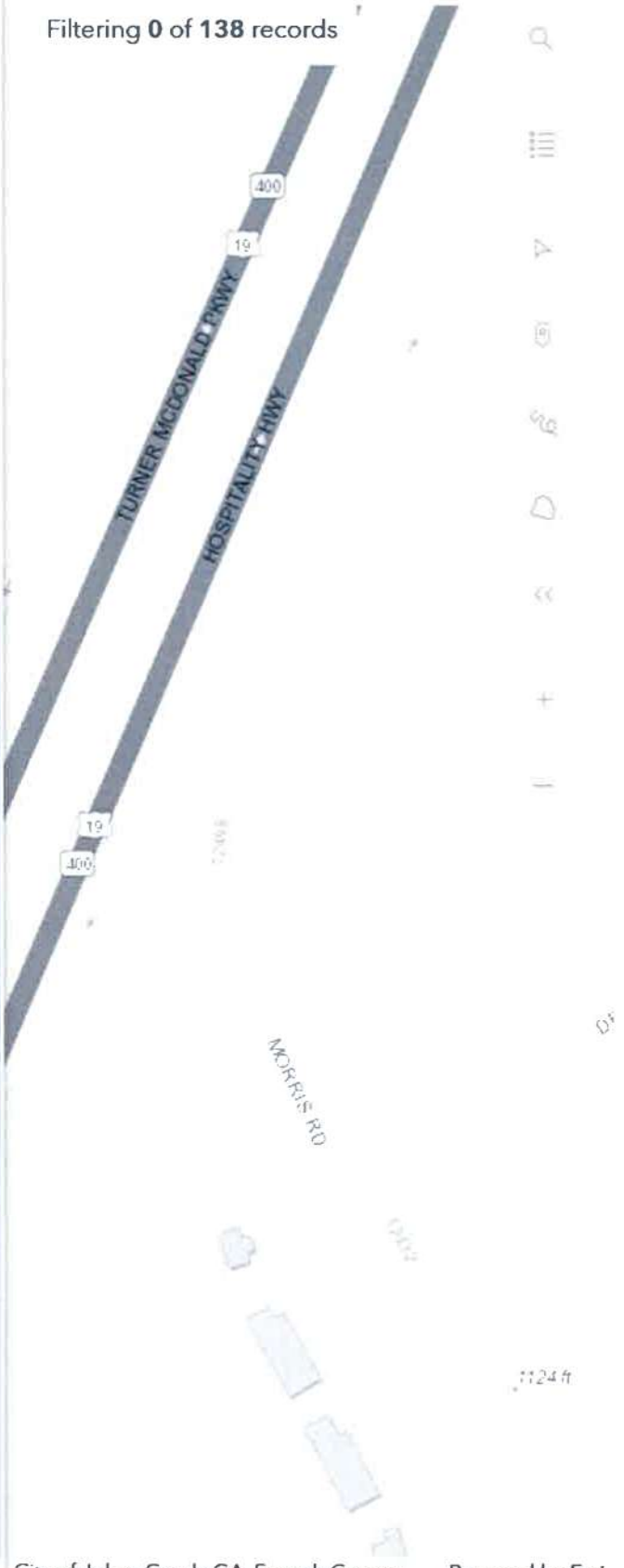
Reference ID

Search 92 values

Select attribute filters (8)

- [x] Type Description
  3 values
- [x] Number
  92 values
- [x] Tag
  61 values
- [x] Status Code
  1 values
- [x] Assigned To
  2 values
- [ ] Initiated Date

Filtering **0** of **138** records



City of Johns Creek, GA, Forsyth County ... Powered by Esri

ALPHARETTA

Structure

- [ ] From-SR: COM DEV RESIDENTIAL 4.35%
- [ ] TREE REMOVAL WITHOUT PERMIT 3.26%

Search 56 more values

Status Code

- [ ] OPEN 100.00%

Assigned To

Search 2 values

Location

61 thompson

No results

Reference ID

Search 92 values

Select attribute filters (8)

- [x] Type Description
  3 values
- [x] Number
  92 values
- [x] Tag
  61 values
- [x] Status Code
  1 values
- [x] Assigned To
  2 values
- [ ] Initiated Date

Specimen Tree Report
City of Alpharetta

Client

Brunson & Co



Address

51 Thompson St

Project

22082

Survey Date

9/23/2022

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects

Canopy Consultants
www.canopy-consultants.com
404.858.7471

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

Flowering Understory trees over 8" DBH

Sourwood trees over 10" DBH

Beech, Blackgum, Persimmon, Sassafras trees over 20" DBH

Magnolia trees over 20" DBH

Cedrus and Thuja trees over 20" DBH

Overstory Hardwood over 24" DBH

Poplars and Sweetgums trees over 30" DBH

Pine trees over 30" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

Life expectancy less than 15 years

A trunk with visible decay

More than one major and several minor dead limbs (hardwoods)

Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is a vacant lot in a redeveloping area of the city. The lot was cleared in the past 5 years and maintained as an open field of turf and remnant trees around the demolished structures. The most westerly lot has the almost all of the specimen trees on site. There are some very large trees at the rear property line and along the western property line. There are boundary trees along the Southern property line, they are in varying degrees

of poor condition and a few smaller trees along the detention pond that runs with Haynes Bridge Road.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.
Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

Thompson St

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
1893	*Quercus nigra* Water Oak	41"	Good	Tree is in good health.
1894	*Quercus nigra* Water Oak	31"	Good	Tree is in good health.
1895	*Quercus nigra* Water Oak	31"	Good	Tree is in good health.
1896	*Cornus florida* Dogwood	8"	Good	Tree is in good health.
1897	*Cornus florida* Dogwood	17"	Poor	Poor 1: Split with vertical crack. Pic #1
1898	*Pinus spp* Pine	33"	Good	Tree is in good health.
1899	*Cornus florida* Dogwood	14"	Fair	Fair 1: Split. Pic #2
1900	*Quercus falcata* S Red Oak	40"	Fair	Fair 3: One major limb loss. Pic #3
1901	*Quercus nigra* Water Oak	37"	Good	Tree is in good health.
20	*Quercus nigra* Water Oak	62"	Fair	Fair 2: Tip die back. Pic #4
1902	*Acer rubrum* Red Maple	25"	Poor	Poor 2: Multi-trunk with split and included bark. Pic #5
1903	*Quercus nigra* Water Oak	25"	Fair	Fair 4: Split with included bark. Pic #6
1904	*Tsuga canadensis* Hemlock	25"	Good	Tree is in good health.
358	*Quercus nigra* Water Oak	43"	Fair	Fair #5: Major limb loss. Pic #7
393	*Carya illinoinensis* Pecan	24"	Good	Tree is in good health.

Thompson St

Total Specimen Sized Trees: 15
Good Condition: 8
Fair Condition: 5
Poor Condition: 2

Thompson St



Pic #1: Split with vertical crack. Poor 1



Pic #2: Split. Fair 1



Pic #3: Tip die back. Fair 2



Pic #4: One major limb loss. Fair 3



Pic #5: Multi-trunk with split and included bark. Poor 2



Pic #6: Split with included bark. Fair 4



Pic # 7: Major limb loss. Fair #5

Thompson St

Tree of Quality Report

Tree #	Species	DBH	Condition	Comments
1	*Tsuga canadensis* Hemlock	14"	Good	Tree is in good health.
2	*Tsuga canadensis* Hemlock	18"	Good	Tree is in good health.

Tree of Quality Summary: Two trees of quality on site.

Landscape Tree Report

Landscape Tree Summary: There are no landscape trees on site.

Boundary Tree Report

Tree #	Species	DBH	Condition	Comments
BO1	*Prunus serrotina* Black Cherry	18"	Good	Tree is in good health.
BO2	*Quercus nigra* Water Oak	20"	Good	Tree is in good health.
BO3	*Quercus nigra* Water Oak	22"	Good	Tree is in good health.
BO4	*Prunus serrotina* Black Cherry	30"	Poor	Poor #1: Trunk wounds and fruiting bodies. Pic #1
345	*Quercus nigra* Water Oak	39"	Good	Tree is in good health.

Thompson St

Tree #	Species	DBH	Condition	Comments
346	*Quercus nigra* Water Oak	40"	Poor	Poor #2: Split with included bark. Pic #2
347	*Quercus nigra* Water Oak	42"	Poor	Poor #3: Multiple dead leaders. Pic #3
392	*Pinus spp* Pine	24"	Good	Tree is in good health.

Boundary Tree Summary: Eight boundary trees with 3 in poor condition. These trees have conditional issues that should allow for removal if needed.

Thompson St



Pic # 1: Trunk wounds with fruiting bodies.
Poor #1



Pic # 2: Split with included bark.
Poor #2



Pic # 3: Multiple dead leaders.
Poor #3

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

Memorandum

Date: September 23, 2022

From: Marc R. Acampora, PE

Subject: Trip Generation Study for Proposed Thompson Street Residential Development
City of Alpharetta, Georgia

The trip generation was calculated for a proposed residential development in the City of Alpharetta. The site is located on the south side of Thompson Street east of Haynes Bridge Road, as shown in Figure 1.



Figure 1 – Site Location Map

The proposed development will include 18 single family detached homes and 5 single family attached townhomes, or a total of 23 homes. Vehicular access will be provided at two full-movement driveways on Thompson Street, the eastern of which will be shared with a small residential community to the east. The site plan is presented in Figure 2.

858 Myrtle Street, NE
Atlanta, Georgia 30308

phone (678) 637-1763
e-mail acamporatraffic@comcast.net

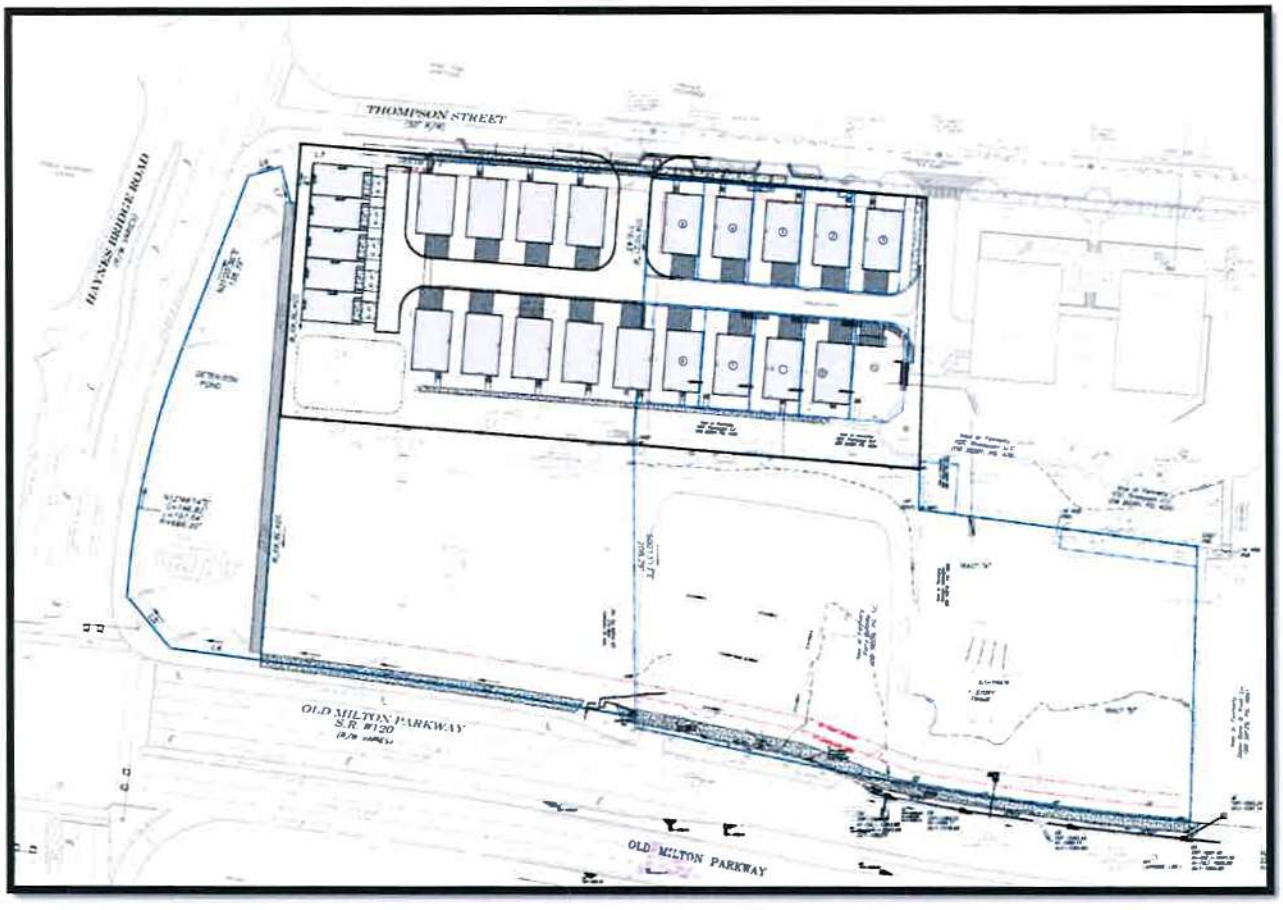


Figure 2 – Proposed Thompson Street Residential Site Plan

The volume of traffic that will be generated by the proposed residential development was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use 210 – Single Family Detached Housing was used for the single-family homes while ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the townhomes. The trip generation is summarized in Table 1.

Table 1 – Thompson Street Residential Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Homes	210	18 homes	4	12	16	12	8	20	208
Townhomes	215	5 homes	0	2	2	2	1	3	36
Total New Trips		***23 homes***	***4***	***14***	***18***	***14***	***9***	***23***	***244***

The proposed residential project will generate 18 trips in the morning peak hour, 23 trips in the evening peak hour, and 244 daily trips.

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

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THIS TRACT OF LAND DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AND HAS BEEN DESIGNATED "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13121C0805F DATED SEPTEMBER 18, 2013.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.

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RIGHT-OF-WAY SHOWN AT SE CORNER OF THOMPSON STREET AND HAYNES BRIDGE ROAD MAY VARY. SURVEYOR WAS UNABLE TO DETERMINE EXACT LIMITS OF RIGHT-OF-WAY ACQUISITION.

BOUNDARY REFERENCE TAKEN FROM:
CONDO PLAT BOOK 28, PAGE 79;
DEED BOOK 16641 PAGE 374-383
DEED BOOK 60318, PAGE 654-659
DEED BOOK 63944 PAGE 354-357
ALTA SURVEY FOR RAME PROPERTIES
DATED 12/13/03 BY GEOSURVEY

GEORGIA
CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

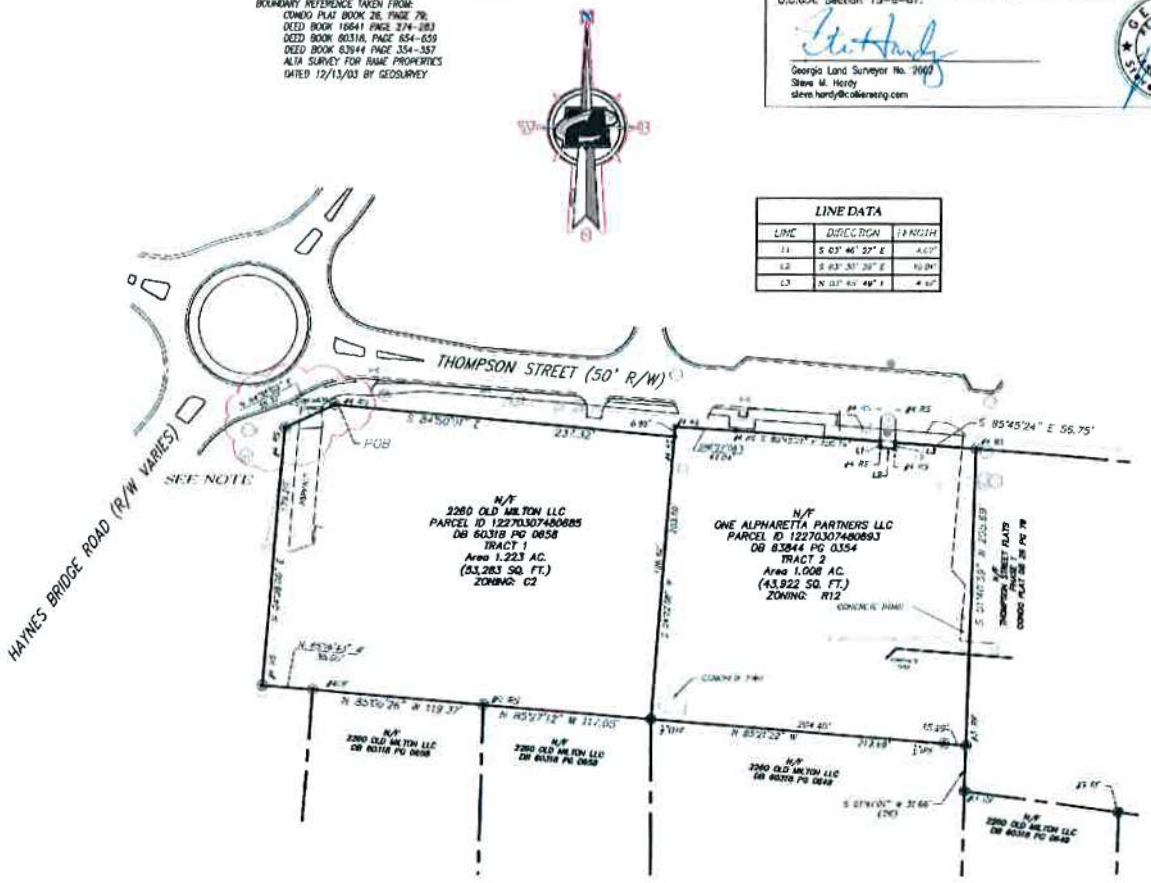
Georgia Land Surveyor No. 2662
Steve M. Hardy
steve.hardy@colliersenq.com

GEORGIA REGISTERED LAND SURVEYOR STEVEN M. HARDY 2662



LOCATION MAP

NOT TO SCALE



LINE DATA		
LINE	DIRECTION	LENGTH
L1	S 03° 46' 27" E	4.07'
L2	S 83° 31' 28" E	10.04'
L3	N 03° 45' 49" E	4.37'

SYMBOL LEGEND

- PROPERTY CORNER
- STORM MANHOLE
- GRATE INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC BOX
- POWER POLE
- GUY ANCHOR
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE MARKER
- TRAFFIC SIGN
- FIBER OPTIC PEDESTAL

LINE LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- ROAD CURB
- PAVEMENT CONCRETE
- PAVEMENT ASPHALT
- FENCE
- POWER LINE

Abbreviations

R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
DB	DEED BOOK
PG	PAGE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SITE DATA

CLIENT: STORYBROOK BUILDERS, LLC
2570 HERMITAGE DRIVE
CUMMING, GA 30041

SURVEYOR: COLLIERS ENGINEERING & DESIGN
1305 MALL OF GA BOULEVARD
SUITE 120
BUFORD, GA 30519
OFFICE: 678.288.4491
steve.hardy@colliersenq.com

SITE ADDRESS: 31 THOMPSON STREET
ALPHARETTA, GEORGIA

PARCEL ID #: 12 270307480685 12 270307480693
2280 OLD MILTON LLC
DEED BOOK 60318, PAGE 0658

AREA

2.231 ACRES
97,205 SQ. FT

TECHNICAL DATA

DATE OF SURVEY:	SEPTEMBER 2022
EQUIPMENT USED:	TRIMBLE R12
ANGULAR ERROR:	0°00'30"±
PRECISION:	1: 10,000+
TYPE OF ADJUSTMENT:	COMPASS RULE
PLAT CLOSURE:	1:100,000+

LEGAL DESCRIPTION: AS SURVEYED

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING WITHIN LAND LOT 748, 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, WITHIN THE CITY LIMITS OF ALPHARETTA AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR STORYBROOK BUILDERS, LLC, DATED 9/29/22 BY COLLIERS ENGINEERING AND DESIGN, BEARING THE STAMP OF STEVE M. HARDY, PLS #2662 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF HAYNES BRIDGE ROAD (R/W VARIES) AND THOMPSON STREET (50' R/W) AT A ½ REBAR SET THE POINT OF BEGINNING (P.O.B.);

THENCE TURNING AND CONTINUING ALONG THE RIGHT-OF-WAY OF THOMPSON STREET (50' R/W) SOUTH 84 DEGREES 50 MINUTES 01 SECONDS EAST (S84°50'01"E) A DISTANCE OF 237.32' TO A ½ REBAR SET; THENCE CONTINUING NORTH 04 DEGREES 22 MINUTES 08 SECONDS EAST (N04°22'08E) A DISTANCE OF 6.86' TO A ½ REBAR SET; THENCE CONTINUING SOUTH 88 DEGREES 22 MINUTES 08 SECONDS EAST (S88°22'08"E) A DISTANCE OF 47.04' TO A ½ REBAR SET; THENCE CONTINUING SOUTH 85 DEGREES 45 MINUTES 21 SECONDS EAST (S85°45'21"E) A DISTANCE OF 100.74' TO A ½ REBAR SET; THENCE SOUTH 03 DEGREES 46 MINUTES 27 SECONDS EAST (S03°46'27"E) A DISTANCE OF 4.07' TO A ½ REBAR SET; THENCE SOUTH 83 DEGREES 30 MINUTES 39 SECONDS EAST (S83°30'39"E) A DISTANCE OF 10.01' TO A ½ REBAR SET; THENCE NORTH 03 DEGREES 45 MINUTES 49 SECONDS EAST (N03°45'49"E) A DISTANCE OF 4.37' TO A ½ REBAR SET; THENCE SOUTH 85 DEGREES 45 MINUTES 24 SECONDS EAST (S85°45'24"E) A DISTANCE OF 56.75' TO A ½ REBAR SET; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINE OF N/F THOMPSON STREET FLATS PHASE 1 SOUTH 01 DEGREES 40 MINUTES 55 SECONDS WEST (S01°40'55"W) A DISTANCE OF 205.69' TO A ½ REBAR FOUND; THENCE CONTINUING NORTH 85 DEGREES 21 MINUTES 22 SECONDS WEST (N85°21'22"W) A DISTANCE OF 218.68' TO A ½" OPEN TOP FOUND; THENCE CONTINUING ALONG THE LINE OF N/F 3280 OLD MILTON LLC NORTH 85 DEGREES 27 MINUTES 12 SECONDS WEST (N85°27'12"W) A DISTANCE OF 117.05' TO A ½ REBAR SET; THENCE CONTINUING NORTH 85 DEGREES 06 MINUTES 26 SECONDS WEST (N85°06'26"W) A DISTANCE OF 119.37' TO A ½ REBAR FOUND; THENCE NORTH 85 DEGREES 16 MINUTES 43 SECONDS WEST (N85°16'43"W) A DISTANCE OF 35.00' TO A ½ REBAR SET ON THE EAST RIGHT-OF-WAY OF HAYNES BRIDGE ROAD (R/W VARIES); THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 04 DEGREES 38 MINUTES 06 SECONDS EAST (N04°38'06"E) A DISTANCE OF 179.20' TO A ½ REBAR SET; THENCE NORTH 64 DEGREES 35 MINUTES 05 SECONDS EAST (N64°35'05"E) A DISTANCE OF 38.37' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINING 2.231 ACRES (90,205 SQ. FT.)

Colliers
Engineering & Design
www.colliersengineering.com
Doing Business as MASER CONSULTING

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY
BOUNDARY SURVEY
FOR
STORYBROOK BUILDERS, LLC

LAND LOT 748

1ST DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA

Colliers Engineering & Design
RED BANK (Headquarters)
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN (NJ) CERTIFICATE OF AUTHORIZATION NO. 24GA27996600

SCALE	DATE	DRAWN BY	CHECKED BY
1" = 60'	09/29/2022	LL	SMH

PROJECT NUMBER: 22010570
DRAWING NAME: 22010570_COUNTY.DWG

SHEET TITLE:

SHEET NUMBER: 1 OF 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

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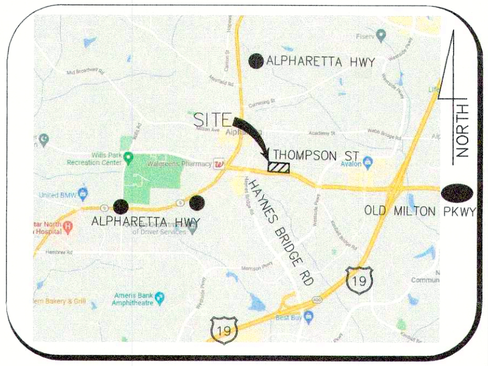
BOUNDARY REFERENCE TAKEN FROM:
- CONDO PLAT BOOK 26, PAGE 79;
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- DEED BOOK 63944 PAGE 354-357
- ALTA SURVEY FOR RAME PROPERTIES
- DATED 12/13/03 BY GEOSURVEY

GEORGIA
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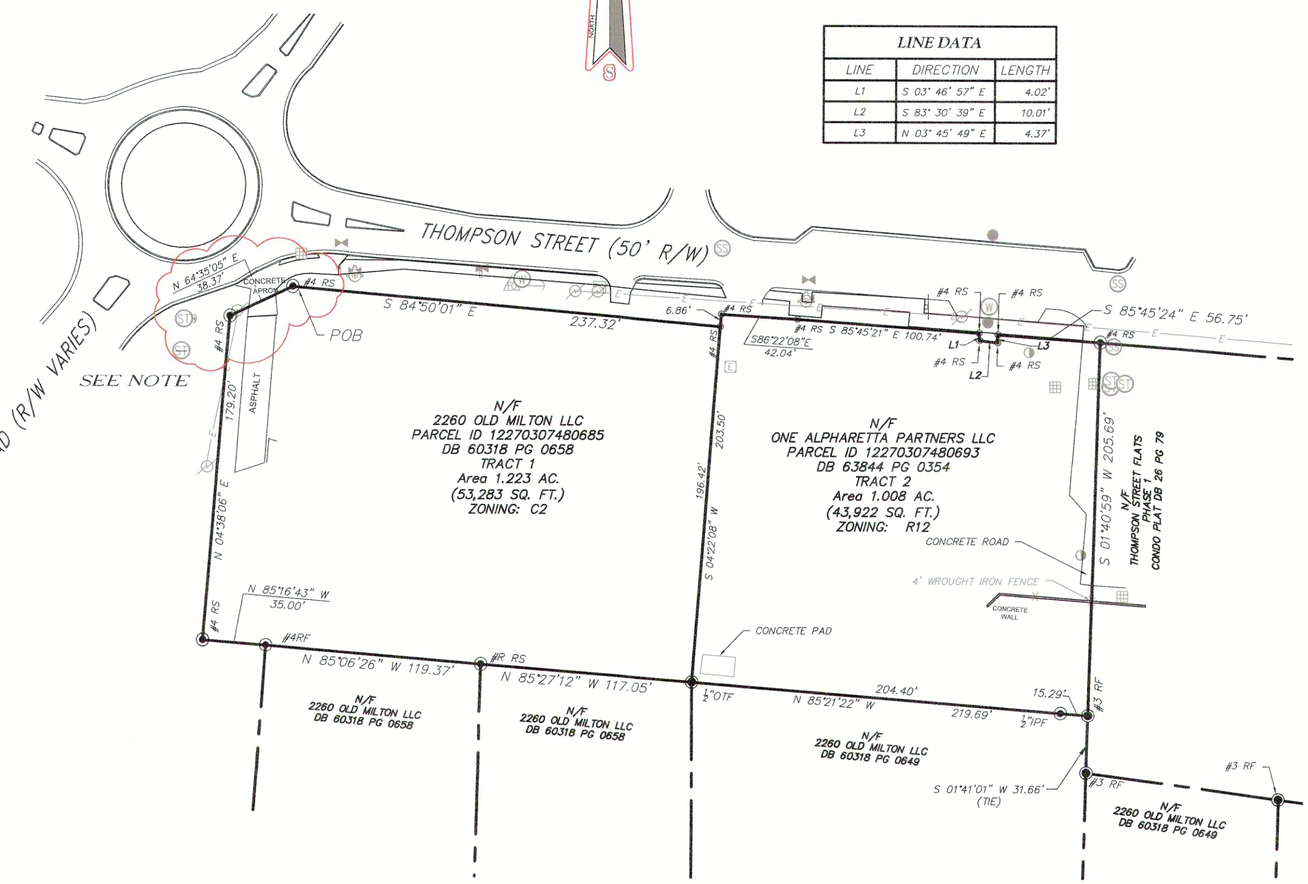
Georgia Land Surveyor No. 2662
Steve M. Hardy
steve.hardy@collierseng.com

GEORGIA REGISTERED No. 2662 PROFESSIONAL LAND SURVEYOR Steven M. Hardy



LOCATION MAP

NOT TO SCALE



LINE DATA		
LINE	DIRECTION	LENGTH
L1	S 03° 46' 57" E	4.02'
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L3	N 03° 45' 49" E	4.37'

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ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING WITHIN LAND LOT 748, 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, WITHIN THE CITY LIMITS OF ALPHARETTA AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR STORYBROOK BUILDERS, LLC, DATED 9/29/22 BY COLLIERS ENGINEERING AND DESIGN, BEARING THE STAMP OF STEVE M. HARDY, PLS #2662 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF HAYNES BRIDGE ROAD (R/W VARIES) AND THOMPSON STREET (50' R/W) AT A #4 REBAR SET THE POINT OF BEGINNING (P.O.B.);

THENCE TURNING AND CONTINUING ALONG THE RIGHT-OF-WAY OF THOMPSON STREET (50' R/W) SOUTH 84 DEGREES 50 MINUTES 01 SECONDS EAST (S84°50'01"E) A DISTANCE OF 237.32' TO A #4 REBAR SET; THENCE CONTINUING NORTH 04 DEGREES 22 MINUTES 08 SECONDS EAST (N04°22'08E) A DISTANCE OF 6.86' TO A #4 REBAR SET; THENCE CONTINUING SOUTH 86 DEGREES 22 MINUTES 08 SECONDS EAST (S86°22'08"E) A DISTANCE OF 42.04' TO A #4 REBAR SET; THENCE CONTINUING SOUTH 85 DEGREES 45 MINUTES 21 SECONDS EAST (S85°45'21"E) A DISTANCE OF 100.74' TO A #4 REBAR SET; THENCE SOUTH 03 DEGREES 46 MINUTES 57 SECONDS EAST (S03°46'57"E) A DISTANCE OF 4.02' TO A #4 REBAR SET; THENCE SOUTH 83 DEGREES 30 MINUTES 39 SECONDS EAST (S83°30'39"E) A DISTANCE OF 10.01' TO A #4 REBAR SET; THENCE NORTH 03 DEGREES 45 MINUTES 49 SECONDS EAST (N03°45'49"E) A DISTANCE OF 4.37' TO A #4 REBAR SET; THENCE SOUTH 85 DEGREES 45 MINUTES 24 SECONDS EAST (S85°45'24"E) A DISTANCE OF 56.75' TO A #4 REBAR SET; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINE OF N/F THOMPSON STREET FLATS PHASE 1 SOUTH 01 DEGREES 40 MINUTES 59 SECONDS WEST (S01°40'59"W) A DISTANCE OF 205.69' TO A #4 REBAR FOUND; THENCE CONTINUING NORTH 85 DEGREES 21 MINUTES 22 SECONDS WEST (N85°21'22"W) A DISTANCE OF 219.69' TO A ½" OPEN TOP FOUND; THENCE CONTINUING ALONG THE LINE OF N/F 2260 OLD MILTON LLC NORTH 85 DEGREES 27 MINUTES 12 SECONDS WEST (N85°27'12"W) A DISTANCE OF 117.05' TO A #4 REBAR SET; THENCE CONTINUING NORTH 85 DEGREES 06 MINUTES 26 SECONDS WEST (N85°06'26"W) A DISTANCE OF 119.37' TO A #4 REBAR FOUND; THENCE NORTH 85 DEGREES 16 MINUTES 43 SECONDS WEST (N85°16'43"W) A DISTANCE OF 35.00' TO A #4 REBAR SET ON THE EAST RIGHT-OF-WAY OF HAYNES BRIDGE ROAD (R/W VARIES); THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 04 DEGREES 38 MINUTES 06 SECONDS EAST (N04°38'06"E) A DISTANCE OF 179.20' TO A #4 REBAR SET; THENCE NORTH 64 DEGREES 35 MINUTES 05 SECONDS EAST (N64°35'05"E A DISTANCE OF 38.37' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINING 2.231 ACRES (90,205 SQ. FT.).

AREA

2.231 ACRES
97,205 SQ. FT

SYMBOL LEGEND

- PROPERTY CORNER
- STORM MANHOLE
- DROP INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC BOX
- POWER POLE
- GUY ANCHOR
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE MARKER
- TRAFFIC SIGN
- FIBER OPTIC PEDESTAL

LINE LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- ROAD CURB
- PAVEMENT CONCRETE
- PAVEMENT ASPHALT
- FENCE
- POWER LINE

Abbreviations

R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
DB	DEED BOOK
PG	PAGE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SITE DATA

CLIENT:	STORYBROOK BUILDERS, LLC 2570 HERMITAGE DRIVE CUMMING, GA 30041
SURVEYOR:	COLLIERS ENGINEERING & DESIGN 1305 MALL OF GA BOULEVARD SUITE 120 BUFORD, GA 30519 OFFICE: 678.288.4491 steve.hardy@collierseng.com
SITE ADDRESS:	31 THOMPSON STREET ALPHARETTA, GEORGIA
PARCEL ID #:	12 270307480685 12 270307480693 2260 OLD MILTON LLC DEED BOOK 60318, PAGE 0658

TECHNICAL DATA

DATE OF SURVEY:	SEPTEMBER 2022
EQUIPMENT USED:	TRIMBLE R12
ANGULAR ERROR:	0°00'30"±
PRECISION:	1: 10,000+
TYPE OF ADJUSTMENT:	COMPASS RULE
PLAT CLOSURE:	1:100,000+

Colliers Engineering & Design

www.colliersengineering.com

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Doing Business as MASER CONSULTING

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY
BOUNDARY SURVEY

FOR

STORYBROOK BUILDERS, LLC

LAND LOT 748

1ST DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA

Colliers Engineering & Design
RED BANK (Headquarters)
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 60'	09/28/2022	LL	SMH

PROJECT NUMBER:	DRAWING NAME:
22010970	22010970_BOUNDARY

SHEET TITLE:

SHEET NUMBER: 1 OF 1

09700ATTe Others\220109701_BOUNDARY.dwg|Legend By: STEVE.HARDY

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LEGAL DESCRIPTION: AS SURVEYED

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING WITHIN LAND LOT 748, 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, WITHIN THE CITY LIMITS OF ALPHARETTA AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR STORYBROOK BUILDERS, LLC, DATED 9/29/22 BY COLLIERS ENGINEERING AND DESIGN, BEARING THE STAMP OF STEVE M. HARDY, PLS #2662 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF HAYNES BRIDGE ROAD (R/W VARIES) AND THOMPSON STREET (50' R/W) AT A #4 REBAR SET THE POINT OF BEGINNING (P.O.B.);

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THOMPSON STREET
(50' R/W)

APPROX. ROW

EX. 30"CURB & GUTTER
ASPHALT PAVEMENT

24" CURB & GUTTER PER ALPHARETTA STD. 901

CONCRETE SIDEWALK PER ALPHARETTA STD. 902

PROPOSED 8' CONCRETE SIDEWALK WITH BANDING TO MATCH EXISTING

EX. RIGHT-OF-WAY

ADDITIONAL ON STREET PARKING WITH ASPHALT PAVING

PROPOSED 8' CONCRETE SIDEWALK WITH BANDING TO MATCH EXISTING

ADDITIONAL ON STREET PARKING WITH ASPHALT PAVING

24" CURB & GUTTER PER ALPHARETTA STD. 901

CONCRETE SIDEWALK PER ALPHARETTA STD. 902

EX. CURB & GUTTER

EXISTING 8' SIDEWALK WITH BANDING

EX. RAMP PER ALPHARETTA STD. 902

EX. DECOF ENTRANCE

THO

RAMP PER ALPHARETTA STD. 902

STREET SIGN ALPHARETTA STD. S

BALC (TYP

EX 24" CURB & GUTTER ALPHARETTA STD. 901

EX ASPHALT PAVING

PARKING UNDER BUILDING

PHASE LINE

REMOVE TREE

SAVED TREE

POCKET PARK AMENITY

UNDERGROUND DETENTION

UND DETENTION & WATER QUALITY

10' FRONT SETBACK

10' REAR SETBACK

3' REAR SETBACK

D1 D2 D3 D4 D5 D6 D7 D8 D9

D10 D11 D12 D13 D14 D15 D16 D17 D18

A1 A2 A3 A4

2' L.S. STRIP

4' CONC. SIDEWALK

PHASE 2
97,205 SF
2.23 AC
(NET)

PHASE 1
56,265 SF
1.292 AC
(NET)

PRIVATE DRIVE

ADDITIONAL 2' PAVER STRIP

18" RIBBON CURB

ASPHALT PAVING

SLIDING GATE WITH KNOX BOX

PRIVATE ALLEY

REMOVE TREES

4' SIDEWALK

4' STOOP AND FRONT DOOR ENTRANCE

6" STEPS/ 12" TRED

4'x4' CONC. LANDING

RETAINING WALL UNDER SEPARATE PERMIT

PERVIOUS SURFACE SHALE CHIP PATH TO BE FIELD LOCATED

GREEN SPACE AMENITY

EXISTING PUBLIX DETENTION POND

SLOPE EASEMENT PER TITLE EXCEPTION NO.15

Now or Formerly
2260 Old Milton LLC
(DB 60318, PG. 654)
Zoning: C-2

Now or Formerly
2260 Old Milton LLC
(DB 60318, PG. 654)
Zoning: C-2

Now or Formerly
2260 Old Milton LLC
(DB 60318, PG. 649)
Zoning: R-2

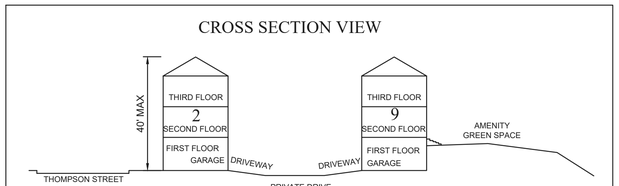
CRITICAL ROUTE ZONE IS IMPACTED MORE THAN 25%. ARBORIST TO BE HIRED TO DETERMINE ACTUAL ROOT STRUCTURE AND MONITOR TREE DURING CONSTRUCTION. IF ARBORIST DETERN-MINES TREE CAN CAN NOT SURVIVE CONSTRUCTION, TREE WILL BE REMOVED.

N21°10'16"E 158.39'

N01°41'01"E 31.74'

N82°16'31

CROSS SECTION VIEW





FRONT VIEW
THOMPSON STREET



FRONT VIEW
AMENITY GREEN SPACE

LOT TABLE

ATTACHED

LOT A1	1,744 SF
LOT A2	1,743 SF
LOT A3	1,741 SF
LOT A4	1,740 SF

DETACHED

LOT D1	2,825 SF
LOT D2	2,849 SF
LOT D3	2,849 SF
LOT D4	2,760 SF
LOT D5	2,847 SF
LOT D6	2,868 SF
LOT D7	2,881 SF
LOT D8	2,851 SF
LOT D9	2,875 SF
LOT D10	2,887 SF
LOT D11	2,887 SF
LOT D12	2,887 SF
LOT D13	2,887 SF
LOT D14	2,887 SF
LOT D15	2,887 SF
LOT D16	2,887 SF
LOT D17	2,887 SF
LOT D18	2,868 SF

LEGEND

- PROPOSED LIGHT POLE
- PROPOSED MOVEMENT
- EXISTING MOVEMENT
- PROPERTY LINE
- STONE WALL
- POURED CONCRETE WALL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER

NOTES

1. THIS INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY BY BARTON SURVEYING, INC., DATED JULY 31, 2015.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901

VICINITY MAP

N.T.S.



CONTRACTOR NOTE

CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.

SITE DATA

ADDRESS: 31 & 51 THOMPSON STREET
PARCEL ID: 12 270307480685 & 12 270307480693
ZONING: DT-LW (CASE # CLUP-15-11/Z-15-10/CU-15-11/V-15-25 & PH-16-15)

GROSS LOT AREA: 97,205 SF SF (2.23 ACRES)

PROPOSED USE: 18 DETACHED SINGLE FAMILY UNITS
4 ATTACHED SINGLE FAMILY UNITS
22 TOTAL SINGLE FAMILY UNITS

DENSITY: 10 UNITS PER ACRE

SETBACKS
FRONT YARD: 10'
SIDE YARD: 0' WITH MIN. 10' BETWEEN BUILDINGS
REAR YARD: 10' ON ALLEY
MIN. LOT SIZE: 2,500 SF SINGLE FAMILY DETACHED
1,500 SF SINGLE FAMILY ATTACHED

MAX. HEIGHT ALLOWED: 48'
MAX. HEIGHT PROPOSED: 40'

PARKING REQUIREMENTS:
1 SPACE PER BEDROOM
18 DETACHED UNITS x 3 BEDROOMS EACH = 54 SPACES
4 ATTACHED UNITS x 3 BEDROOMS EACH = 12 SPACES
0.5 VISITOR SPACE PER UNIT x 22 UNITS = 11 SPACES
TOTAL PARKING REQUIRED = 77 SPACES

PROPOSED GARAGE SPACES: 44 SPACES (2 PER UNIT)
PROPOSED DRIVEWAY SPACES: 42 SPACES
(D1 & D5 HAVE 1 DRIVEWAY SPACE, ALL OTHER UNITS HAVE 2 PER UNIT)
PROPOSED INTERNAL GUEST PARKING: 2 SPACES
TOTAL PARKING PROVIDED = 88 SPACES

*NOTE: THREE ARE 11 PARALLEL STREET PARKING SPACES NOT INCLUDED IN CALCULATIONS

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT: ARTHUR ROUNDTREE 404- 350-1444

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 140
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-1605
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	10/2/22
Scale:	1"=20'

Date
Revision
No

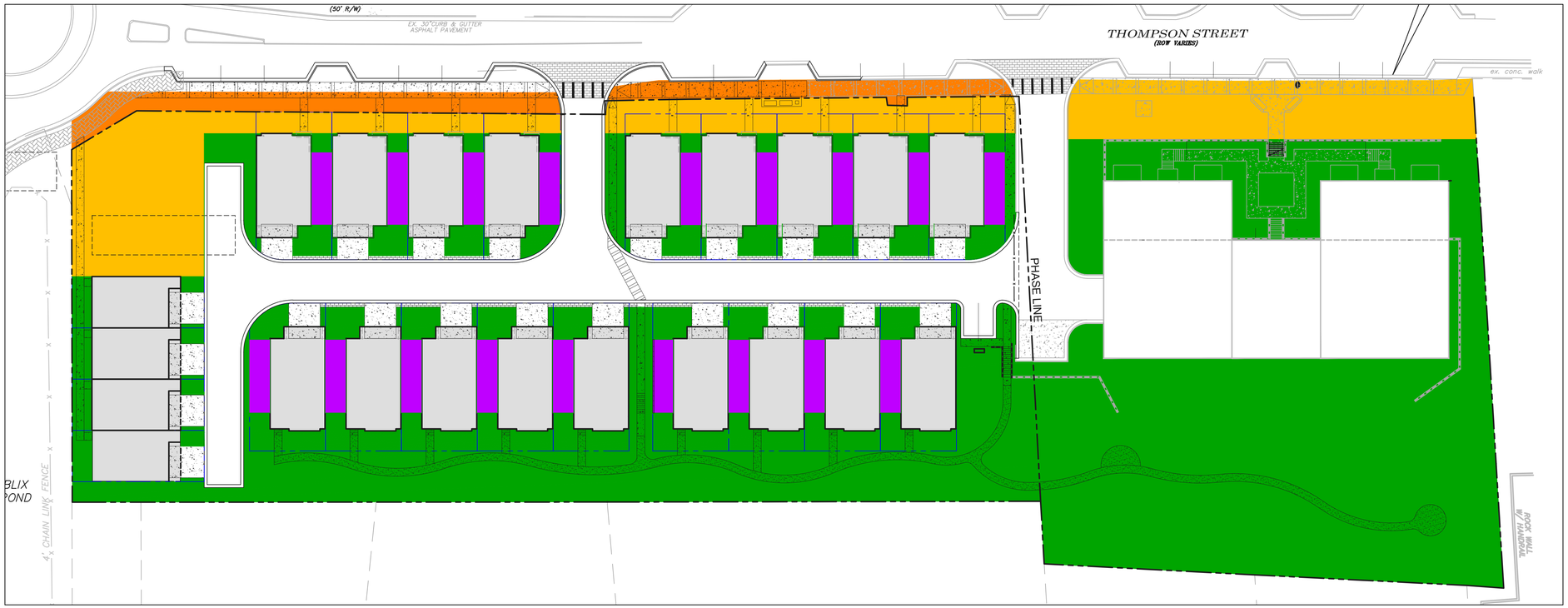
STORYBOOK BUILDERS, LLC
2570 Hermitage Drive
Cumming, GA 30041
Phone: (678) 898-2806

ZONING SITE PLAN
THOMPSON STREET PARK

THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1

PROPOSED OPEN SPACE DATA



OPEN SPACE DATA

PHASE 1
GROSS LOT AREA: 58,154 SF SF (1.335 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 5,800 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,165 SF

PROVIDED AMENITY OPEN SPACE: 34,000 SF

TOTAL OPEN SPACE: 40,165 SF (69%)

PHASE 2
GROSS LOT AREA: 97,205 SF SF (2.23 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 9,720 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 10,921 SF

PROVIDED AMENITY OPEN SPACE: 28,442 SF

PRIVATE AMENITY OPEN SPACE: 7,200 SF

TOTAL OPEN SPACE: 46,568 SF (47%)

CIVIC OPEN SPACE PREVIOUSLY TAKEN
IN PUBLIC RIGHT OF WAY: 4,579 SF

ORIGINAL OPEN SPACE DATA



OPEN SPACE DATA

PHASE 1
GROSS LOT AREA: 58,154 SF SF (1.335 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 5,800 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,165 SF

PROVIDED AMENITY OPEN SPACE: 34,000 SF

TOTAL OPEN SPACE: 40,165 SF (69%)

PHASE 2
GROSS LOT AREA: 45,799 SF SF (1.051 ACRES)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 4,580 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,000 SF

PROVIDED AMENITY OPEN SPACE: 23,880 SF

TOTAL OPEN SPACE: 29,880 SF (65%)

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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Project No.	P-1605
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	10/2/22
Scale:	NTS

No	Revision	Date

STORYBOOK
BUILDERS, LLC
2570 Hermitage Drive
Cumming, GA 30041
Phone: (678) 898-2806

ZONING OPEN SPACE EXHIBITS
THOMPSON STREET PARK
THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z2