



PLANNING COMMISSION MEETING

MARCH 2, 2023

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- a. Meeting Minutes From 1-5-2023
- b. Meeting Minutes From 2-2-2023

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- a. **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 19 '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 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.
- b. **PH-23-04 South Main Street Livable Centers Initiative (LCI)**
Consideration of adoption of the South Main Street Livable Centers Initiative (LCI).
- c. **CLUP-23-01/Z-23-05/V-23-02 133 Cumming Street**
Consideration of a comprehensive land use plan amendment, rezoning and variance to allow for the subdivision of a 1.76 acre property into 2 'For-Sale' single-family detached lots. A comprehensive land use plan amendment is requested from 'Low Density Residential' to 'Downtown Residential Density' and a rezoning is requested from R-15 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). Variances are requested to reduce stream buffers and reduce a rear building setback. The property is located at 133 Cumming Street and is legally described as being located in Land Lots 1253 & 1254, 2nd District, 2nd Section, Fulton County, Georgia.
- d. **PH-23-01 - Unified Development Code (UDC) Text Amendment - Crabapple Overlay**
Consideration of text amendments to the Unified Development Code (UDC) to create an overlay district for the Crabapple area and applicable regulations.

VII. ADJOURNMENT



Planning Commission Meeting
January 5, 2023
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

- Tracy Jackson called the meeting to order at 6:34 P.M.

II. ROLL CALL

- **Planning Commissioners present:**
 - Francis Kung'u (Chairman)
 - Karen Richard
 - Todd Stratton
 - William Perkins
 - Valerie Manley (Alternate)
 - Martine Zurinskas
 - Jill Reynolds
- **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. SWEARING-IN CEREMONY

- Mayor Gilvin swore in all the Commissioners that were unable to attend the annual meeting on January 3, 2023.

IV. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

- ❖ Commissioner Perkins offered a motion to nominate Commissioner Kung'u to serve as Chairman.
 - Commissioner Richard seconded the nomination.
 - Commissioner Kung'u accepted nomination.
- ❖ Commissioner Perkins offered a motion to nominate Commissioner Brady to serve as Vice

Chairman

- Commissioner Reynolds seconded the nomination.
- Commissioner Perkins accepted the nomination on behalf of Commissioner Brady

V. APPROVAL OF MEETING MINUTES

1. Commissioner Zurinkas offered a motion to approve meeting minutes from December 1, 2022.
 - Commissioner Manley seconded the motion.
 - The motion was approved unanimously (7-0)

VI. ITEMS FROM BOARD MEMBERS

VII. ITEMS FROM STAFF

VIII. PUBLIC HEARING

1. Z-23-01 KJ Luxury Homes/1580 Mayfield Road

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

Consideration of a rezoning 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). 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.

Staff recommends 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.

- A. 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; or
- B. Release to the north to the pipe in Gransley, shall size release rates at or below the existing flow rates to this location, and shall provide a detailed analysis of the Gransley pond to show no adverse impacts of releasing in this direction. With this design, the developer shall make reasonable efforts to tie directly to the existing offsite pipe including obtaining easements and agreements from the neighboring property. If direct tie in is unavailable, daylighting the pond outfall pipe shall be done at least 30 feet from the property line.

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.

- Mr. Ethan Underwood came forward to discuss 7 homes that are being built stating that each unit is 4,000 SqFt with 3 car attached garage. Applicant also discussed storm water, infiltration, and water quantity control. Applicant agrees to accept staff's revisions to condition#12.
- **The Planning Commission discussed the following:**
Commissioners discuss condition #12, price point (1.2 million +) of each unit, the curb cut, sidewalk issues, left turn out of property and retention pond piping on where the water will ultimately go.
- **Public comment:**
 - Jody Rhude property owner at 12955 Harrington Drive-had concerns about the existing septic system in Harrington Falls and questions on variance home density.
 - Jessica Huffstutler property owner questions about drainage flooding, lot sizes, tree coverage and decrease in property value.
 - Fred Maihmer 1282 Gensler Court (Lot 6) concerned about the detention ponds proximity to his home.

- ❖ Commissioner Perkins offered a motion to Approve **(Z-23-01 KJ Luxury Homes/1580 Mayfield Road)** Subject to the following conditions and note the change as noted by staff on #12, all the staff recommendations including the change to A & B on #12.
 - Commissioner Stratton seconded the motion.
 - Motion Failed 3/4
 - 3(Approve) Commissioner Perkins, Chairman Kung'u and Commissioner Stratton
 - 4 (Opposed) Commissioner Richard, Commissioner Reynolds, Commissioner Manley, and Commissioner Zurinkas all opposed

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.

- A. 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; or
 - B. Release to the north to the pipe in Gransley, shall size release rates at or below the existing flow rates to this location, and shall provide a detailed analysis of the Gransley pond to show no adverse impacts of releasing in this direction. With this design, the developer shall make reasonable efforts to tie directly to the existing offsite pipe including obtaining easements and agreements from the neighboring property. If direct tie in is unavailable, daylighting the pond outfall pipe shall be done at least 30 feet from the property line.
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.

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

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

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 a variance is requested to allow a stream buffer encroachment. 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.

Staff is recommending 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.
 - a. 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.
 - b. Tree removal shall be limited to the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
 - c. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
 5. 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.
 6. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff.
 7. 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.
 8. Utility structures, headwalls, etc. shall be finished with decorative stone, where visible from the Alpha Loop, as approved by DRB.
 9. Stream buffer encroachment shall be permitted as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
 10. 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.
 11. No more than 1 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- **Jeff Pitman** came forward to present for the property owner Paul Gibbs (Roswell, GA) and discuss new plan for property, stating that they have no problem abiding by all conditions that staff is

requesting. Paul Gibbs also came forward and spoke about how much he loves the Alpharetta Community and is excited to build in the location and bring a new look to the area. Jeff stated that he is working out stream issues on and around the land of the property and is eager to work forward with this project. Paul will live in the 8,000 SqFt condo at the top of the property. The surrounding units will be 4,000 SqFt with a price point of just over 2 million. The 4,000 SqFt units will include 4 parking spaces, private elevator access and 12-foot ceilings. They also have a perpetual easement with the Alcovy development next to the property, with no chance that the easement will be interrupted. Brent Thomas came forward to discuss storm waters and stream buffer variance stating that the retaining wall on the property at its highest will be 11 feet.

- **The Planning Commission discussed the following:**

Commissions discussed issues with prior applicants building units that may require noise reduction or sound proofing materials, stating that with the price point where it is tenants may have an issue if the units are not built with such material that will help with sound proofing.

Commissioners discussed underground parking, retaining wall height, and or will there be screens added to the parking area or a ½ wall built to cover/hide head lights.

- **Public Comment:**

- Bob Collins property owner 12504 Wexcroft Lane Academy Park Neighbor Association is in support project if conditions that are being requested are incorporated into requesting rezoning and variances.
- Nick Greeco property owner 310 Banbury Crossing questions regarding the downstream run off, finish of retaining wall and cars heading to parking lot off Alpha Loop.
- Paul Gibbs Property owner and resident addresses a few questions about property.

- ❖ **Commissioner Stratton offered a motion to approve (Z-23-02/V-23-01 82-92 Thompson Street Condominiums) subject to the conditions read by Mr. Woodman, on #11 add after headwalls retaining walls, as we discussed earlier to read "Utility, headwalls, retaining walls ect...and add to that the academy park conditions that were agreed to with the applicant and 4 conditions that were provided by Mr. Woodman.**

- Commissioner Reynolds seconded the motion.
- The motion was approved unanimously (7-0)

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.
 - a. 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.
 - b. Tree removal shall be limited to the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
 - c. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
5. 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.
6. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff.
7. 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.
8. Utility structures, headwalls, retaining wall, etc. shall be finished with decorative stone, where visible from the Alpha Loop, as approved by DRB.
9. Stream buffer encroachment shall be permitted as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., revised 12/16/2022.
10. 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.
11. No more than 1 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

Academy Park Neighborhood Association Conditions:

1. The design and construction of the proposed underground detention pond will exceed capacity and functional standards required by regulations.
2. The developer and subsequently the HOA via the covenants will perform annual inspections of the detention pond and will timely remediate any deficiencies noted within 6 months after inspection.
3. Developer will perform an upstream creek study from Haynes Bridge Road to Academy Park's western property (approximately 700 feet of creek) to identify the creek's current condition and prepare a long-term erosion control/repair plan timeline to improve/prevent further issues in their section of the creek and downstream. Developer will need to get access/permission from the other landowners (Voysey, Alcovy 1, and 112 Thompson Street) and share the report with them and the city.
4. The developer and subsequently the HOA via the covenants agrees to maintain the improvements associated with the project within the undisturbed buffer area, which include a new retaining wall, landscaping, and stormwater conveyance structure to sustain the aesthetics originally created by the developer.

3. MP-23-01/V-23-04 META WINDWARD PARK

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

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.

Staff is recommending 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.

- **Kathryn Zickert** came forward representing the applicant META (Property owner) and indirectly for Empire (Developer). The applicant is ok with changing the 130 'For-Rent' units to 'For-Sale units' if needed to approve the project. Applicant accepts all staff recommendations.
- **The Planning Commission discussed the following:**
Commissioners asking what is square footage of grocery store? 3000 SqFt. Commissioners question why 130 For-Rent units instead of all For-Sale? Applicant is stating that they are leaving the total units for the project will be the same but will utilize 130 as For-Rent to add to the City of Alpharetta. The original plan included flat stack condos but changed because apartments are more financeable and office tenants would like to see some rental units available. The price point of the townhomes will be high 400's- lower 500's for 1500-1900 SqFt. The price point of the apartments will be around \$2,000 per month. Commissioners ask applicant to consider all "For-Sale" units.
- **Public Comment:**
 - Kim Yaeger-(2505 Milford Lane) Opposing this project and this feels like a bait and switch, we were sold this vision in the beginning and now the project is changing again.
 - Jasha Fleming-(539 Headwind Way) Opposing the rental part of the project and that the original plan is still not what they are receiving as a resident.
- ❖ **Commissioner Richard offered a motion to Defer (MP-23-01/V-23-04 META/Windward Park)**
 - **Commissioner Zurinkas seconded the motion.**
 - **The motion was deferred unanimously (7-0)**

4. **CLUP-22-05/Z-22-15/CU-22-12/V-22-29 Story Book Builders/31 & 51 Thompson Street**
 - Planning & Development Services Manager, Woodman came forward to present this item.

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.

Staff is recommending denial.

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.

- **Kathryn Zickert** came forward to present this item, Kathy spoke about previous plans, says they don't want to lose out on the project but would like the commissioners and staff to help the applicant figure out what is it that they can do to get this project approved. There is an issue in regard to sacrificing trees to build this project. The applicant wants staff's opinion on where they need to go with this to get this done. They will use the City's arborist to determine what they can do. Applicant is ok if they need to redesign if needed as well. Applicant is asking for advice at this point.

- **Chad Kee** (Principal Builder) discussed the saving of specific trees on the property and or planting new trees.

- **The Planning Commission discussed the following:**

Commissioners discussed underground detention and outfall, open space, and lack of specimen tree save on the proposed site plan.

- **Public Comment:**

- Nick Greecco property owner 310 Banbury Crossing- Like plan wants to know if the driveway can be adjusted.
- Bob Collins 12504 Wexcroft Lane-Concerned about storm water and where will it go.

❖ **Commissioner Richard offered a motion to Defer (CLUP-22-05/Z-22-15/CU-22-12/V-22-29**

Story Book Builders/31 & 51 Thompson Street) until applicant can reach a decision on tree preservation and or removal.

- Commissioner Zurinkas seconded the motion.
- The motion was Deferred unanimously (7-0)

IX. ANNOUNCEMENTS

X. ADJOURNMENT

- ❖ With there being no further items to consider or discuss Chairman Kung'u adjourned the meeting at 11:06 P.M.

Respectfully submitted,

Tracy Jackson

Tracy Jackson, Planning + Zoning Coordinator



Planning Commission Meeting

February 2, 2023

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

- Francis Kung'u called the meeting to order at 6:30 P.M.

II. ROLL CALL

- **Planning Commissioners present:**
 - Francis Kung'u (Chairman)
 - Fergal Brady (Vice-Chairman)
 - Todd Stratton
 - William Perkins
 - Valerie Manley (Alternate)
 - Karen Richard
 - Katie Reeves (Alternate)
- **Staff present:**
 - Kathi Cook, Director of Community Development & Economic Development
 - Michael Woodman, Planning + Development Services Manager
 - Eric Graves Senior Transportation Engineer/Planner
 - Tracy Jackson, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

1. Commissioner Richard made a motion to defer minutes from January 5, 2023, until the next meeting that will be held in March.
 - Commissioner Manley seconded the motion.
 - The motion was approved unanimously (7-0)

IV. WORKSHOP

- **Deferrals, Tabling, and Postponements presentation**
 - Lauren Shapiro came forward to discuss motions being made on Deferrals, Tabling, and Postponements.

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

1. PH-20-02 Unified Development Code Text Amendment

- Kathi Cook, Director of Community Development & Economic Development came forward to present this item.

Consideration of text amendments to the Unified Development Code (UDC) to add procedures for establishing a residential infill overlay.

- **Staff recommends the following text amendments:**

Staff proposes procedures to establish a Residential Infill Overlay District. The procedures propose an initial 30% threshold of real property owners in support of the overlay for the City to consider creating a residential infill overlay district. A 75% threshold of real property owners in support is proposed prior to City Council adoption of the overlay. The intent of these procedures is to provide a process to establish a residential infill overlay district where there is support among a majority of the property owners in order to impose an additional layer of regulation to help combat incompatible development in established neighborhoods. The Meadow Brook Hills, Milton Estates and Stone Gate Manor Residential Infill Overlay District was approved in August 2022 in response to negative impacts from redevelopment in those neighborhoods.

- **The Planning Commission discussed the following:**

Questions that were brought up in discussion between Commissioners:

- Who/what determines a neighborhood.
- How are overlay regulations tied into the property?
- Will there be language that clarifies if there is an HOA or not? Specify that it is property owners, not renters who sign.
- If the property changes hands will there be something that can trigger that a prospective buyer understands that there is an overlay attached to the property?
- Commissioner Reeves raised concern that people will try to get the city to do what a HOA (homeowner association) would do.

- **Public comment:**
 - **No public comments**

- ❖ Commissioner Brady offered a motion to approve procedures (PH-23-02 Unified Development Code (UDC) Text Amendment)
 - Commissioner Richard seconded the motion.
 - The motion was passed unanimously (7-0)

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss Chairman Kung'u adjourned the meeting at 7:44 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:** CLUP-22-05/Z-22-15/CU-22-12/V-22-29 THOMPSON STREET PARK/31 & 51 THOMPSON STREET

PLANNING COMMISSION: MARCH 2, 2023

CITY COUNCIL: MARCH 20, 2023

This item was considered at the January 5, 2023 Planning Commission meeting. Staff recommended denial of the applicant's request. There were 2 public comments with one (1) in support, including comments that the streetscape needs to change, Pecan tree should be removed, reduce length of driveways to reduce impacts on trees, and a question about where stormwater is discharged. After discussion, Planning Commission deferred the item. Vote 7-0

II. **RECOMMENDATION:**

Approve CLUP-22-05/Z-22-15/CU-22-12/V-22-29 THOMPSON STREET PARK/31 & 51 THOMPSON STREET, subject to the following conditions:

1. Approximately 2.23 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Paradigm, dated 1/25/23, 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 8.52 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 8' planter planted with street trees, 8' sidewalk (concrete with brick paver banding), 10' travel lane, 8' on-street parking (may overlap planter) 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 1/25/23, with final approval by Staff.
9. Decorative pedestrian lighting shall be required throughout the development.
10. 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.
11. Developer shall plant a row of trees along the west side of the entrance to Thompson Street Flats, as approved by DRB.
12. 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.

13. Open space shall be developed substantially similar to the site plan prepared by Paradigm, dated 1/25/23, 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.
14. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
15. Developer shall save on-site trees and boundary trees as depicted on the site plan prepared by Paradigm, dated 1/25/23, as approved by Staff. CRZ impacts to saved trees 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, with final approval by Staff.
16. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
17. 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.
18. HVAC and similar equipment shall not be visible from the public right-of-way.
19. 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.
20. Stormwater management facilities may be placed underground within the amenity space as depicted on the site plan prepared by Paradigm, dated 1/25/23, 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.
21. Garbage pickup shall be from within the development.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. The 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 nineteen (19) '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 8.52 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 nineteen (19) 'For-Sale' single-family detached homes on 2.23 acres in the Downtown. The proposed density is 8.52 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, but 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 slightly higher, but 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
Alcove 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
Alcove 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 nineteen (19), two (2) and 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 west end of the alley. The Downtown Code requires 48 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 80 parking spaces are provided on the site plan.

The site plan depicts 1.17 acres, or 52% open space within the proposed development. Open space is proposed to include yards and courtyards, a natural amenity area at the rear of the development with walking path, and an amenity with mail kiosk adjacent to the roundabout. The DT-LW zoning district requires a minimum ten percent (10%) amenity space, plus an additional 0.52% related to the proposed increase in density, for a total of 0.23 acres of open space.

Seven (7) specimen trees and one (1) tree of quality are called out in the applicant's arborist assessment as being in 'Good' or 'Fair' condition. A tree save area is depicted between lots 17 & 18 and includes at least five (5) trees (40" Southern Red Oak, 37" Water Oak, 14" Hemlock, 18" Hemlock, and 9" Holly), of which three (3) are specimen trees and one (1) is a tree of quality. In addition, two (2) trees along the south property line (40" Water Oak and 8" Persimmon) are depicted to be saved. Several out-site boundary trees are depicted to be saved along the

south and west property lines. It is recommended that the developer make reasonable efforts to save additional tree groupings and trees of quality.

The site plan depicts an underground stormwater management facility under an amenity space at the west end of the property. 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.

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.

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. Surrounding properties are primarily developed with residential uses.

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

Response: The zoning proposal would not have significant impacts on the natural environment. The applicant has made reasonable efforts to save trees, including reducing the number of lots and site layout adjustments.

- 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 reflects a reasonable balance. The applicant has adjusted the zoning plan, including the removal of residential lots in order to save trees.

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 above-referenced site development requirements 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.

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.

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.

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. The proposed change to the future land use designation and rezoning are consistent with the vision for Thompson Street. Commercial development on 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. The conditional use to increase density is lower than previous conditional use approvals along Thompson Street and the applicant has adjusted the site layout and reduced the number of lots in order to save trees.

There are not exceptional or peculiar conditions on the property that adversely affect its reasonable use. However, 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.

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

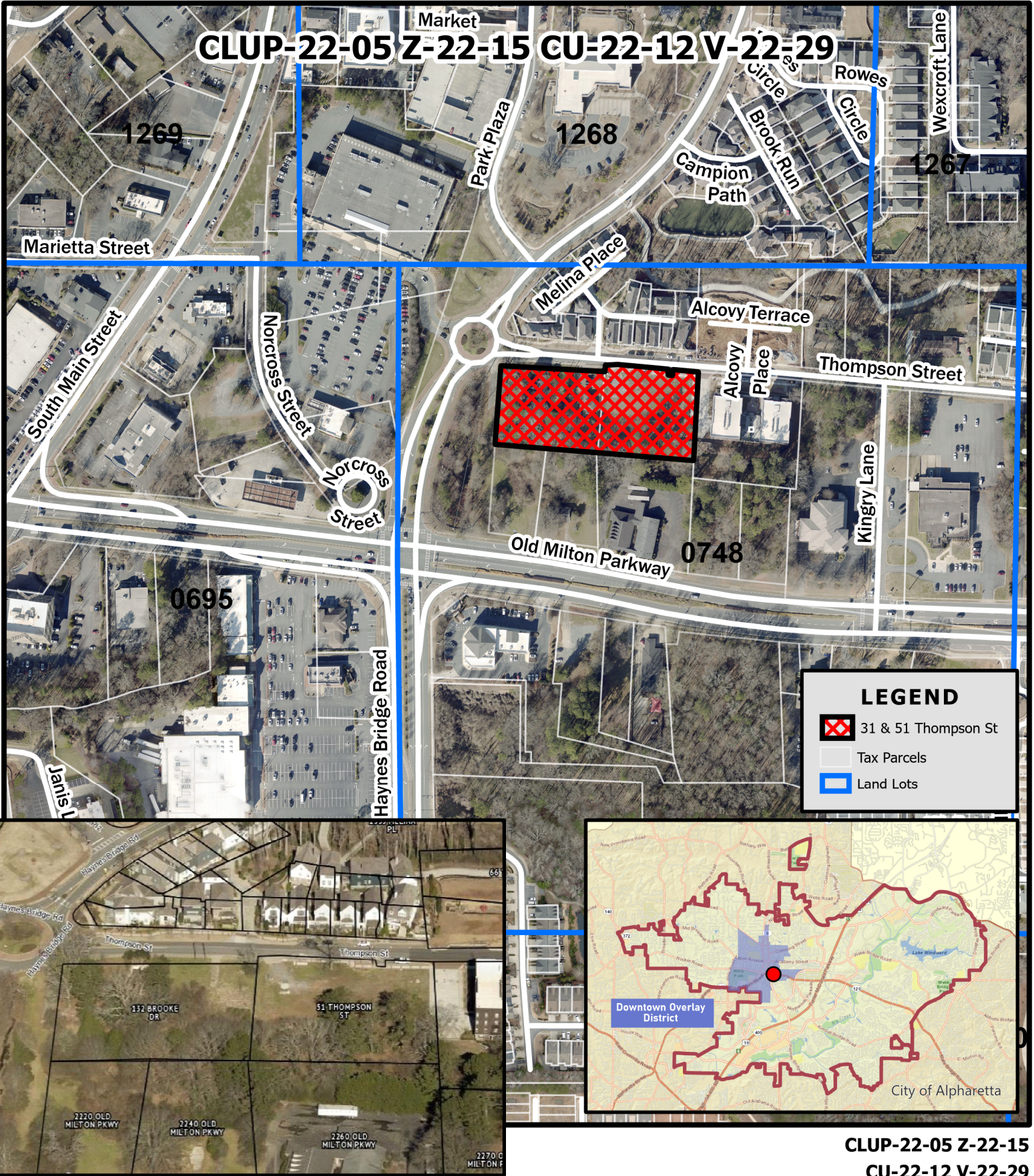
CZIM was held on November 9, 2022. There were public comments in support of the applicant's request and in opposition with concerns that the Thompson Street Flats developer did not fulfill promises of a 2nd phase of condominiums.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Latest Open Space Plan
- Arborist Report (updated)

- Renderings
- CZIM Sign In Sheet
- Citizen Participation Part B
- Public Comments
- Application

CLUP-22-05 Z-22-15 CU-22-12 V-22-29



CLUP-22-05 Z-22-15

CU-22-12 V-22-29

D/LL: 1/2/0748

PC: 12/01/22

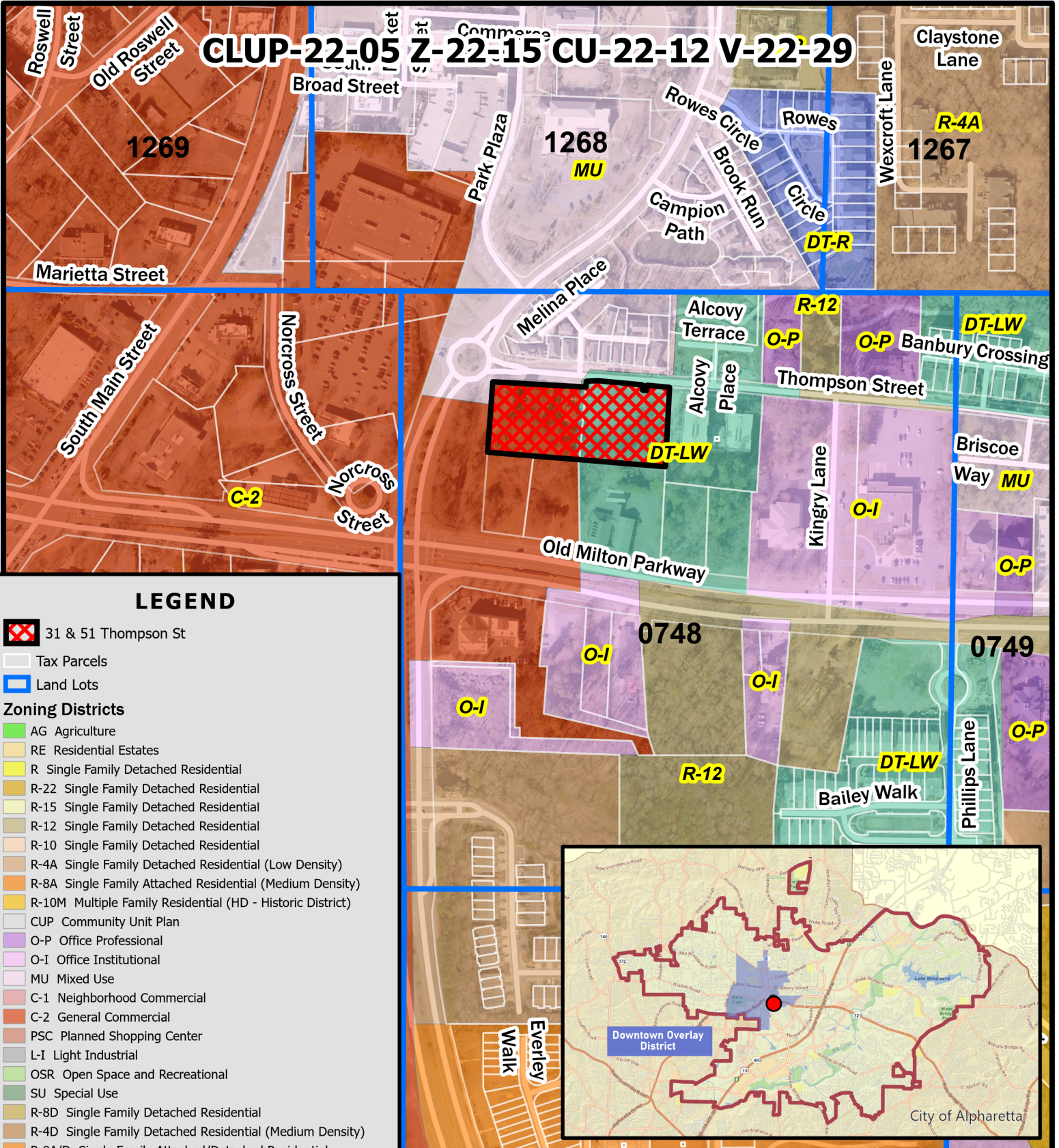
CC: 12/12/22



Aerial Map 31 & 51 Thompson Street

Location Map Provided by:
Community Development - GIS

CLUP-22-05 Z-22-15 CU-22-12 V-22-29



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

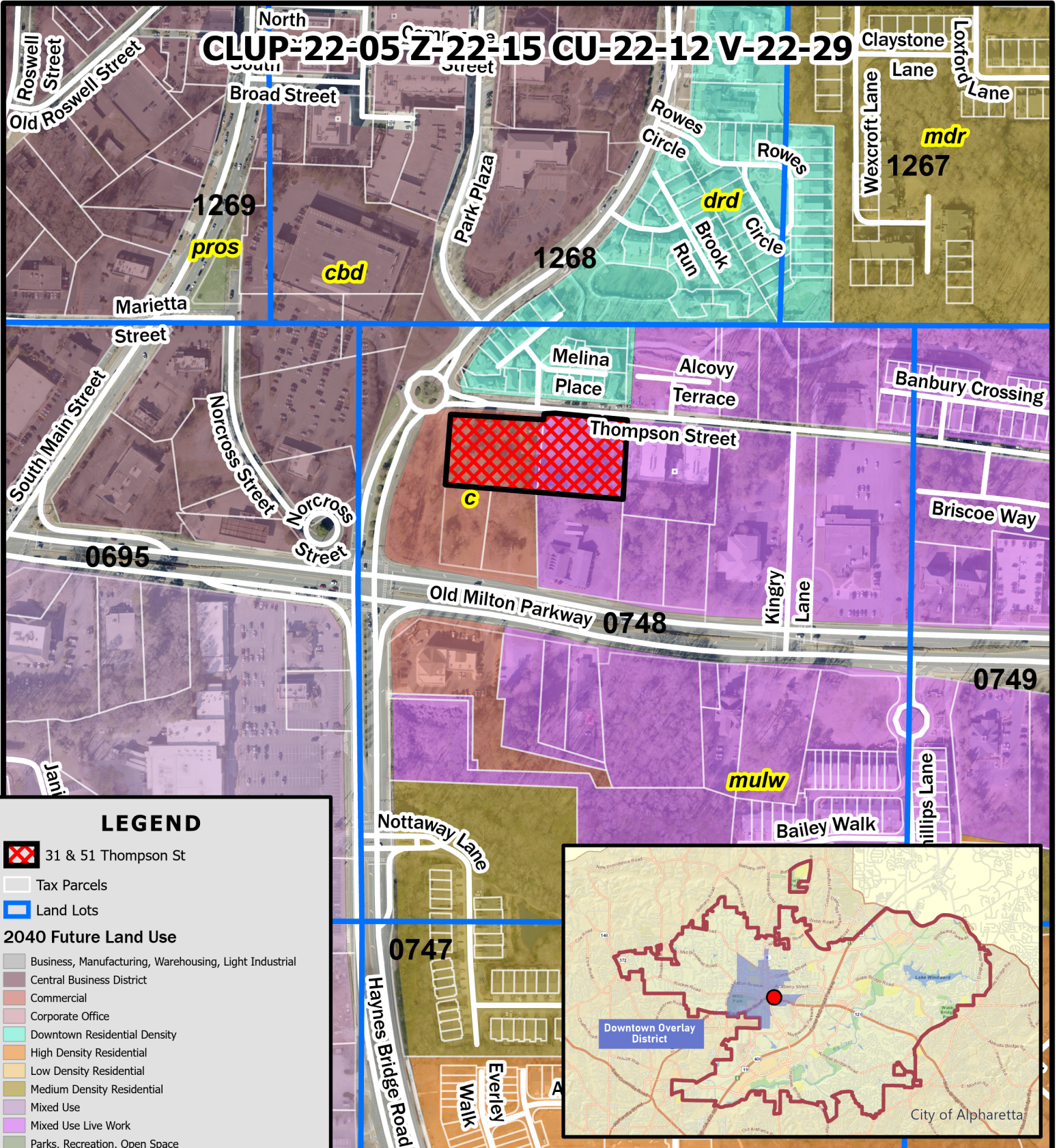
PC: 12/01/22

CC: 12/12/22

Location Map Provided by:
Community Development - GIS



CLUP-22-05 Z-22-15 CU-22-12 V-22-29



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



Future Land Use Map 31 & 51 Thompson Street

CLUP-22-05 Z-22-15

CU-22-12 V-22-29

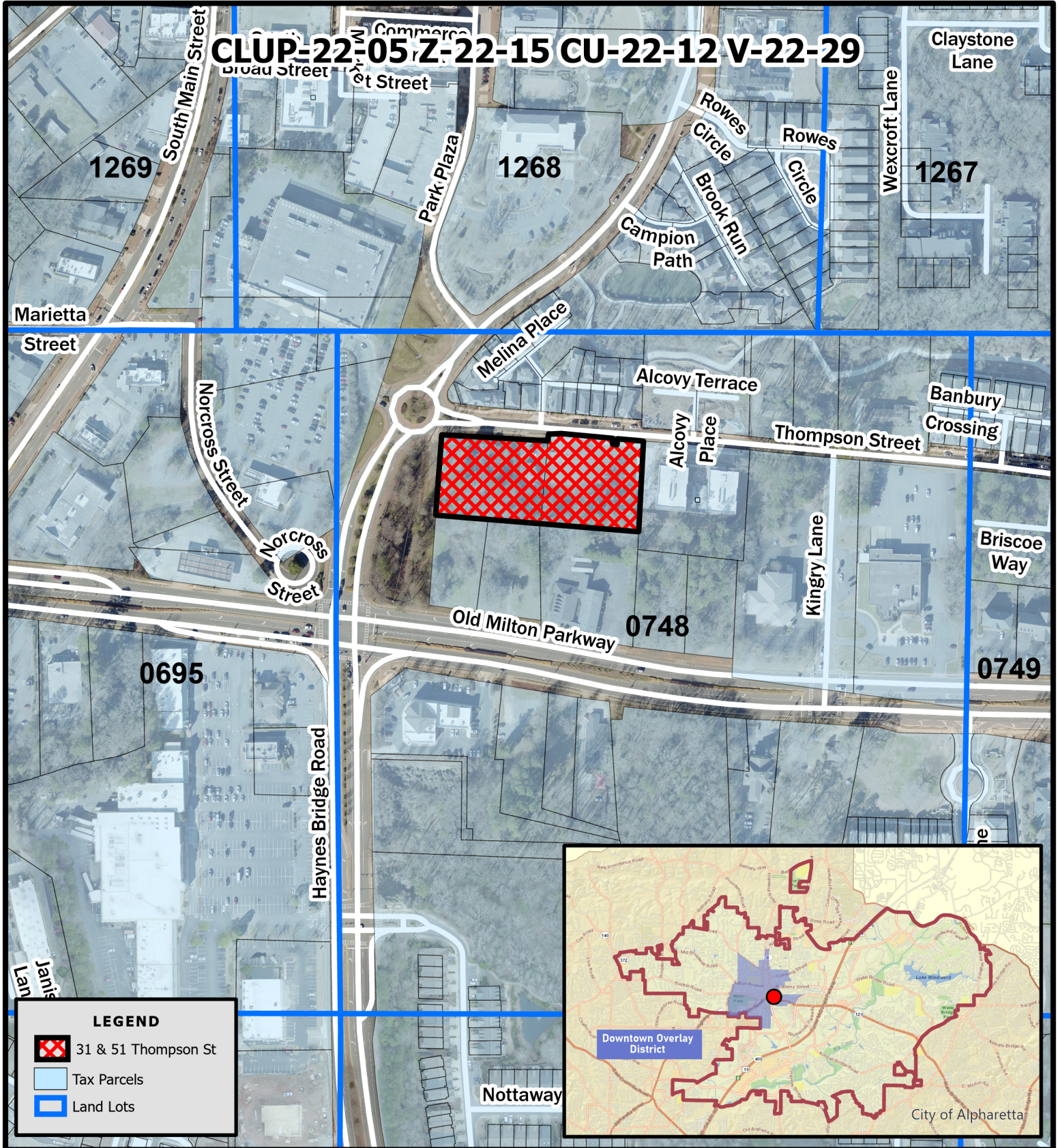
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PC: 12/01/22

CC: 12/12/22

Location Map Provided by:
Community Development - GIS

CLUP-22-05 Z-22-15 CU-22-12 V-22-29



CLUP-22-05 Z-22-15

CU-22-12 V-22-29

D/LL: 1/2/0748

PC: 12/01/22

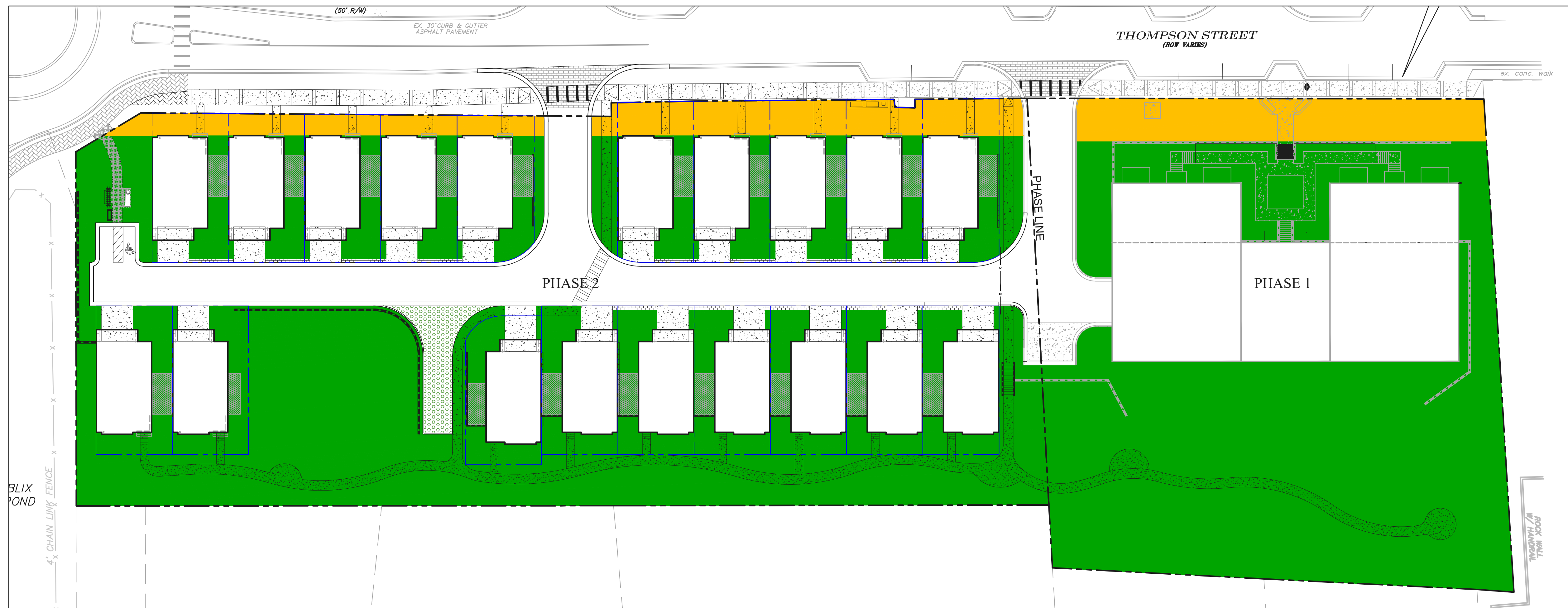
CC: 12/12/22

Location Map

31 & 51 Thompson Street

Location Map Provided by:
Community Development - GIS

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
CROSS LOT AREA: 07.005 05 05 (0.00 AC)

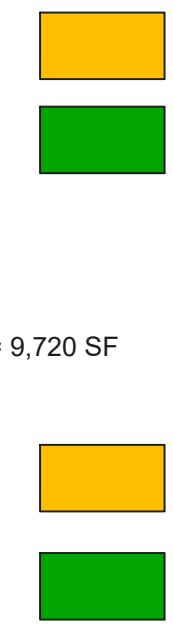
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 9,720 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)

PROVIDED CIVIC OPEN SPACE: 6,070 SF

PRIVATE & DEVELOPMENT AMENITY
OPEN SPACE: 45,027 SF

TOTAL AMENITY SPACE: 51,097 SF (53%)
(CIVIC, DEVELOPMENT, PRIVATE)

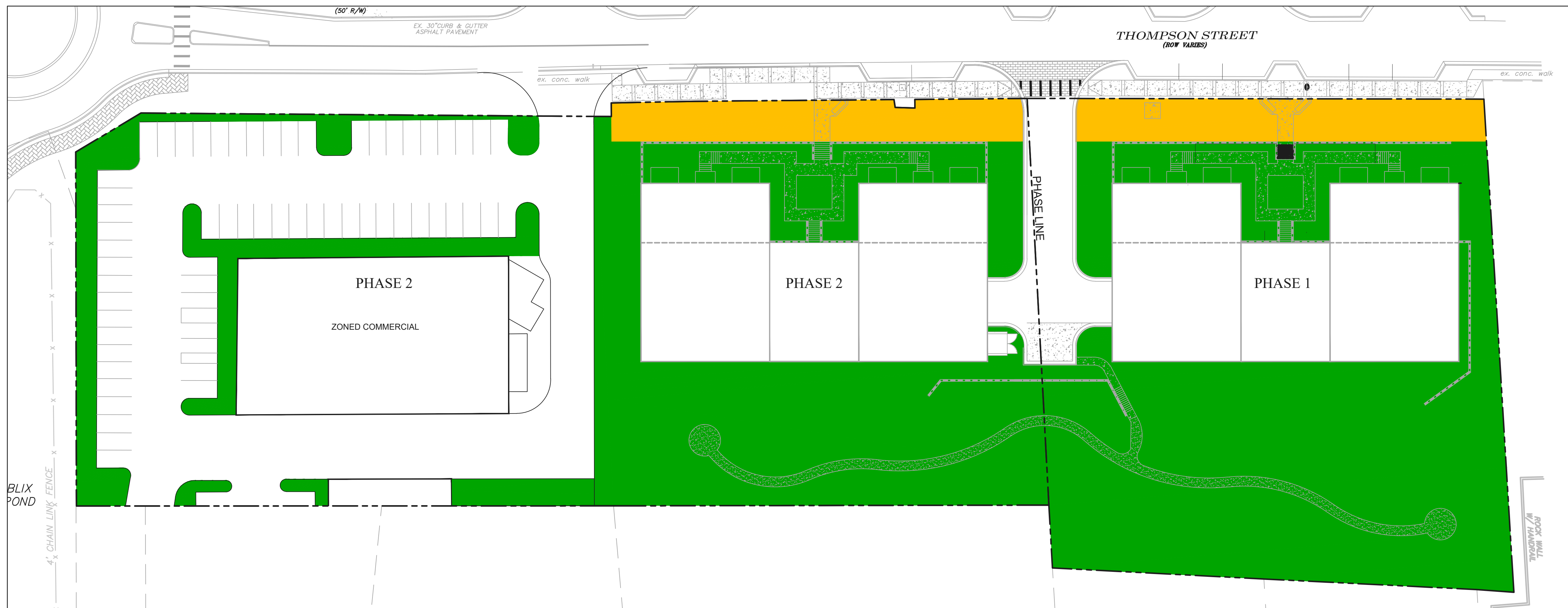


paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2239
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	1/16/2023
Scale:	NTS

[illegible]

ORIGINAL OPEN SPACE DATA



OPEN SPACE DATA

PHASE 1
GROSS LOT AREA: 56,279 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
CROSS LOT AREA: 03.005.05.05 / 0.00 AC

MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 9,720 SF

MINIMUM CIVIC OPEN SPACE: NONE
(LESS THAN 50 SQ. FT.)

PROVIDED CIVIC OPEN SPACE: 6,047 SF

PROVIDED AMENITY OPEN SPACE: 33,942 SF

TOTAL OPEN SPACE: 39,989 SF (41%)



Know what's below
Call 811 or (800) 282-7411
Before You Dig

*****CAUTION*****

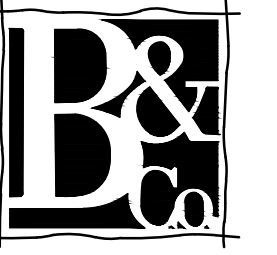
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE 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

**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



Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

STORYBOOK BUILDERS, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

OWNER:

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



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PLAN.

REVISIONS:

1/11/21 REV PLANS PER SUBMITTAL REQ.
1/13/21 REV W/ NEW ARBORIST REPORT
1/30/23 REV W/ NEW CIVIL LAYOUT

DRAWING TITLE:

EXISTING TREE
PLAN

DATE:

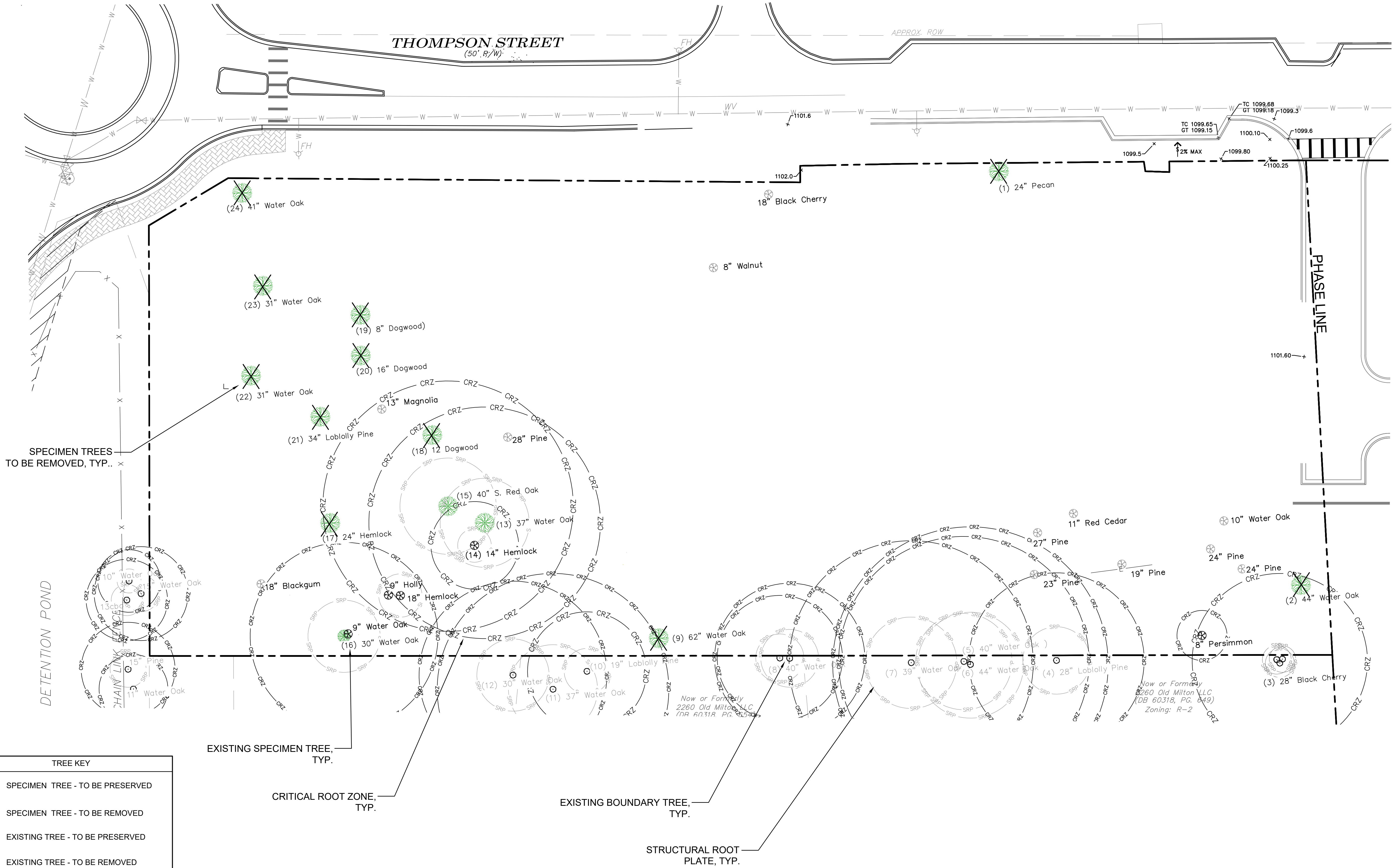
11.7.22

PROJECT #

22.092

SHEET REF #

LS-101



SPECIMEN TREES
TO BE REMOVED, TYP..

DETENTION POND

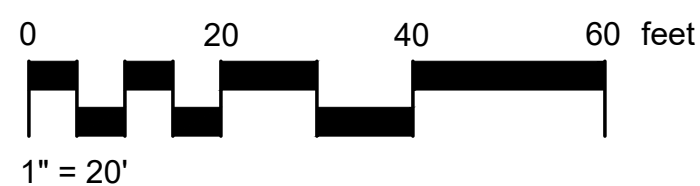
EXISTING SPECIMEN TREE,
TYP.

CRITICAL ROOT ZONE,
TYP.

EXISTING BOUNDARY TREE,
TYP.

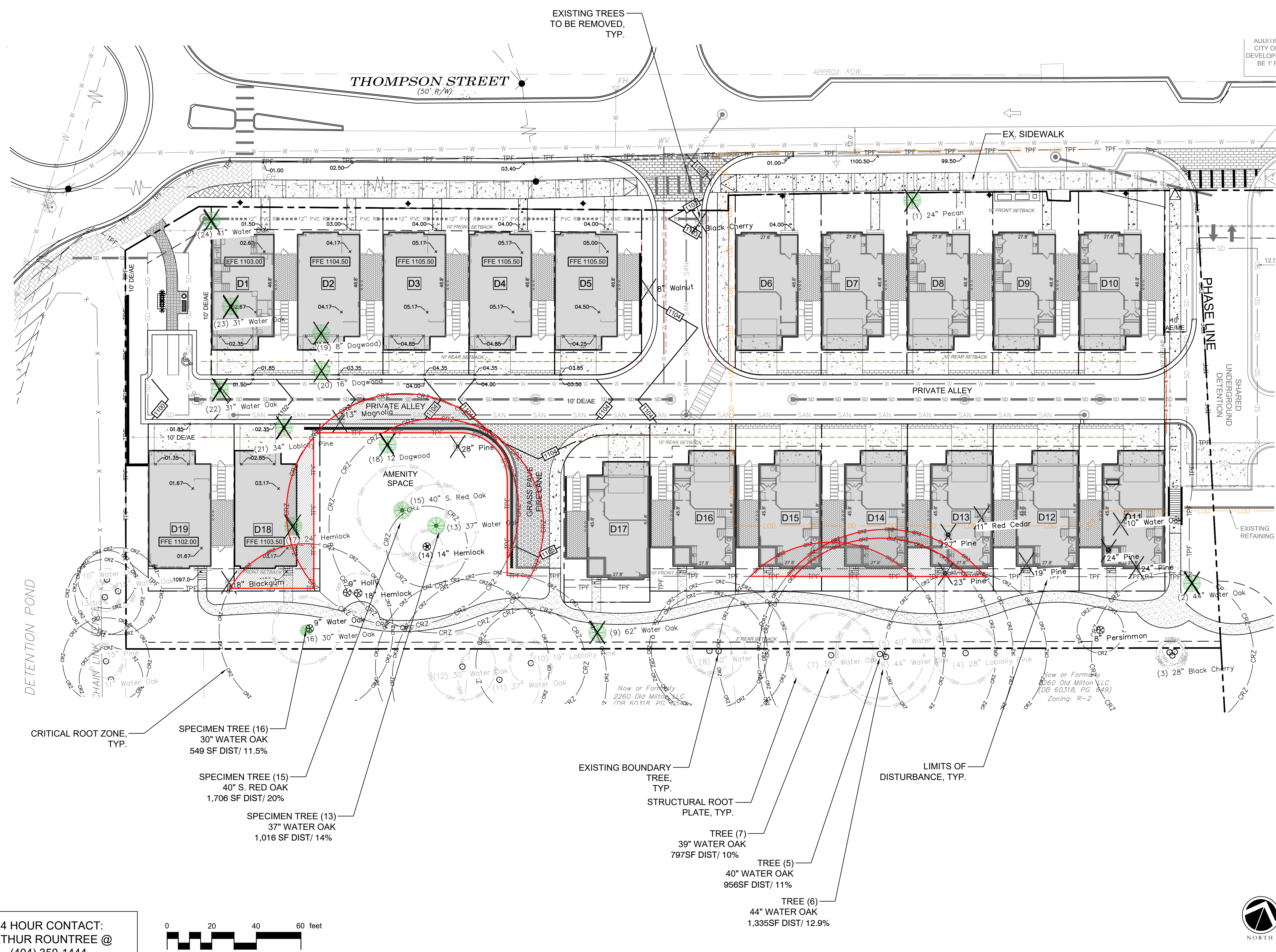
STRUCTURAL ROOT
PLATE, TYP.

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444



NOTE:
SEE UPDATED ARBORIST REPORT FROM
DAVID DECHANT, DATED JAN 11, 2023.





ADDITIONAL CITY OF DEVELOPMENT BE 1' F

DETENTION POND

CRITICAL ROOT ZONE, TYP.

SPECIMEN TREE (16)
30" WATER OAK
549 SF DIST/ 11.5%

SPECIMEN TREE (15)
40" S. RED OAK
1,706 SF DIST/ 20%

SPECIMEN TREE (13)
37" WATER OAK
1,016 SF DIST/ 14%

EXISTING BOUNDARY TREE, TYP.
STRUCTURAL ROOT PLATE, TYP.

TREE (7)
39" WATER OAK
797SF DIST/ 10%

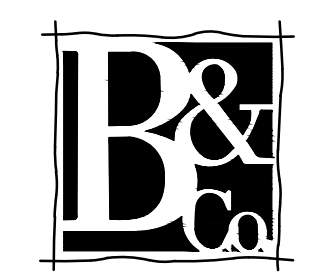
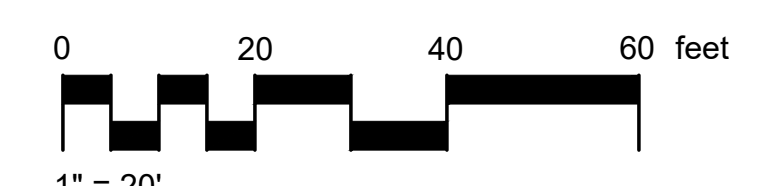
TREE (5)
40" WATER OAK
956SF DIST/ 11%

TREE (6)
44" WATER OAK
1,335SF DIST/ 12.9%

LIMITS OF DISTURBANCE, TYP.



24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444



Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

STORYBOOK BUILDERS, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

OWNER:

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



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REVISIONS:

1/15/21	REV PLANS PER SUBMITTAL REQ.
1/13/23	REV W/ NEW ARBORIST REPORT
1/30/23	REV W/ NEW CIVIL LAYOUT

DRAWING TITLE:

EXISTING TREE
IMPACT PLAN

DATE:

11.7.22

PROJECT #

22.092

SHEET REF #

LS-101.1

STORYBOOK BUILDERS, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

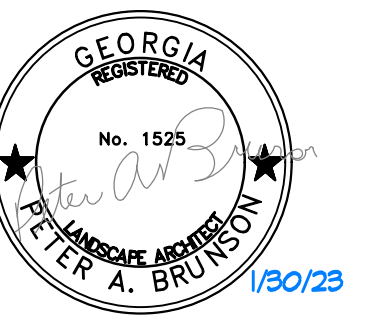
OWNER:

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



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REVISIONS:

11/15/21	REV PLANS PER SUBMITTAL REQ.
1/13/23	REV W/ NEW ARBORIST REPORT
1/30/23	REV W/ NEW CIVIL LAYOUT

DRAWING TITLE:

LANDSCAPE
CONCEPT PLAN

DATE:

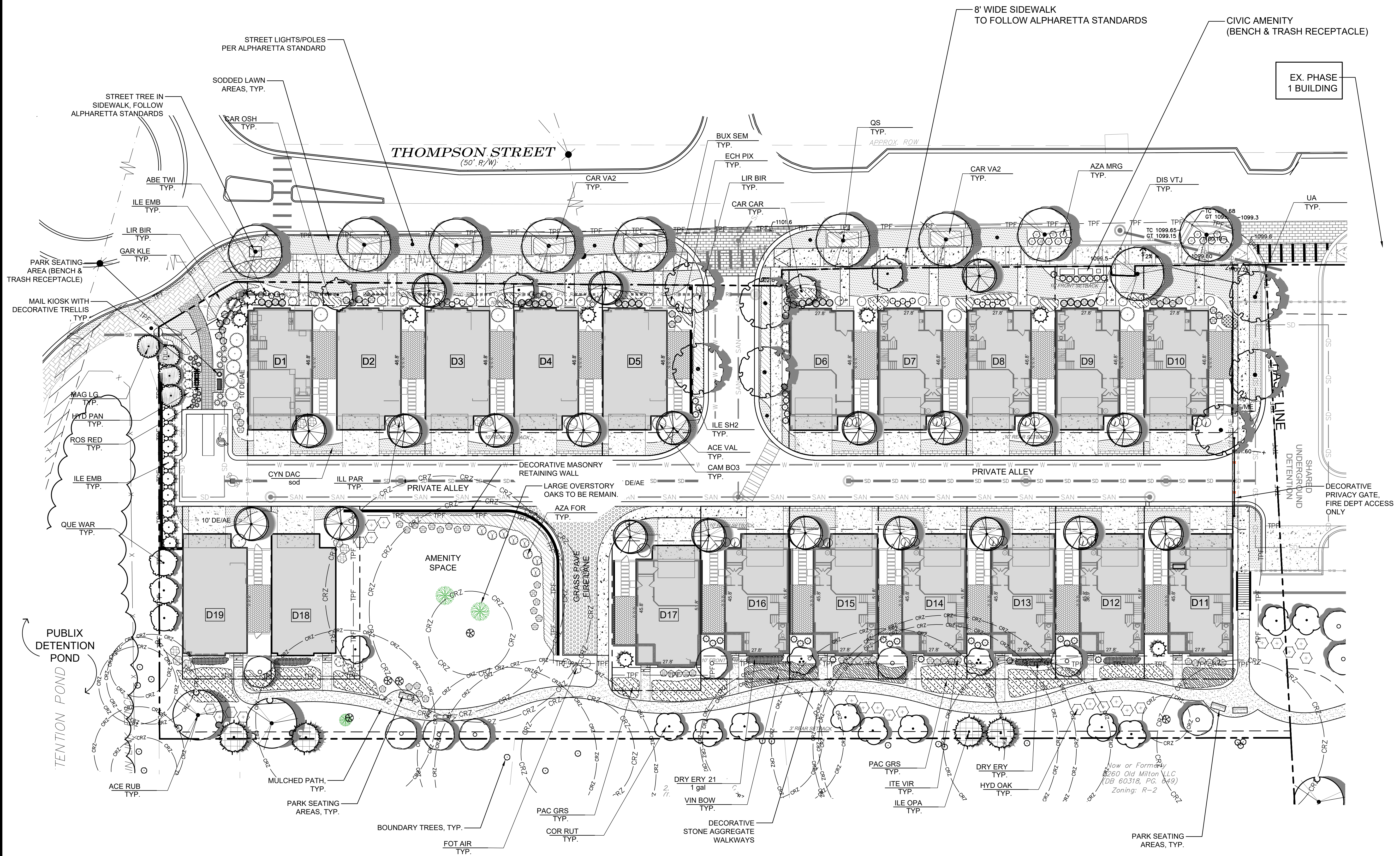
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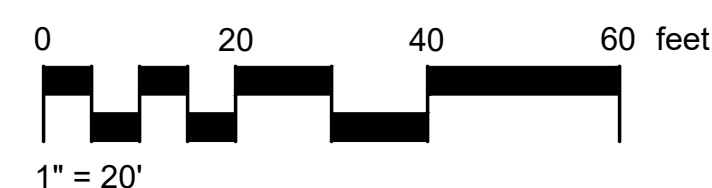
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SHEET REF #

LS-102

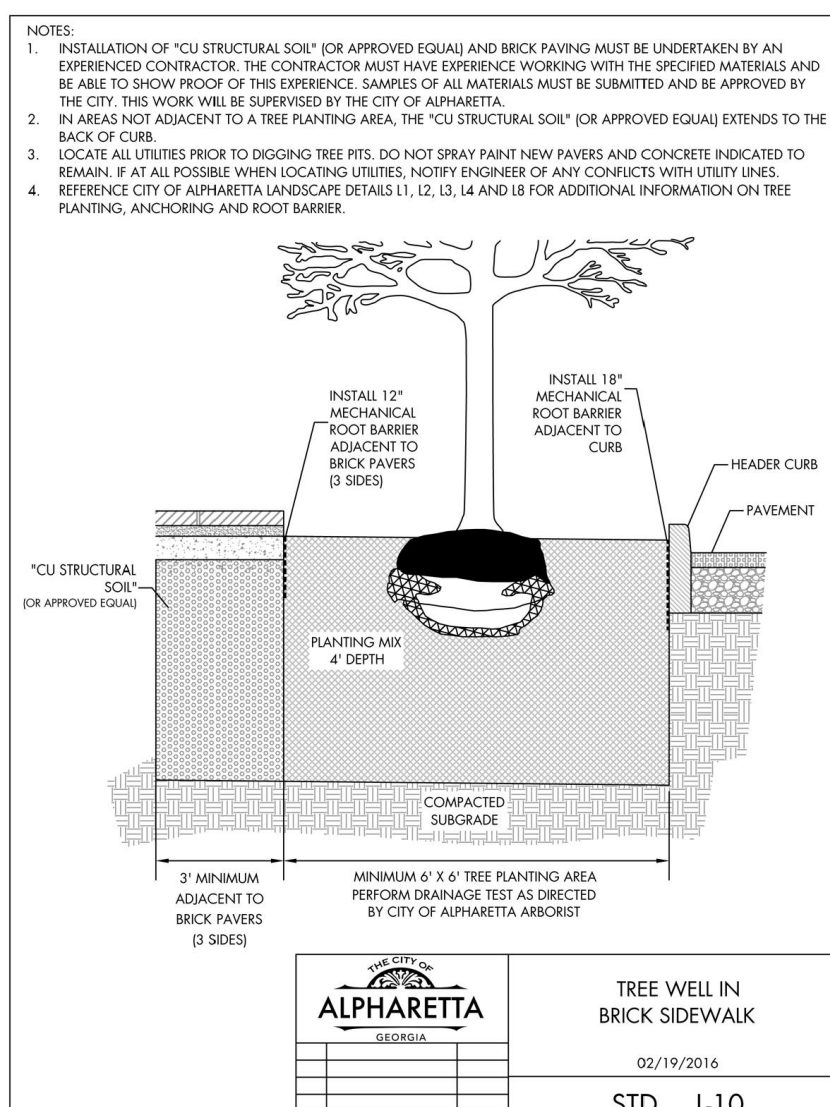
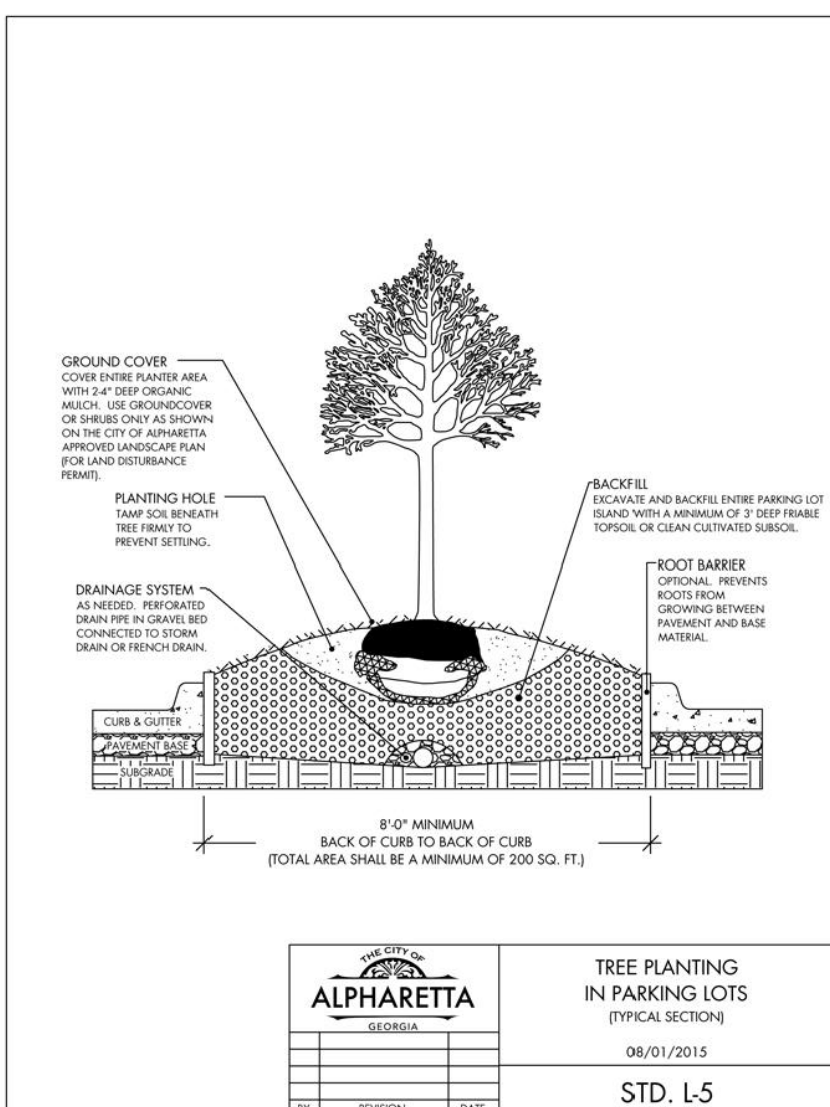
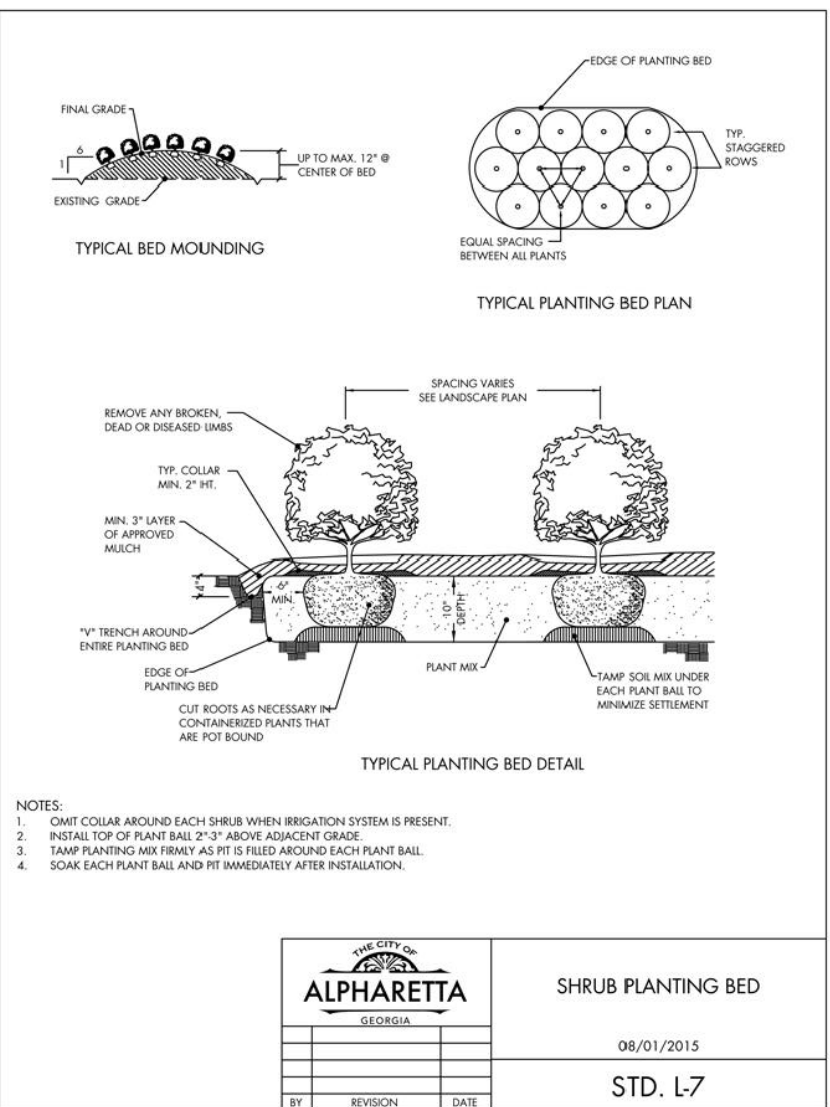
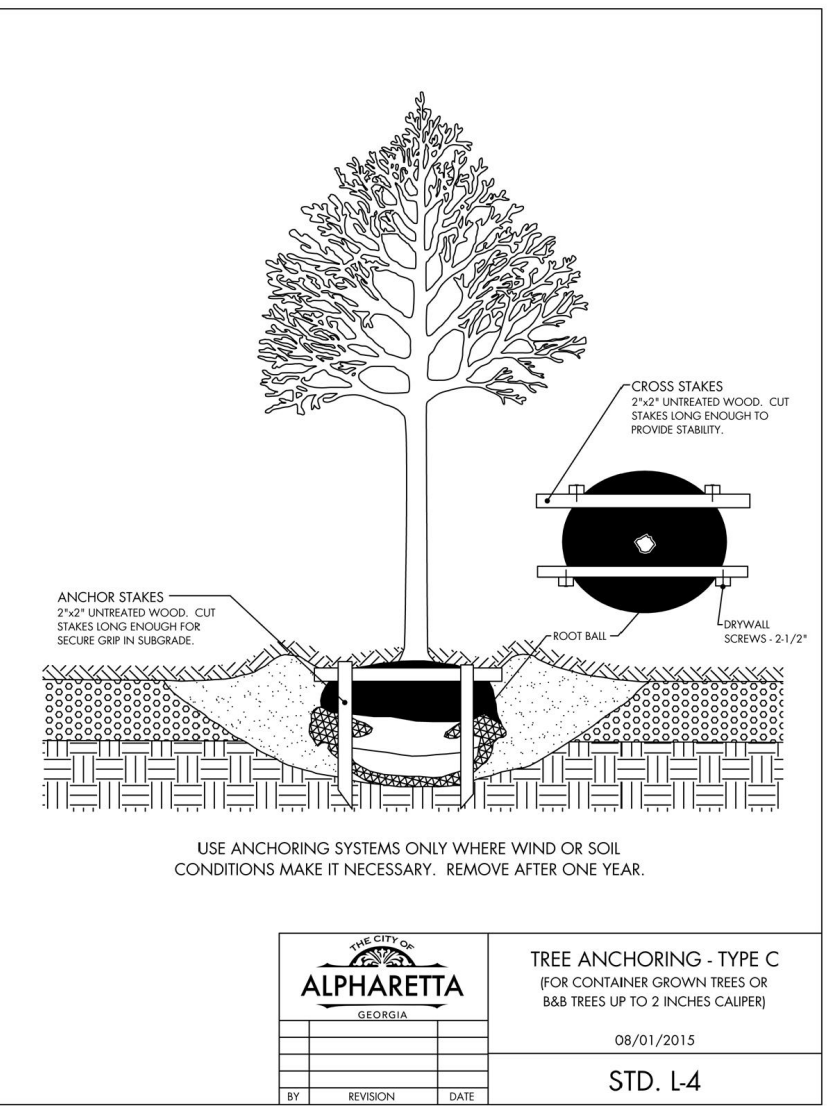
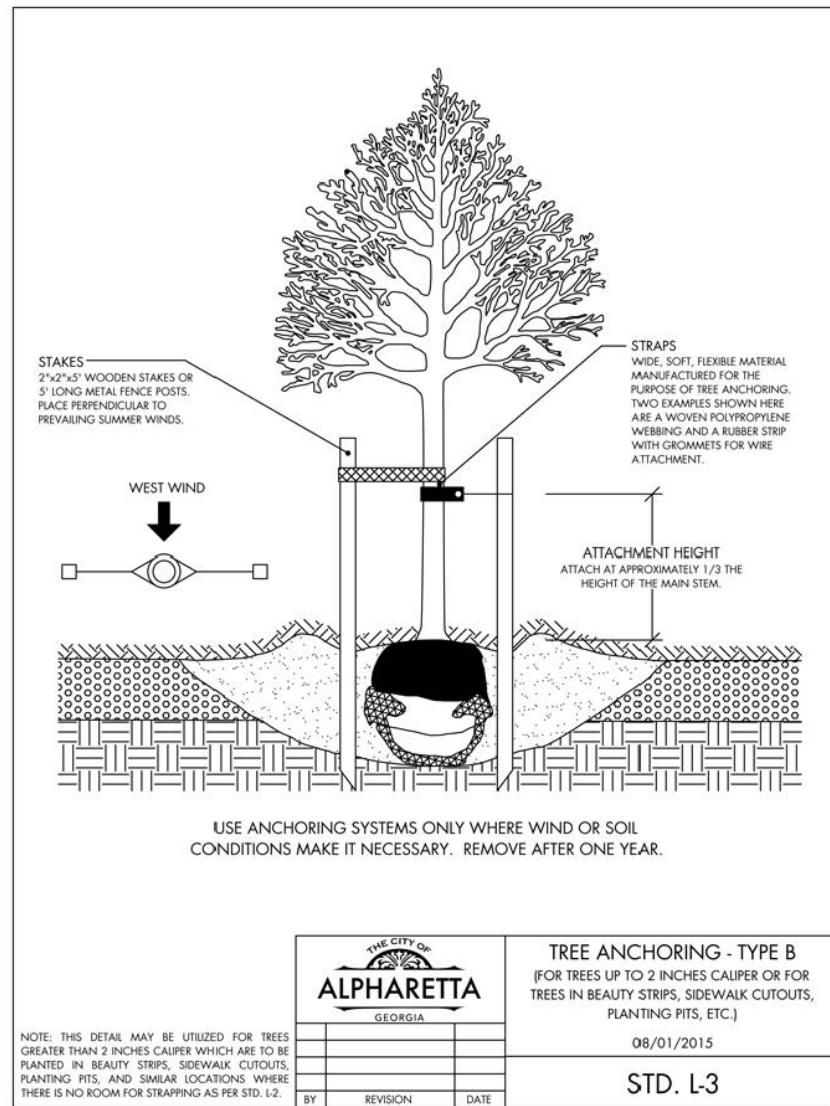
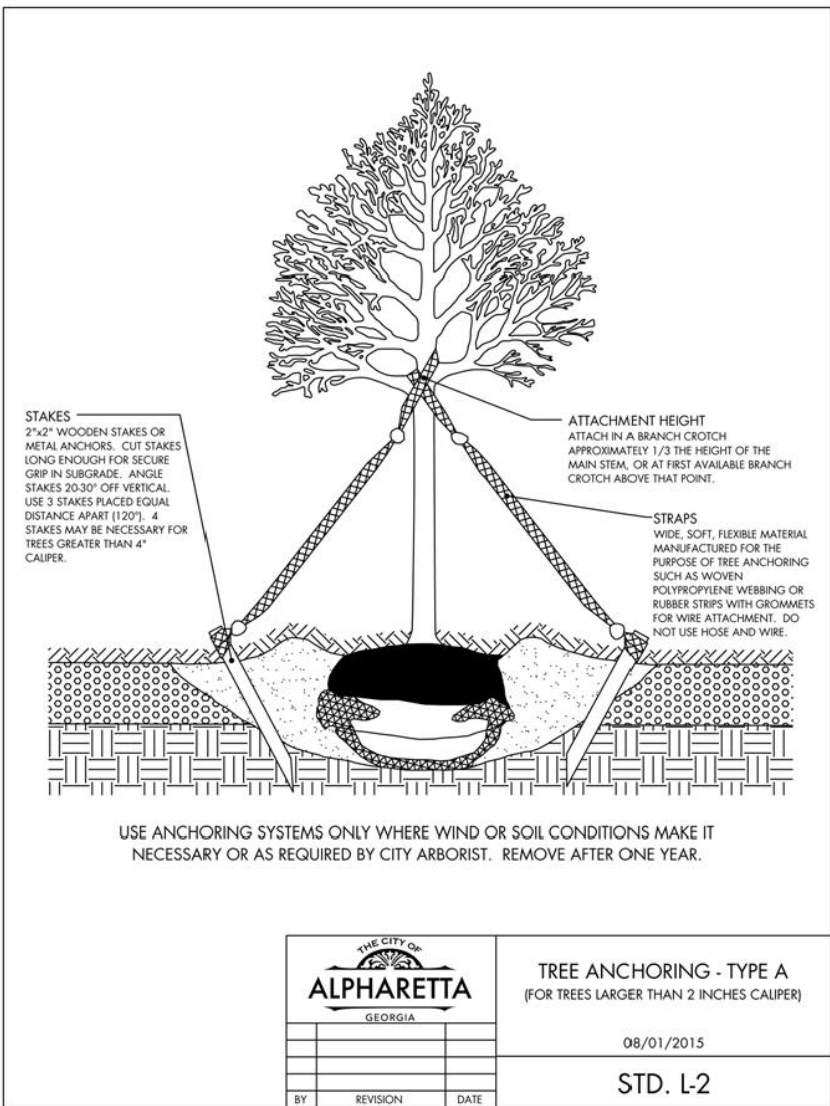
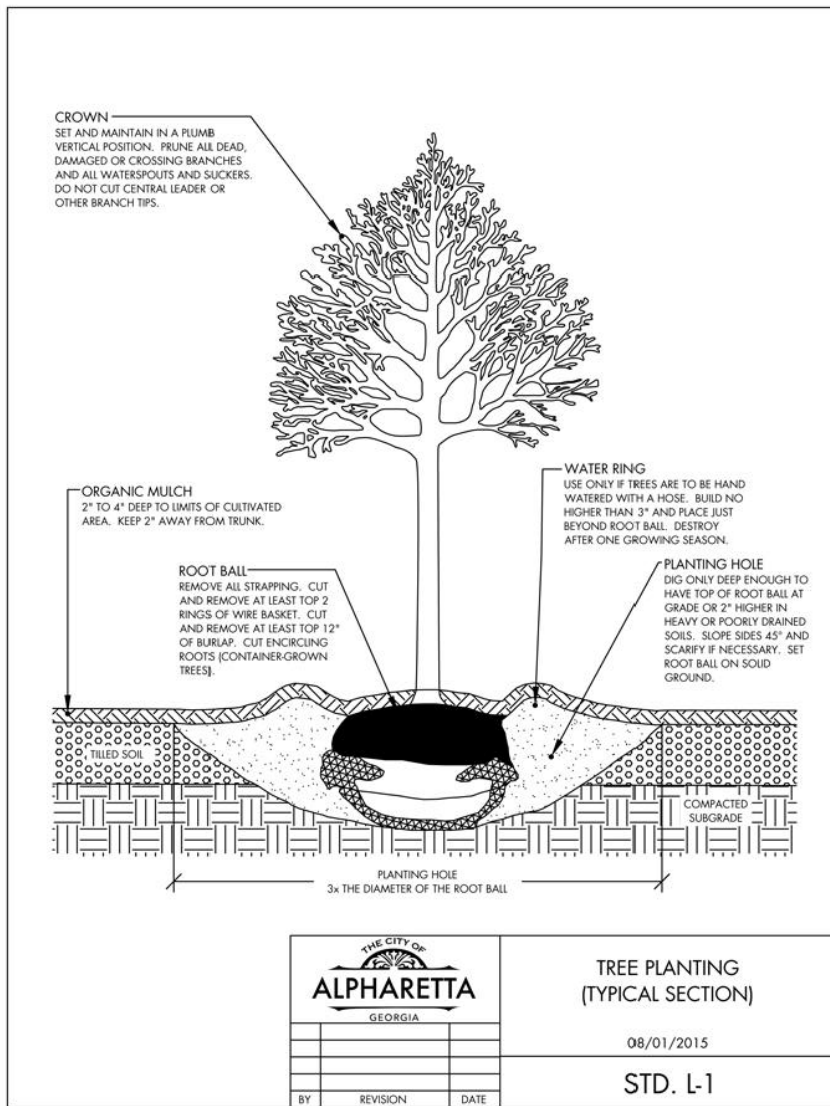


24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444



NOTE:
SEE SHEET LS-103 FOR PLANT
LIST & DETAILS



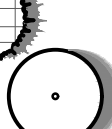
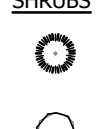
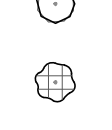
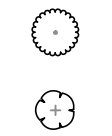
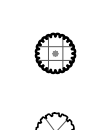
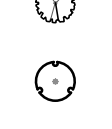
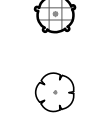
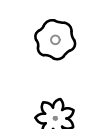
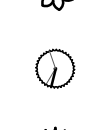
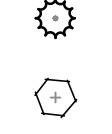
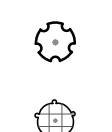
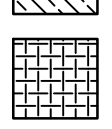
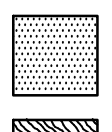
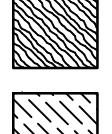
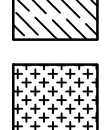
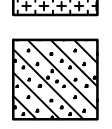
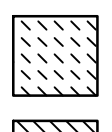
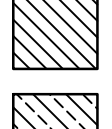
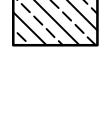
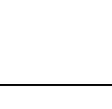


LANDSCAPE PLAN NOTES:

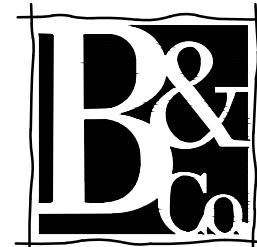
- The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
- Trees agreed upon to be saved are the responsibility of the owner.
- A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
- Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

- Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
- When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.
- All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
- All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
- Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
- Landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please call (678)297-6070 for information and to reserve a spot.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
	UA	7	AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	B & B	4" CAL	14-16' HT.	AS SHOWN
	ILE OPA	4	AMERICAN HOLLY / ILEX OPACA	B & B	4" CAL	13'-14' HT.	10' O.C.
	NYS GRE	1	BLACK GUM / NYSSA SYLVATICA 'GREEN GABLE' TM	B & B	4" CAL	14-16' HT.	AS SHOWN
	CAR CAR	4	COLLYNAIR AMERICAN HORNBEAM / CARPINUS CAROLINIANA 'COLLYNAIR' TM	B & B	4" CAL	16-18' HT.	AS SHOWN
	MAG LG	4	DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	B & B	3" CAL	11'-12' HT.	12' O.C.
	ILE EMB	18	EMILY BRUNER HOLLY / ILEX X 'EMILY BRUNER'	B & B		6' HT. MIN.	6' O.C.
	CC	13	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' TM	B & B	3" CAL	9-10' HT.	AS SHOWN
	ACE RUB	3	RED SUNSET MAPLE / ACER RUBRUM 'RED SUNSET'	B & B	4" CAL	16-18' HT.	20' O.C.
	QUE WAR	3	REGAL PRINCE OAK / QUERCUS X WAREI 'LONG' TM	B & B	4" CAL	14'-16' HT.	15' O.C.
	BN	1	RIVER BIRCH MULTI-TRUNK / BETULA NIGRA	B & B	4" CAL	14'-16' HT.	AS SHOWN
	QS	10	SHUMARD RED OAK / QUERCUS SHUMARDII	B & B	4" CAL	14'-16' HT.	AS SHOWN
	COR RUT	12	STELLAR PINK DOGWOOD / CORNUS X 'RUTGAN'	B & B	3" CAL	8-9' HT.	12' O.C.
	MAG SWE	3	SWEET BAY / MAGNOLIA VIRGINIANA	B & B	3" CAL	10-12' HT.	AS SHOWN
	ACE VAL	21	VALYNOR® TRIDENT MAPLE / ACER BUERGERIANUM 'ABFSS'	B & B	4" CAL	14-16' HT.	AS SHOWN
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING	
	MIS SIN	1	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS 'ADAGIO'	3 GAL		3' O.C.	
	BUX SEM	21	AMERICAN BOXWOOD / BUXUS SEMPERVIRENS	B & B			
	ILL PAR	12	ANISE TREE / ILICITUM PARVIFLORUM	3 GAL		4' O.C.	
	CAM BO3	13	BONANZA CAMELLIA / CAMELLIA SASANQUA 'BONANZA'	15 GAL		6' O.C.	
	FOT AIR	9	DWARF WITCHALDER / FOTHERGILLA GARDENII 'MT. AIRY'	7 GAL	4' O.C.		
	DIS VTJ	23	FIRST EDITIONS® VINTAGE JADE DISTYLUM / DISTYLUM X 'VINTAGE JADE'	3 GAL		4' O.C.	
	AZA FOR	8	FORMOSA AZALEA / AZALEA INDICA 'FORMOSA'	5 GAL		4' O.C.	
	ILE HOO	17	HOOGENDOORN HOLLY / ILEX CRENATA 'HOOGENDOORN'	3 GAL		3' O.C.	
	GAR KLE	26	KLEIM'S HARDY GARDENIA / GARDENIA JASMINOIDES 'KLEIM'S HARDY'	3 GAL		3' O.C.	
	HYD PAN	8	LIMELIGHT HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'	7 GAL		4' O.C.	
	AZA MRG	14	MRS. G.G. GERBING INDICA AZALEA / AZALEA INDICA 'MRS. G.G. GERBING'	3 GAL		3' O.C.	
	ROS RED	10	RED DRIFT ROSE / ROSA X 'MEIGALPIO'	3 GAL	2' O.C.		
	CLE JAP	22	SAKAKI / CLEYERA JAPONICA	3 GAL		3' O.C.	
	ILE SH2	36	SHAMROCK INKBERRY HOLLY / ILEX GLABRA 'SHAMROCK'	7 GAL		3' O.C.	
	HYD OAK	27	SNOW QUEEN OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	7 GAL	6' O.C.	6' O.C.	
	ABE TWI	5	TWIST OF LIME ABELIA / ABELIA X GRANDIFLORA 'TWIST OF LIME' TM	3 GAL		3' O.C.	
	ITE VIR	46	VIRGINIA SWEETSPIRE / ITEA VIRGINICA 'VIRGINIA'	3 GAL		4' O.C.	
	MUH WC	14	WHITE CLOUD MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	3 GAL		3' O.C.	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING		
	TRA AS2	9	ASIATIC JASMINE / TRACHELOSPERMUM ASIATICUM 'ASIATIC'	1 GAL	36" O.C.	36" o.c.	
	DRY ERY	105	AUTUMN FERN / DRYOPTERIS ERYTHROSORA	1 GAL	18" O.C.	18" o.c.	
	CYN DAC	7,754 SF	BERMUDAGRASS / CYNODON DACTYLON 'TIFGREEN'	SOD			
	VIN BOW	160	BOWLES BLUE PERIWINKLE / VINCA MINOR 'BOWLES BLUE'	4" POT	24" O.C.	24" o.c.	
	CAR OSH	42	EVEREST JAPANESE SEDGE / CAREX OSHIMENSIS 'EVEREST'	1 GAL	24" O.C.	24" o.c.	
		18	EVERILLO JAPANESE SEDGE / CAREX OSHIMENSIS 'EVERILLO'	1 GAL	16" O.C.	16" o.c.	
	PAC GRS	972	GREEN SHEEN JAPANESE PACHYSANDRA / PACHYSANDRA TERMINALIS 'GREEN SHEEN'	1 GAL	18" O.C.	18" o.c.	
	CAR VA2	247	JAPANESE SEDGE / CAREX MORROWII TEMNOLEPUS 'SILK TASSEL'	1 GAL	18" O.C.	18" o.c.	
	LIR BIR	609	LILY TURF / LIRIOPE MUSCARI 'JOHN BURCH'	1 GAL	18" O.C.	18" o.c.	
	ECH PIX	85 SF	PIXIE MEADOWBRITTE PURPLE CONEFLOWER / ECHINACEA X 'PIXIE MEADOWBRITTE'	1 GAL	16" O.C.		

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE

ROS WELL, GA 30076

770 . 864 . 1987

STORYBOOK BUILDERS, LLC

410 Peachtree Parkway

Suite 4245

Cumming, GA 30041

(O) 404-350-1444

OWNER:

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:

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:

1/15/21 REV PLANS PER SUBMITTAL REQ.

1/13/23 REV W/ NEW ARBORIST REPORT

1/30/23 REV W/ NEW CIVIL LAYOUT

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE:

11.7.22

PROJECT #

22.092

SHEET REF #

LS-103

Thompson Street Park

Tree Assessment

For:
Chad Kee
Storybook Builders
2570 Hermitage Drive
Cumming, GA 30041

Consulting Arborist:
David Dechant LEED AP, SITES AP, ENV SP
ISA Board Certified Master Arborist #SO-5335BM
ISA Certified Municipal Specialist
ISA Qualified Tree Risk Assessor

January 11, 2023

Tree Assessment

Assignment

Assess, tag, and record the following data for City of Alpharetta specimen trees meeting the size criteria for hardwood trees $\geq 24''$ in Diameter at Breast Height (DBH), pine, sweetgum and tulip poplar trees $\geq 30''$ DBH, coniferous trees $\geq 20''$, magnolia and beech trees $\geq 20''$, flowering understory trees $\geq 8''$ (except sourwood $\geq 10''$) DBH site-wide: tree number, diameter, species, vitality, and other comments relative to condition. Boundary trees $\geq 18''$ DBH were also captured 30' outside the property line around the perimeter of the project site

Methods

Information for the following parameters was recorded for each tree and provided in the following inventory.

Term	Description
Tree No.	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees at about 5 feet with a pink ribbon attached to each tag.
Species	Listed as the North American common name.
DBH	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
Condition	Good.....Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species. Fair.....Tree is in moderate health but may have a minor pathogenic problem. Some insects and disease could be present. Tree may have minor structural defects but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress. Poor.....Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death. Dead.....Tree is dead. Hazardous .Tree with uncorrectable defects severe enough to pose imminent danger to people or buildings under normal conditions, as determined by a City Arborist or City Forester.
Comments	Additional information regarding health and condition of the trees.

Tree Assessment Data

TAG#	DBH	SPECIES	CONDITION	NOTES
1	24	Pecan	Good	Few broken limbs present in upper canopy
2	44	Water Oak	Poor	Large basal wound resulting from major stem failure at approximately 8', there is a small hollow area below this wound, there is wood decay fungi and evidence of wood boring insect in the wound. There is a small area of <i>Hypoxylon spp.</i> on the lower stem, there are multiple overextended scaffold limbs. This tree may not meet the 15-year life expectancy requirement.
3	28	Black Cherry	Poor	Boundary tree that is tri-stem at root crown with 11", 11" and 14" stems. Both 11" stems dead and there is significant die-back in the 14" stem. Also tag #24
4	28	Loblolly Pine	Good	Boundary tree with significant vine coverage, also tag #392
5	40	Water Oak	Poor	Boundary tree with diameter measured at point below co-dominant stems. The tree is co-dominant at approximately 4' with a weak stem union and included bark with stems measuring 21" and 28", there is an open vertical basal wound on the 21" stem from the point of co-dominance to approximately 12'. Significant bow in 21" stem. There are multiple locations of wood decay fungi that encompasses approximately 10% of the root crown. Also tag #'s 22, 346. This tree may not meet the 15-year life expectancy requirement.
6	44	Water Oak	Poor	Boundary tree with diameter measured at 18" just below the point of multi-stem union. Stem diameters measure 16", 21", and 24". All three stems have a weak stem union and included bark. All three stems have a severe phototropic lean with medium vine coverage on all 3 stems. Also bearing tag #'s 23 and 347. This tree may not meet the 15-year life expectancy requirement.

7	39	Water Oak	Poor	Boundary tree, the tree is co-dominant at approximately 15' with a weak stem union and included bark, with a fissure indicating movement between the two stems at the stem union. There is a large dead limb at the point of co-dominance, there are several dead limbs present. The tree has significant vine coverage. This tree may not meet the 15-year life expectancy requirement.
8	40	Water Oak	Fair	Boundary tree that is co-dominant at root crown with 20" and 23" stems. There is a weak stem union with extremely included bark. The 23" stem has an approximate 10-degree lean, there are a few dead limbs present in the canopy and the tree has moderate ivy coverage. Shown on another plan as two trees
9	62	Water Oak	Poor	Boundary tree with multiple dead limbs and large broken stubs in upper canopy, one broken stub with wood decay fungi present. There are multiple large over-extended limbs with excessive end weight that have weak stem attachments. There are two long vertical fissures present on the stem of the tree that are approximately 180-degrees apart from each other. Multiple large surface roots present. Some scaffold limbs with large wisteria vines attached. Also tag #20. This tree may not meet the 15-year life expectancy requirement.
10	19	Loblolly Pine	Good	Boundary tree
11	37	Water Oak	Good	Boundary tree, few dead limbs present, small basal cavity at approximately 5' from old broken off limb, few wisteria vines in canopy
12	30	Water Oak	Good	Boundary tree, few dead broken limbs present with moderate wisteria vine coverage
13	37	Water Oak	Good	Few large over-extended limbs, few large dead limbs present. Also tag# 1901
14	14	Hemlock	Good	This may considered a tree of quality
15	40	Southern Red Oak	Good	Few dead limbs present in the upper canopy, also tag# 1900

16	30	Water Oak	Poor	DBH measured below multi-stem union with stems measuring 9", 14" and 15". The tree is multi-stem at root crown and at 3' with weak stem unions and extremely included bark, there are bleeding wounds on the 9" stem. Also tag#1903. This tree may not meet the 15-year life expectancy requirement.
17	24	Hemlock	Fair	Large branching pattern low on tree stem and co-dominant at approximately 10' on the main tree stem. There are multiple dead limbs present. Also tag# 1904
18	12	Dogwood	Poor	Tree DBH measured below the point of co-dominance at approximately 1' with 7" and 8" stems. the tree has a weak stem union with extremely included bark and multiple basal wounds resulting from possible mechanical damage, one broken limb stub present. Also tag# 1899. This tree may not meet the 15-year life expectancy requirement.
19	8	Dogwood	Good	Also tag# 1896
20	16	Dogwood	Poor	Measured at approximately 2' below point of co-dominance with 7" and 8" stems. There is a major crack in the stem union terminating at a hollow spot at the root crown. There are multiple old pruning cuts present. Also tag# 1897. This tree may not meet the 15-year life expectancy requirement.
21	34	Loblolly Pine	Good	Also tag# 1898
22	31	Water Oak	Poor	Multiple dead limbs present with an approximate 40% Mistletoe infestation throughout the upper canopy. There is a basal cavity present at approximately 15' with evidence of wildlife activity. Also tag#1895. This tree may not meet the 15-year life expectancy requirement.
23	31	Water Oak	Fair	The tree has been moderately pruned for overhead utility clearance, the is and approximate 15% Mistletoe infestation throughout the upper canopy, there are small cavities on several scaffold limbs, there is an approximate 10% tip die-back in the upper canopy. Also tag# 1894.

24	41	Water Oak	Poor	The tree has been moderately pruned for overhead utility clearance. There are multiple large limbs with weak stem attachments, one large low scaffold limb with a cavity thru the limb, there is an approximate 25% tip die-back in the upper canopy. There is one broken hanging scaffold limb present. There are multiple dead limbs present. This tree may not meet the 15-year life expectancy requirement.
----	----	-----------	------	---

Note: A previous tree inventory and Existing Tree Site Plan showed tree #1902 as meeting the specimen tree size criteria of 24" DBH as measured below the point of co-dominance. After multiple attempts to verify this diameter, it was determined that the tree actually measures 23" DBH and does not meet the specimen tree size criteria.

Summary

24 trees were tagged on this site that included on-site and boundary trees

13 On-site Specimen Trees

5 trees are in Good condition
2 trees are in Fair condition
6 trees are in Poor condition

Tree #14 an on-site tree was determined to be a tree of quality and is in good condition. This tree does not meet the specimen tree size criteria.

9 Boundary Specimen Trees

3 trees are in Good condition
1 tree is in Fair condition
5 trees are in Poor condition

Tree #10 a boundary tree was found to be in good condition. This tree does not meet the specimen tree size criteria.

Exhibits



Tree #2, Area of damaged stem with *Hypoxylon spp.* adjacent to small basal cavity



Tree #3, two dead stems



Tree #5, vertical wound on 21" stem with weak stem union and severely included bark



Tree #6, significant phototropic lean, severe vine coverage



Tree #7, dead stub and fissure below point of co-dominance



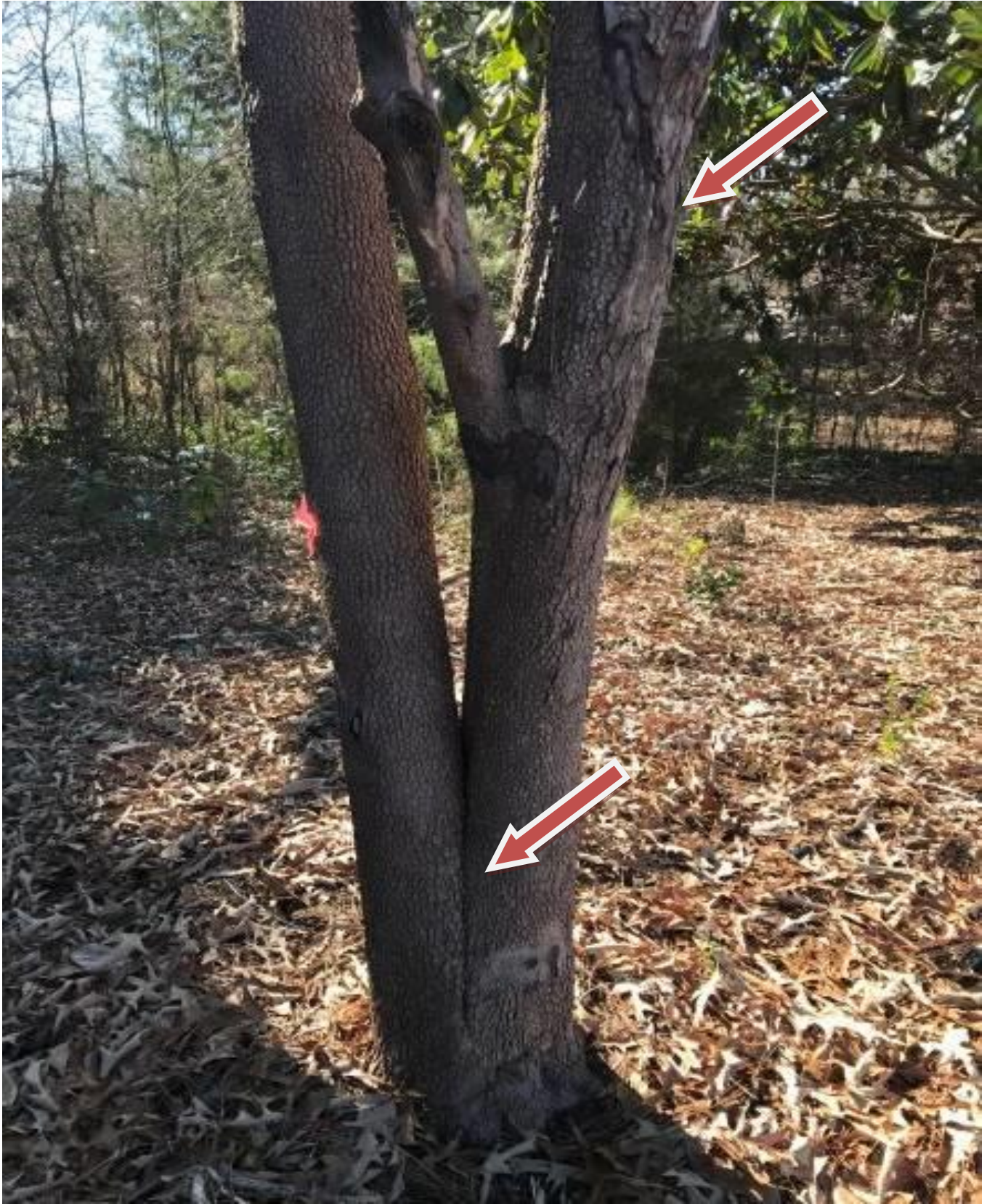
Tree #9, large dead stubs and large over-extended limbs



Tree #16, tri-stem at root crown with weak stem union and extremely included bark



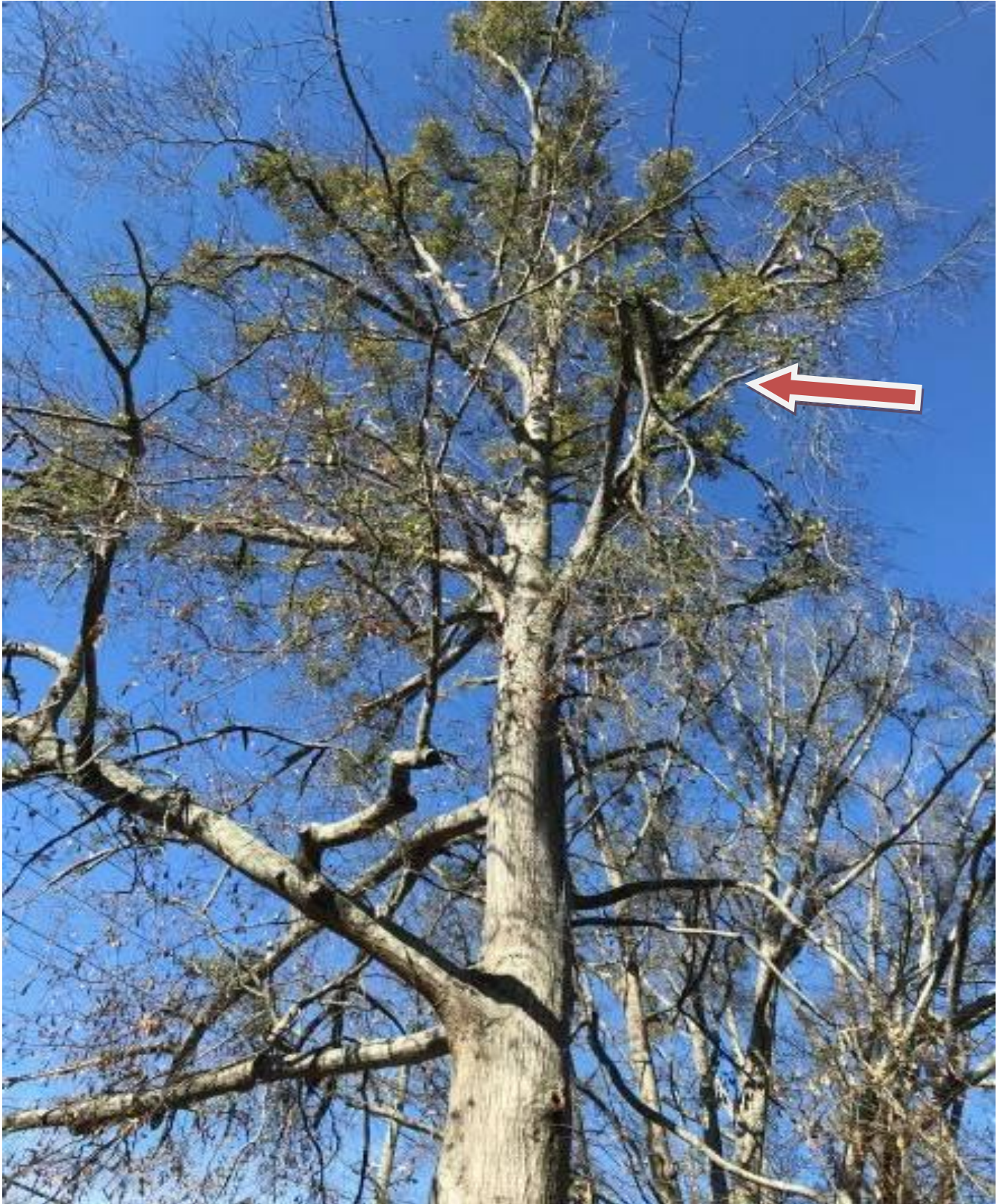
Tree #17, with low large multi-branching and multiple dead limbs



Tree #18 with weak stem union and extremely included bark with multiple wounds on stem



Tree #20, large crack in stem down to hollow area at root crown



Tree #22, approximately 40% Mistletoe with broken limb



Tree #23, approximately 15% Mistletoe approximate 10% tip die-back



Tree #24, broken limb, Mistletoe and tip die-back



Tree #8, co-dominant at root crown



3D Thompson Street View
 Thompson Street Homes
 Alpharetta, Georgia



Front Elevations
 Thompson Street Homes
 Alpharetta, Georgia



Typical Courtyard Side Elevation

Thompson Street Homes

Alpharetta, Georgia



Typical Side Elevation
 Thompson Street Homes
 Alpharetta, Georgia



Rear Elevations
 Thompson Street Homes
 Alpharetta, Georgia



Front Elevations - Park Facing Lots

Thompson Street Homes

Alpharetta, Georgia

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 Bambury-Xing Alpharetta, GA 30009	770.313.0093 love this plan!! <u>Gorgeous</u>
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@thegeorgiahomesgroup.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 Bellingham Roswell GA	Looks like a nice addition
Cathy Treible + Peter Treible	335 Banbury Crossing Alpharetta 30009	treiblecathy@gmail.com
Terry Harper	2330 Melina Pl. HARPT58@gmail.com	
Margie Ray	12015 Champion Path Amray390@bellsouth.net	

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.*

- | | |
|---|---|
| ☒ 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

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

cc: Ms. Kathi Cook
Neil S. Morrisroe
Chad Kee

2022.10.24 Morrisroe Kairos Public notification letter - 10/18/2022 6:25:17 PM



Atlanta | Austin | Jacksonville | London | Los Angeles | Miami | New York | Southampton | Washington, D.C.

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

December 2, 2022

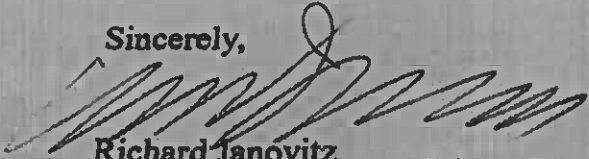
Gentlemen,

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.

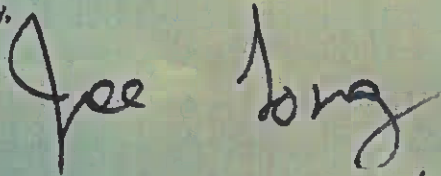
Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

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
81 Thompson Street, Unit 201
Alpharetta, GA 30009

11/28/22

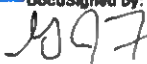
Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

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:

BF7DCD537FBC486...

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



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

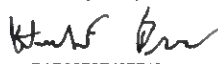
Donald Mitchell (dmitchell@alpharetta.ga.us)
Brian Will (bwill@alpharetta.ga.us)
Douglas J. DeRito (dderito@alpharetta.ga.us)
John Hipes (jhipes@alpharetta.ga.us)
Jason Binder (jbinder@alpharetta.ga.us)
Dan Merkel (dmerkel@alpharetta.ga.us)

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

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:

41B242AE01B048C...
Brian McNeese
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)

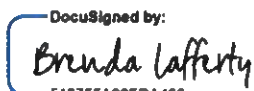
Gentlemen:

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:

518755A29FDA488...
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 (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 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

MK

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

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

84F7D3E2BA9C423...
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](#)

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

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 to 10 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 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: _____

Date: 10-02-2022

Notary: _____

Notary Signature: _____

Date: 10/02/2022



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

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:

Date: 10-02-2022

Notary:

Notary Signature:

Date: 10/01/2022



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: 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 has 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

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Name of Applicant or Opponent: Jack G. Williams

Subject: Public Hearing Case:

Campaign Contribution Information:

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

Name of Official: 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, the undersigned, swear and attest, subject to criminal penalties for false swearing, that the information provided in this Declaration 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. 36-67-43.

Signature:  _____

Date: 10/2/12

DISCLOSURE FORM

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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 has 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

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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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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 has 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

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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: 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 has 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-1.

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.*

- | | |
|--|---|
| ☒ 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 MARIKE 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 # 5 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 & BRENDIA 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°22'08"E) 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



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 not 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. Comprehensive Land Use Plan

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 has 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

October 3, 2022
Page 9

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

KMZ/rjc

Cc: Chad Kee

Bcc: Barry Dunlop
Neil Morrisroe
Jack Smith
Art Rountree



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner
 ONE ALPHARETTA PARTNERS LLC

Parcel Identification
 12 -2703-0748-069-3

Description User ID
 Real Estate IWR

Tax District: 10 - ALPHARETTA

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
51 THOMPSON STREET	0696391	395,500	158,200

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$28.16

<u>Tax Year</u>	<u>Cycle</u>	<u>Principal Amount</u>	<u>Interest</u>	<u>Penalties/Fees</u>	<u>Paid</u>	<u>Total</u>	<u>Due Date</u>
<u>2022</u>	County	4,286.42	0.00	0.00	0.00	4,286.42	11/15/2022
<u>2021</u>	County	FIFA TRANSFERRED/SOLD	152.51	5.00	4,449.48	0.00	11/15/2021
<u>2020</u>	County	FIFA TRANSFERRED/SOLD	145.86	5.00	4,214.05	0.00	11/15/2020
<u>2019</u>	County	2,383.94	0.00	0.00	2,383.94	0.00	10/15/2019
<u>2018</u>	County	2,352.91	0.00	0.00	2,352.91	0.00	10/31/2018
<u>2017</u>	County	1,337.43	0.00	0.00	1,337.43	0.00	1/15/2018
<u>2016</u>	County	987.28	0.00	0.00	987.28	0.00	11/15/2016
<u>2015</u>	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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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

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

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
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
<u>2022</u>	County	16,603.72	0.00	0.00	0.00	16,603.72	11/15/2022
<u>2021</u>	County	8,628.42	0.00	0.00	8,628.42	0.00	11/15/2021
<u>2020</u>	County	14,475.18	0.00	0.00	14,475.18	0.00	11/15/2020
<u>2019</u>	County	6,671.68	191.41	0.00	6,863.09	0.00	10/15/2019
<u>2018</u>	County	6,586.81	186.36	0.00	6,773.17	0.00	10/31/2018
<u>2017</u>	County	2,527.81	0.00	0.00	2,527.81	0.00	1/15/2018
<u>2016</u>	County	2,528.42	0.00	0.00	2,528.42	0.00	11/15/2016
<u>2015</u>	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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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

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

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
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
<u>2022</u>	County	4,419.03	0.00	0.00	0.00	4,419.03	11/15/2022
<u>2021</u>	County	4,556.76	0.00	0.00	4,556.76	0.00	11/15/2021
<u>2020</u>	County	4,667.95	0.00	0.00	4,667.95	0.00	11/15/2020
<u>2019</u>	County	4,688.61	131.92	0.00	4,820.53	0.00	10/15/2019
<u>2018</u>	County	4,740.84	130.97	0.00	4,871.81	0.00	10/31/2018
<u>2017</u>	County	3,128.83	0.00	0.00	3,128.83	0.00	1/15/2018
<u>2016</u>	County	3,129.59	0.00	0.00	3,129.59	0.00	11/15/2016
<u>2015</u>	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

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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

TAX BILL

Property Owner	Parcel Identification	Description	User ID
2260 OLD MILTON LLC	12 -2703-0748-052-9	Real Estate	IWR

Tax District: 10 - ALPHARETTA

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
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
<u>2022</u>	County	4,778.95	0.00	0.00	0.00	4,778.95	11/15/2022
<u>2021</u>	County	4,927.89	0.00	0.00	4,927.89	0.00	11/15/2021
<u>2020</u>	County	5,048.14	0.00	0.00	5,048.14	0.00	11/15/2020
<u>2019</u>	County	5,070.48	143.37	0.00	5,213.85	0.00	10/15/2019
<u>2018</u>	County	5,126.98	142.56	0.00	5,269.54	0.00	10/31/2018
<u>2017</u>	County	5,299.53	0.00	0.00	5,299.53	0.00	1/15/2018
<u>2016</u>	County	5,300.80	0.00	0.00	5,300.80	0.00	11/15/2016
<u>2015</u>	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

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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner
 2260 OLD MILTON LLC

Parcel Identification
 12 -2703-0748-048-7

Description
 Real Estate

User ID
 IWR

Tax District: 10 - ALPHARETTA

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
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

<u>Tax Year</u>	<u>Cycle</u>	<u>Principal Amount</u>	<u>Interest</u>	<u>Penalties/Fees</u>	<u>Paid</u>	<u>Total</u>	<u>Due Date</u>
<u>2022</u>	County	4,582.15	0.00	0.00	0.00	4,582.15	11/15/2022
<u>2021</u>	County	4,724.95	0.00	0.00	4,724.95	0.00	11/15/2021
<u>2020</u>	County	4,840.26	0.00	0.00	4,840.26	0.00	11/15/2020
<u>2019</u>	County	4,861.68	137.11	0.00	4,998.79	0.00	10/15/2019
<u>2018</u>	County	4,915.84	0.00	0.00	4,915.84	0.00	10/31/2018
<u>2017</u>	County	3,541.96	0.00	0.00	3,541.96	0.00	1/15/2018
<u>2016</u>	County	3,542.82	0.00	0.00	3,542.82	0.00	11/15/2016
<u>2015</u>	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).

[Pay This Parcel](#)

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[Return to Search Results](#)



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner
 AVERY PARK PARTNERS LLC

Parcel Identification
 12 -2703-0748-047-9

Description
 Real Estate

User ID
 IWR

Tax District: 10 - ALPHARETTA

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
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

<u>Tax Year</u>	<u>Cycle</u>	<u>Principal Amount</u>	<u>Interest</u>	<u>Penalties/Fees</u>	<u>Paid</u>	<u>Total</u>	<u>Due Date</u>
<u>2022</u>	County	4,506.38	0.00	0.00	0.00	4,506.38	11/15/2022
<u>2021</u>	County	4,646.83	0.00	0.00	4,646.83	0.00	11/15/2021
<u>2020</u>	County	4,760.21	0.00	0.00	4,760.21	0.00	11/15/2020
<u>2019</u>	County	FIFA TRANSFERRED/SOLD	223.23	244.07	5,248.58	0.00	10/15/2019
<u>2018</u>	County	4,834.55	0.00	0.00	4,834.55	0.00	10/31/2018
<u>2017</u>	County	3,189.52	196.55	159.48	3,545.55	0.00	1/15/2018
<u>2016</u>	County	FIFA TRANSFERRED/SOLD	109.70	5.50	3,305.48	0.00	11/15/2016
<u>2015</u>	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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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

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

<u>Property Address</u>	<u>Account Number</u>	<u>Current Fair Market Value</u>	<u>Current Assessed Value</u>
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
<u>2022</u>	County	12,768.77	0.00	0.00	0.00	12,768.77	11/15/2022
<u>2021</u>	County	13,166.74	0.00	0.00	13,166.74	0.00	11/15/2021
<u>2020</u>	County	13,488.01	0.00	0.00	13,488.01	0.00	11/15/2020
<u>2019</u>	County	13,547.70	397.70	0.00	13,945.40	0.00	10/15/2019
<u>2018</u>	County	10,172.65	0.00	0.00	10,172.65	0.00	10/31/2018
<u>2017</u>	County	10,515.03	0.00	0.00	10,515.03	0.00	1/15/2018
<u>2016</u>	County	10,517.55	0.00	0.00	10,517.55	0.00	11/15/2016
<u>2015</u>	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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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
Fulton, GA

51 THOMPSON ST



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



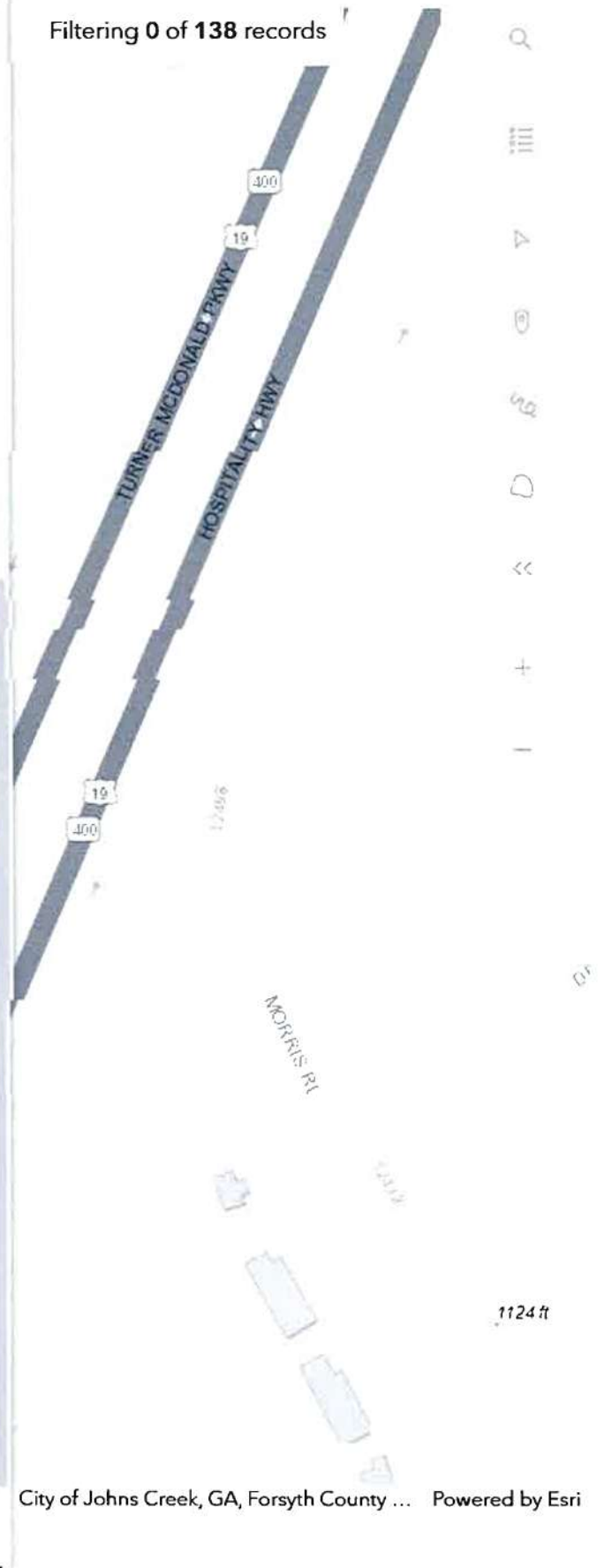
Search 92 values

Select attribute filters (8)

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

☐ Initiated Date

Filtering 0 of 138 records





- ☐ 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)

☒ Type Description
3 values

☒ Number
92 values

☒ Tag
61 values

☒ Status Code
1 values

☒ Assigned To
2 values

☐ Initiated Date



Structure

- ☐ From-SR: COM DEV RESIDENTIAL 4.35%
- ☐ TREE REMOVAL WITHOUT PERMIT 3.26%

Status Code

- ☐ OPEN 100.00%

Assigned To

Location

No results

Reference ID

Select attribute filters (8)

☒ Type Description
3 values

☒ Number
92 values

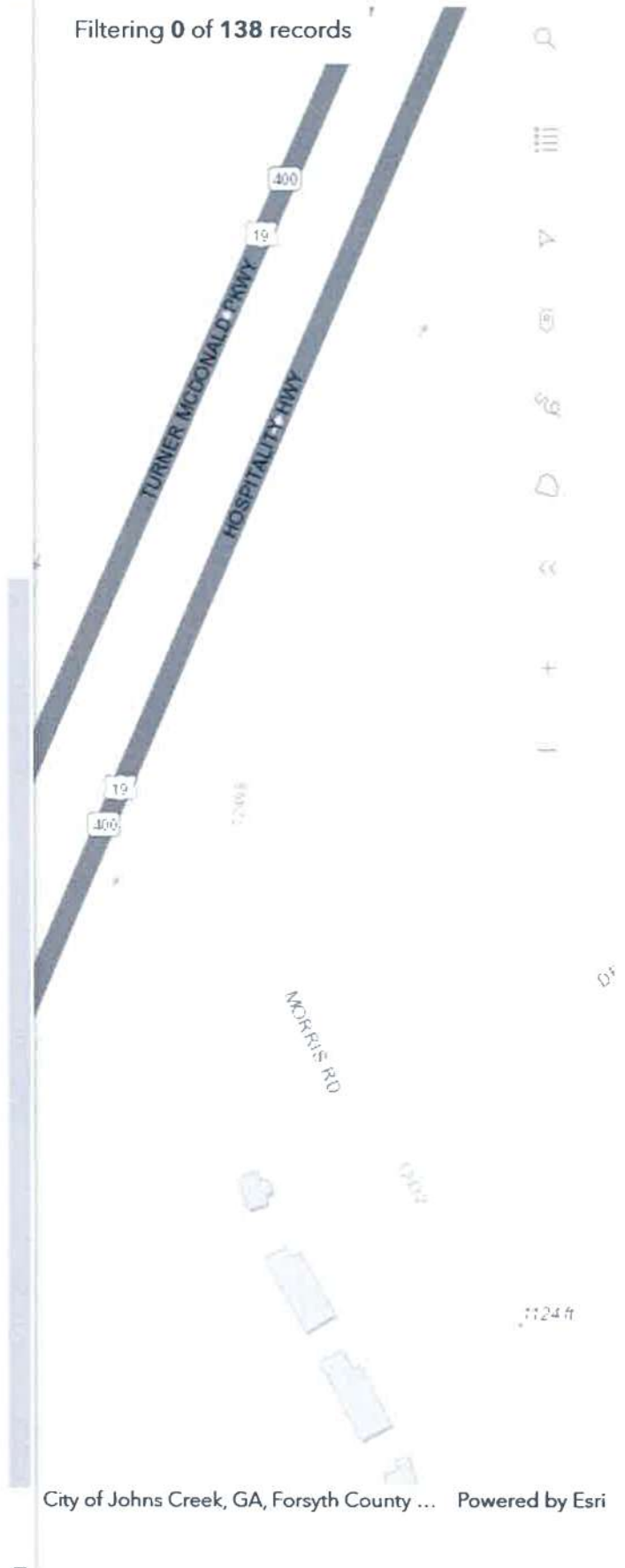
☒ Tag
61 values

☒ Status Code
1 values

☒ Assigned To
2 values

☐ Initiated Date

Filtering 0 of 138 records



City of Johns Creek, GA, Forsyth County ... Powered by Esri



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)

☒ Type Description
3 values

☒ Number
92 values

☒ Tag
61 values

☒ Status Code
1 values

☒ 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

Thompson St

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



Thompson St

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	<i>Quercus nigra</i> Water Oak	41"	Good	Tree is in good health.
1894	<i>Quercus nigra</i> Water Oak	31"	Good	Tree is in good health.
1895	<i>Quercus nigra</i> Water Oak	31"	Good	Tree is in good health.
1896	<i>Cornus florida</i> Dogwood	8"	Good	Tree is in good health.
1897	<i>Cornus florida</i> Dogwood	17"	Poor	Poor 1: Split with vertical crack. Pic #1
1898	<i>Pinus spp</i> Pine	33"	Good	Tree is in good health.
1899	<i>Cornus florida</i> Dogwood	14"	Fair	Fair 1: Split. Pic #2
1900	<i>Quercus falcata</i> S Red Oak	40"	Fair	Fair 3: One major limb loss. Pic #3
1901	<i>Quercus nigra</i> Water Oak	37"	Good	Tree is in good health.
20	<i>Quercus nigra</i> Water Oak	62"	Fair	Fair 2: Tip die back. Pic #4
1902	<i>Acer rubrum</i> Red Maple	25"	Poor	Poor 2: Multi-trunk with split and included bark. Pic #5
1903	<i>Quercus nigra</i> Water Oak	25"	Fair	Fair 4: Split with included bark. Pic #6
1904	<i>Tsuga canadensis</i> Hemlock	25"	Good	Tree is in good health.
358	<i>Quercus nigra</i> Water Oak	43"	Fair	Fair #5: Major limb loss. Pic #7
393	<i>Carya illinoensis</i> Pecan	24"	Good	Tree is in good health.



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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



Thompson St



**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	<i>Tsuga canadensis</i> Hemlock	14"	Good	Tree is in good health.
2	<i>Tsuga canadensis</i> 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	<i>Prunus serrotina</i> Black Cherry	18"	Good	Tree is in good health.
BO2	<i>Quercus nigra</i> Water Oak	20"	Good	Tree is in good health.
BO3	<i>Quercus nigra</i> Water Oak	22"	Good	Tree is in good health.
BO4	<i>Prunus serrotina</i> Black Cherry	30"	Poor	Poor #1: Trunk wounds and fruiting bodies. Pic #1
345	<i>Quercus nigra</i> Water Oak	39"	Good	Tree is in good health.



Thompson St

Tree #	Species	DBH	Condition	Comments
346	<i>Quercus nigra</i> Water Oak	40"	Poor	Poor #2: Split with included bark. Pic #2
347	<i>Quercus nigra</i> Water Oak	42"	Poor	Poor #3: Multiple dead leaders. Pic #3
392	<i>Pinus spp</i> 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**





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.

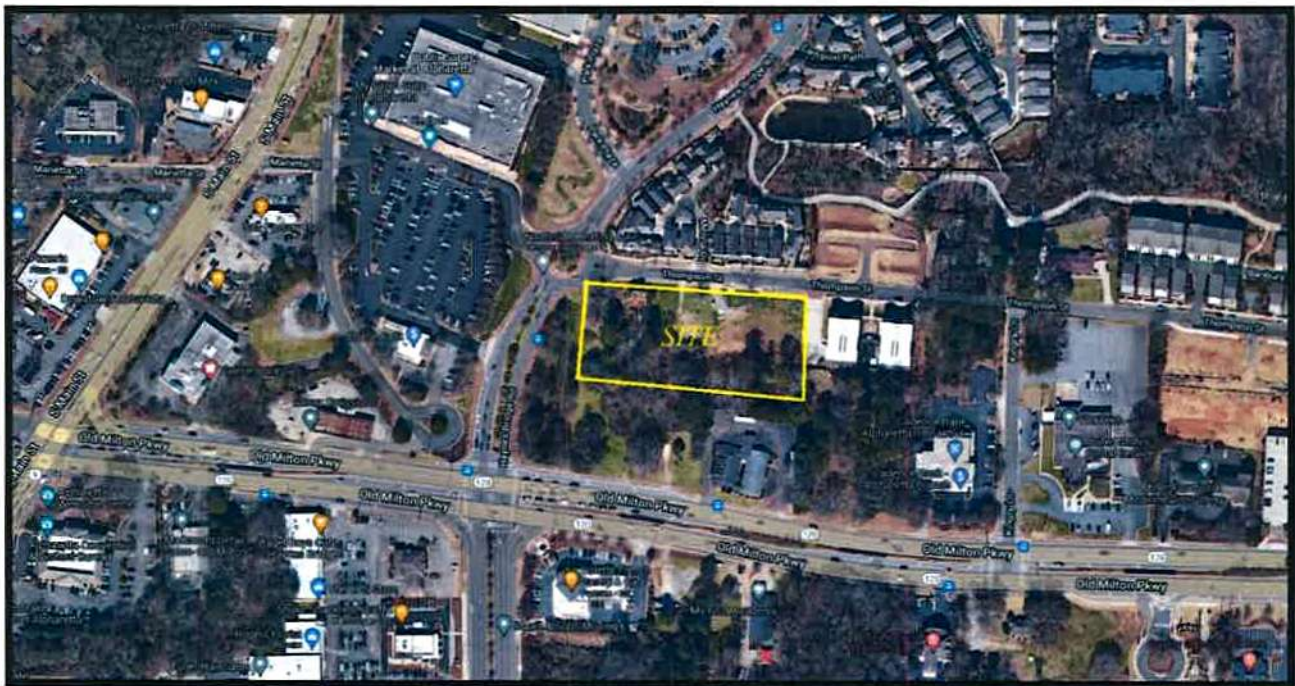


Figure 1 – Site Location Map

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.

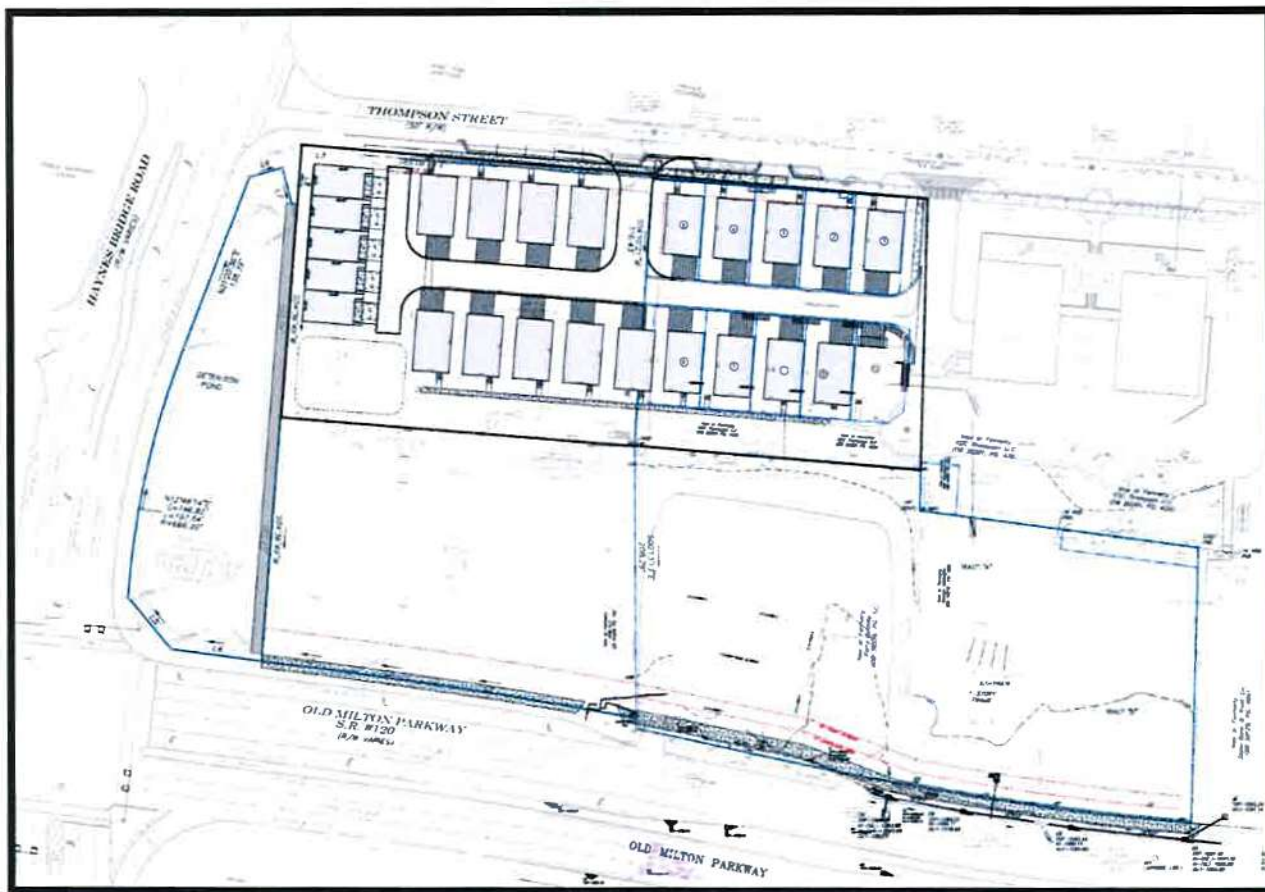


Figure 2 – Proposed Thompson Street Residential Site Plan

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.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE (UAPS) BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

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. 13112100550E 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 RE-CERTIFICATION BY THE SURVEYOR OF RECORD.

HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD83. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPCON TRIMBLE R12 GPS RECEIVER AND THE VRS NETWORK.

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.

RESERVED FOR CLERK OF SUPERIOR COURT RECORDS MANAGEMENT

BOUNDARY REFERENCE TAKEN FROM:
CONDO PLAT BOOK 28, PAGE 79;
DEED BOOK 18641 PAGE 274-28;
DEED BOOK 80318, PAGE 654-65;
DEED BOOK 83944 PAGE 354-35;
ALTA SURVEY FOR NAME PROPERTY
DATED 12/13/03 BY GEOSURVEY

As required by subsection (d) of O.C.G.A. Section 19-6-67, this plot has been prepared by a land surveyor. This plot has been approved by all applicable local jurisdictions that require prior approval for recording this type of plot or one or more of the applicable local jurisdictions do not require approval for this type of plot. For any applicable local jurisdiction that requires approval of this type of plot, the names of the individuals signing or approving this plot, the agency or office of trust individual, and the date of approval are listed in the approval table shown herein. For any applicable local jurisdiction that does not require approval for this type of plot, the name of the applicable jurisdiction, the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown herein. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser of the property. The undersigned land surveyor certifies that this plot 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 in Professional Surveying and Land Surveyors and as set forth in O.C.G.A. Section 19-6-67.

Georgia Land Surveyor No. 2002
Steve M. Hardy
steve.hardy@calibergeo.com



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION: AS SURVEYED

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING WITHIN
LAND LOT 74B, 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA,
WITHIN THE CITY LIMITS OF ALPHARETTA AND BEING MORE FULLY SHOWN AND
DESIGNATED ON A RECOUNT SURVEY FOR STONYBROOK BUILDERS, LLC,
DATED 8/29/22 BY COLLIER ENGINEERING AND DESIGN, BEARING THE
STAMP OF STEVE M. HARDY, PLS #2062 AND HAVING THE FOLLOWING METES
AND BOUNDRIES TO WIT:

BEGINNING AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF HYNES
BRIDGE ROAD (R/W WAIVES) AND THOMPSON STREET (50' R/W) AT A #4
REBAR SET THE POINT OF BEGINNING (P.O.B.):

THENCE RUNNING W/ CONTIGUOUS ALONG THE RIGHT-OF-WAY OF THOMPSON STREET (30' R/W) SOUTH 84 DEGREES 30 MINUTES 01 SECONDS EAST (58°30'01") A DISTANCE OF 232.32' TO A $\frac{1}{4}$ REAR SET; THENCE CONTINUING NORTH 04 DEGREES 22 MINUTES 00 SECONDS EAST (N04°22'00"E) A DISTANCE OF 10.00' TO THE POINT OF BEGINNING CONTAINING SOUTH 88 DEGREES 22 MINUTES 00 SECONDS EAST (S88°22'00") A DISTANCE OF 42.04' TO A $\frac{1}{4}$ REAR SET; THENCE CONTINUING SOUTH 85 DEGREES 46 MINUTES 21 SECONDS EAST (S85°46'21"E) A DISTANCE OF 10.00' TO THE POINT OF BEGINNING SOUTH 03 DEGREES 44 MINUTES 57 SECONDS EAST (S03°44'57"E) A DISTANCE OF 4.00' TO A $\frac{1}{4}$ REAR SET; THENCE SOUTH 83 DEGREES 10 MINUTES 39 SECONDS EAST (S83°10'39"E) A DISTANCE OF 10.00' TO A $\frac{1}{4}$ REAR SET; THENCE NORTH 81 DEGREES 45 MINUTES 48 SECONDS EAST (N81°45'48"E) A DISTANCE OF 10.00' TO THE POINT OF BEGINNING NORTH 81 DEGREES 45 MINUTES 48 SECONDS EAST (N81°45'48"E) A DISTANCE OF 56.75' TO A $\frac{1}{4}$ REAR SET; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINE OF $\frac{1}{4}$ THOMPSON STREET FLATS PHASE 1 SOUTH 82 DEGREES 40 MINUTES 00 SECONDS EAST (S82°40'00"E) A DISTANCE OF 225.66' TO A $\frac{1}{4}$ REAR FLOOR; THENCE CONTINUING NORTH 85 DEGREES 21 MINUTES 22 SECONDS WEST (N85°21'22"W) A DISTANCE OF 218.68' TO AN OLD MILLER L&C TRUCK; THENCE CONTINUING ALONG THE LINE OF $\frac{1}{4}$ 22ND OLD MILLER L&C NORTH 85 DEGREES 27 MINUTES 12 SECONDS WEST (N85°27'12"W) A DISTANCE OF 10.00' TO THE POINT OF BEGINNING CONTINUING NORTH 85 DEGREES 10 MINUTES 26 SECONDS WEST (N85°10'26"W) A DISTANCE OF 118.37' TO A $\frac{1}{4}$ REAR FLOOR; THENCE NORTH 85 DEGREES 18 MINUTES 43 SECONDS WEST (N85°18'43"W) A DISTANCE OF 10.00' TO THE POINT OF BEGINNING ALONG THE LINE OF HAYNES OVERHEAD ROAD (R/W MARKS); THENCE RUNNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 04 DEGREES 38 MINUTES 16 SECONDS EAST (N04°38'16"E) A DISTANCE OF 179.20' TO A $\frac{1}{4}$ REAR SET; THENCE NORTH 81 DEGREES 35 MINUTES 00 SECONDS EAST (N81°35'00"E) A DISTANCE OF 10.00' TO THE POINT OF BEGINNING (F118) AND CONTAINING 2.831 ACRES (260.50 SQ. FT.)

AREA

2.231 ACRES
97.205 SQ. FT.

CLIENT: STORHBROOK BUILDERS, LLC
2570 HERMITAGE DRIVE
CLUNING, GA 30024

SURVEYOR: COLLIER ENGINEERING & DESIGN
1805 MALL OF GABRIEL AVENUE
SUITE 170
BUNFORD, GA 30619
OFFICE: 678.288.6491
www.collierengineering.com

SITE ADDRESS: 31 THOMPSON STREET
ALPHARETTA, GEORGIA

PARCEL ID #: 12 270307480685 12 270307480693
2283 OLD ARLTON LLC
DEED BOOK 8031B, PAGE 0658

DATE OF SURVEY:	SEPTEMBER 20,
EQUIPMENT USED:	TRIMBLE R12
ANGULAR ERROR:	0'00'30"±
PRECISION:	1: 10,000+
TYPE OF ADJUSTMENT:	COMPASS RULE
PLAT CLOSURE:	1:100,000+

 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
 TRIANGULAR SIGN
 FIBER OPTIC PEDESTAL

 PROPERTY LINE SURVEYED
 PROPERTY LINE NOT SURVEYED
 ROAD CURB
 PAVEMENT CONCRETE
 PAVEMENT ASPHALT
 FENCE

R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
DB	DEED BOOK
PO	PAGE

60 90 120
(IN FEET)
1 inch = 60 ft.

Engineering
& Design

www.colliersengineering.com

[illegible]

Doing Business as  **MASERATI**

[illegible]

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.
CORPORATE OFFICE: 331 NEWMAN SPRINGS ROAD, SUITE 203, RED BANK, NJ 07701

GRADE	DATE	DRAWING BY	CHECKED BY
5" - 60"	7/12/2007	II	SAH
PROJECT NUMBER	DRAWING NAME		
22010570	P20 BRIDGE JOINT		

5-1001 T-1012.

1 OF 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

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. 131121C8058F 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.

HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD88. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPCON TRIMBLE R12 GPS RECEIVER AND THE VRS NETWORK.

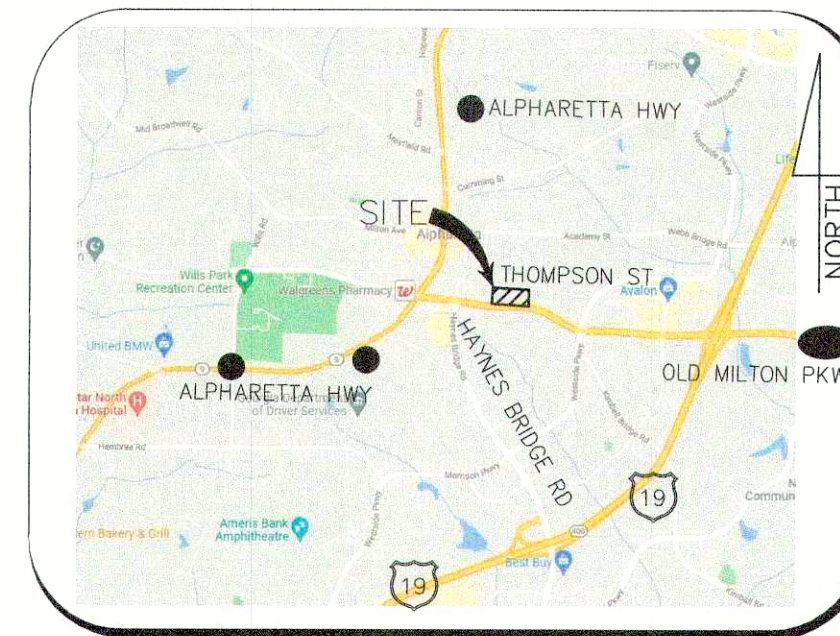
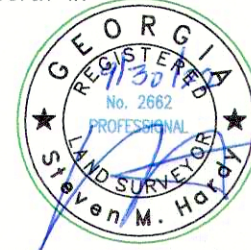
RIGHT-OF-WAY SHOWN AT SE CORNER OF THOMPSON STREET AND HAYNES BRIDGE ROAD MAY VARY. SURVEYOR WAS UNABLE TO DETERMINE EXACT LIMITS OF RIGHT-OF-WAY ACQUISITION.

BOUNDARY REFERENCE TAKEN FROM:
CONDO PLAT BOOK 26, PAGE 79;
DEED BOOK 16641 PAGE 274-283
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@collierseng.com



LOCATION MAP

NOT TO SCALE

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°22'08"E) 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.).

AREA
2.231 ACRES
97,205 SQ. 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+

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& Design

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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

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

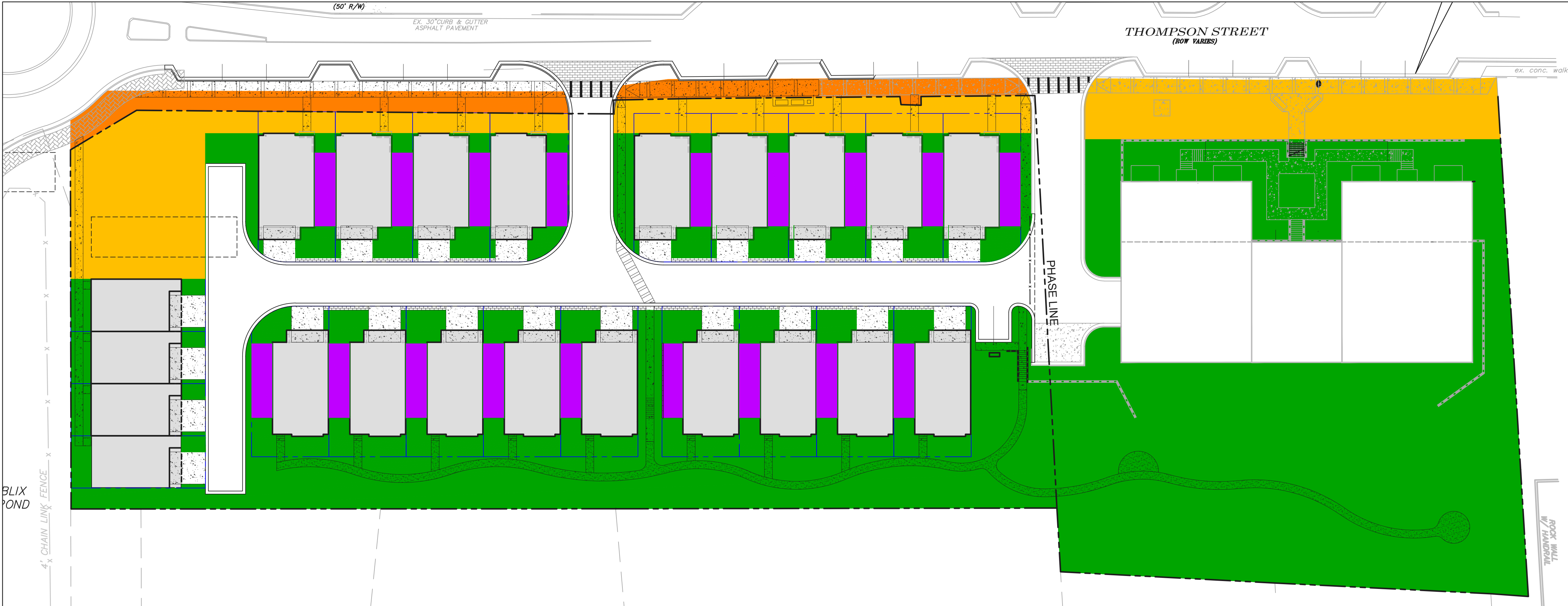
LEGAL DESCRIPTION: AS SURVEYED

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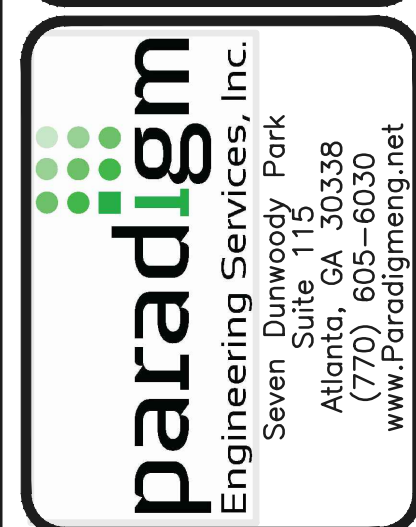
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PROPOSED OPEN SPACE DATA



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	

[illegible]

**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

ORIGINAL OPEN SPACE DATA

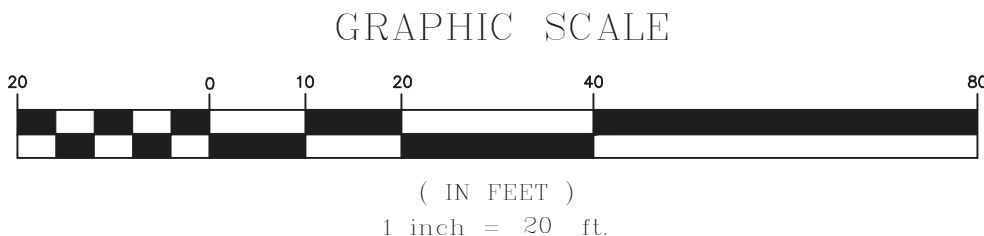


OPEN SPACE DATA	
PHASE 1	
GROSS LOT AREA: 58,154 SF SF (1.335 ACRES)	
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 5,800 SF	
MINIMUM CIVIC OPEN SPACE: NONE (LOT LESS THAN 5.0 AC)	
PROVIDED CIVIC OPEN SPACE: 6,165 SF	
PROVIDED AMENITY OPEN SPACE: 34,000 SF	
TOTAL OPEN SPACE: 40,165 SF (69%)	
PHASE 2	
GROSS 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%)	



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Before You Dig**

24 HOUR CONTACT: ARTHUR ROUNDTREE 404- 350-1444



*****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.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-23-04 SOUTH MAIN STREET LIVABLE CENTERS INITIATIVE (LCI) STUDY

PLANNING COMMISSION: MARCH 2, 2023

CITY COUNCIL: MARCH 27, 2023

II. RECOMMENDATION:

Approve the adoption of PH-23-04 South Main Street Livable Centers Initiative (LCI) Study.

III. REPORT IN BRIEF:

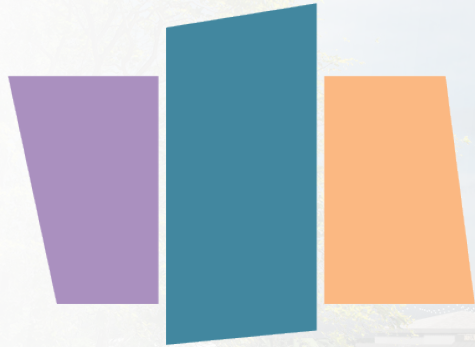
Consideration of adoption of the South Main Street Livable Center Initiative (LCI) Study. The Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI) is a program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs and services. The LCI program is funded by federal transportation dollars (FHWA's Surface Transportation Program).

On February 22, 2021, Mayor and Council authorized Staff to submit an application to the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI) Program seeking grant funding for the South Main Street LCI Study. ARC awarded the City \$160,000 to complete the Study, with a 20% match from the City in the amount of \$40,000. On February 7, 2022, Mayor and Council awarded the LCI Study contract to Kimley-Horn & Associates, Inc.

The LCI Study kicked off in March 2022 and reached conclusion in December 2022. A steering committee, consisting of property owners, residents and business owners, was assembled to help guide the process and provide valuable input into the study. The public participation plan included three (3) steering committee meetings and three (3) public meetings. The final study includes an existing conditions assessment, housing and market study analysis, and final recommendations report.

IV. ATTACHMENTS:

- South Main Street LCI Study



SOUTH MAIN

LIVABLE CENTERS INITIATIVE STUDY

Final Recommendations Report

FEBRUARY 23, 2023

Kimley»Horn

In Collaboration with T&W and K&A

SOUTH MAIN LCI Study

Introduction

The City of Alpharetta in partnership with the Atlanta Regional Commission (ARC) conducted a Livable Centers Initiative “LCI” study focused on the South Main Street (Alpharetta Highway / State Route 9) area from Downtown Alpharetta to the city limits bordering the City of Roswell. The intent of this study was to evaluate challenges and opportunities related to future development, transportation improvements, and investments in greenspace and public space, and create a vision for a reimagined South Main area. The nine-month LCI kicked-off in March of 2022 and included interactive stakeholder and public engagement, including three public meetings held at various locations throughout the City. This report is a compilation of analysis and engagement, recommendations, and an action plan.



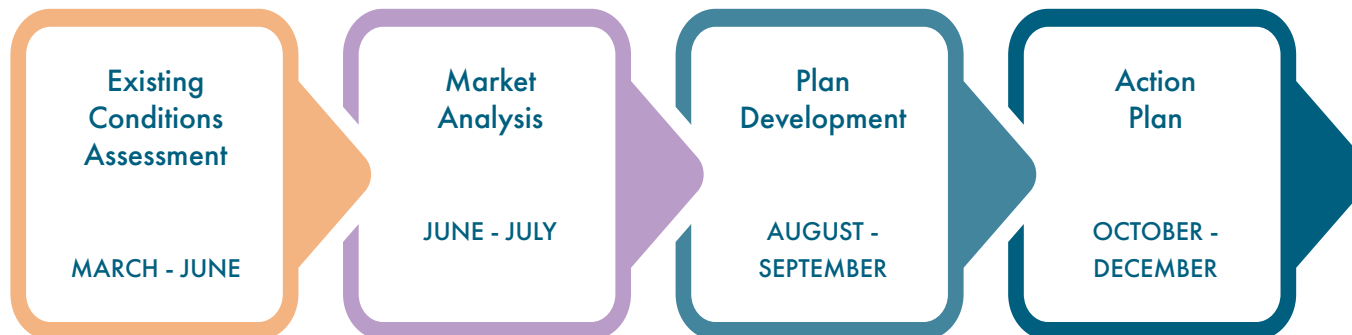
How To Use This Document

This report is organized into four chapters. Chapter 1: Project Foundations includes highlights of the Existing Conditions Assessment and Market Analysis. Chapter 2: Community Engagement details the public and stakeholder engagement strategies and activities completed during the study process. Chapter 3: Study Area Concepts explores the near-term initiatives, as well as mid-term priority redevelopment concepts. Finally, Chapter 4: Implementation Strategies outlines the action plan and specific short, mid, and longer-term steps needed to realize the community's vision for the future.

- Chapter 1: Project Foundations
- Chapter 2 Community Engagement
- Chapter 3: Study Area Concepts
- Chapter 4: Implementation Strategies

Project Schedule

The South Main LCI planning process included several phases of analysis and collaboration over a 9-month period. The first two phases included a review and assessment of the impact of previous planning efforts and an analysis of an existing conditions assessment. This work along with community and stakeholder input created the foundation for developing development concepts and the 5-Year Implementation Plan.



SOUTH MAIN LCI Study

Project Foundations

Using data provided by the City as well as data gathered throughout the Study process, an analysis was completed to best understand existing conditions within the Study Area now, as well as other challenges and constraints the area may have in the future.

PREVIOUS PLANNING EFFORTS

A thorough review of previous planning efforts was conducted at the start of this Study to gather an understanding of area trends and refine project goals. Many plans were reviewed including the Downtown Master Plan, Walkability and Pedestrian Safety Study, Rental Housing Study, and the 2040 Comprehensive Plan. Regional plans were also reviewed, including the North Fulton Comprehensive Transportation Plan, Fulton County Transit Master Plan, and the Blueprint North Fulton III. A summary of the plans that were reviewed is provided in the Existing Conditions Report, available in the appendix and project website.

EXISTING CONDITIONS ASSESSMENT

An Existing Conditions Analysis was conducted as part of the South Main LCI Study, including a review of development activity, property ownership, existing and future land use, environmental features, street conditions and roadway classifications, transit service, as well as bike and pedestrian facilities. For more information regarding the key takeaways, please refer to Appendix A and the Existing Conditions Report for the Alpharetta South Main LCI Study, located on the project website.

MARKET POTENTIAL

A market analysis was conducted for the Study Area, including the 241 acres and 805 tax parcels. A few of the demographic highlights from the Study Area are listed below, and the full market analysis can be found in **Appendix B**.

- The estimated current Study Area population is just under 1,400 people and has increased by approximately 95% since 2000.
- In the long-term, the Study Area is expected to grow faster than the City overall through 2027.
- Nearly 1/3 of residents living in the Study Area are Millennials. Compared to the City of Alpharetta, the area experiences a smaller share of Baby Boomers and Gen Z residents as well as fewer children.
- Seniors over 65 comprise a significant share of the population with 9% aged 65 or older.
- The median age in the Study Area is approximately 40.8 years, while the median age in the City of Alpharetta is about 37.9.
- Just over 50% of residents in the Study Area are white, 18% are black, 19% are Asian, approximately 5% are another race alone, and 5% are two or more races, reflecting similar trends to that of Alpharetta and North Fulton.
- More than half of the residents in the Study Area hold a bachelor's degree or higher.
- 47% of households in the Study Area earn above \$100,000 annually.
- The median household income is \$35,000 lower in the Study Area, compared to the entire City of Alpharetta.
- Nearly 60% of households in the Study Area are smaller households (1 or 2 people)
- Approximately 22% of the households in the Study Area are without children
- The area has a smaller share of medium and large households (3-4/more than 5 people) compared to surrounding areas
- Approximately 25% of the Study Area is comprised of non-family households.
- Over 50% of the households in the Study Area are renters, representing a larger share of renters when compared to Alpharetta and North Fulton.
- The average housing stock age in the Study Area is 8.9 years (versus 20.1 years old in the City of Alpharetta)

Study Vision and Goals



Improve **walkability and pedestrian safety** through the identification of sidewalk segments and intersections that may enhance the pedestrian experience: connections to the AlphaLoop and Wills Park, side street lighting, pedestrian signals and crosswalks.



Develop a **well-connected area that is designed** for bicyclists, pedestrians, and motorists through the strategic use of lane markings, turn signals, driving signage, and wayfinding tools.



Identify **subareas** that may be designated to provide or preserve a scale of **attainable housing**.



Create a **unique and vibrant sense of place** in the area through the identification of community gathering spaces, public art, as well as a mix of destinations and quality establishments to create a reason to visit the area both day and night.



Continue to **preserve the lush greenery** of the area, including the mature tree canopy seen in many parts of the Study Area.



Encourage **redevelopment of lots** that have existing uses that do not contribute to a walkable environment.

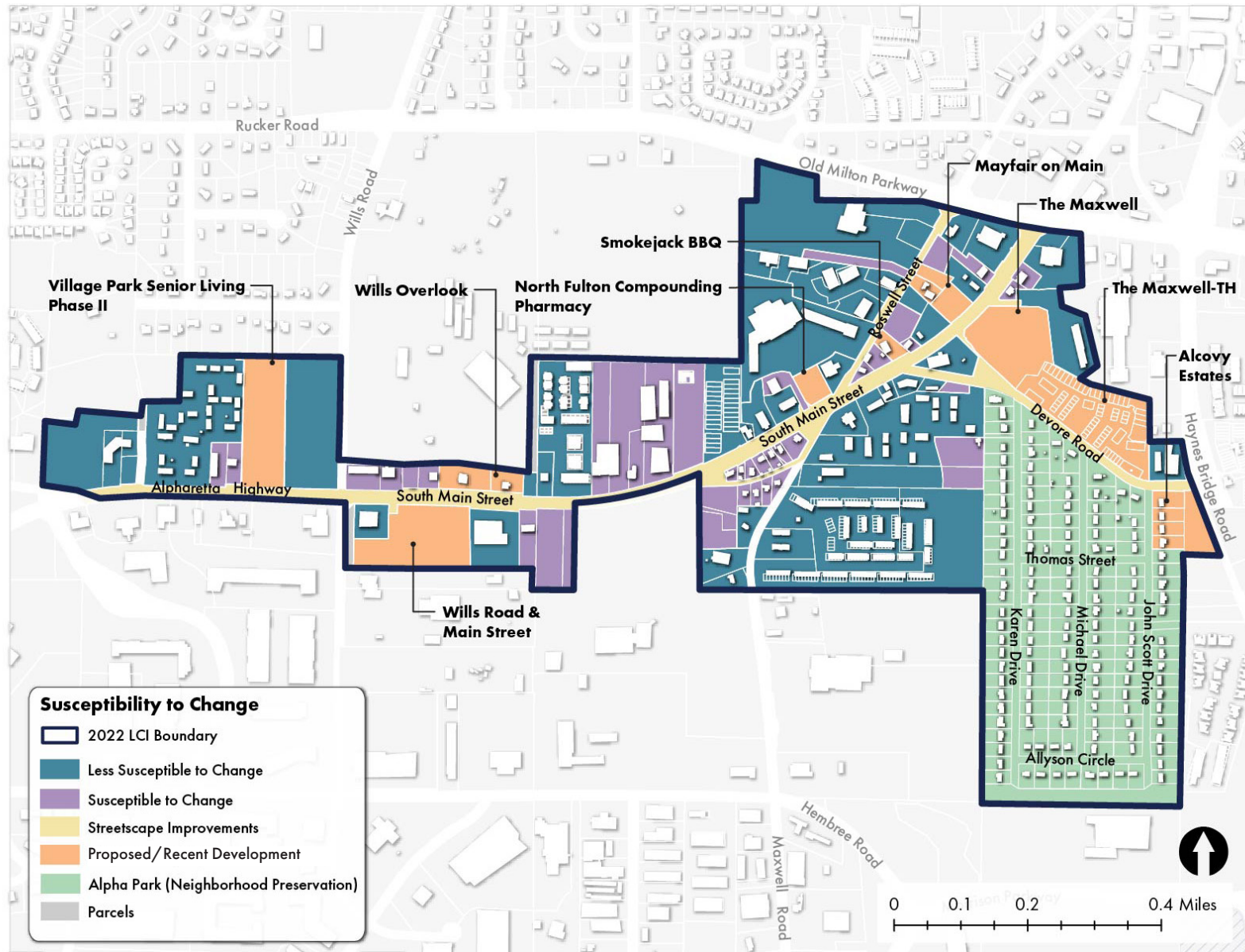
SOUTH MAIN LCI Study

SUSCEPTIBILITY TO CHANGE

Many opportunities exist to change the use of parcels and buildings within the study area as time passes. The map to the right shows the susceptibility to change parcel by parcel for the study area, based on in-person site visits and Geographic Information System (GIS) analysis. This map is divided into three categories, which include:

- **Land Less Susceptible to Change:** Includes newly constructed buildings, proposed development that the City has been notified of as of December 2022, occupied single-family housing, and civic uses such as parks and schools.
- **Land Susceptible to Change:** Includes vacant land, structures that are distressed, areas with excessive surface parking, and development that does not reflect the highest and best use OR is not likely to remain for the foreseeable future.
- **Streetscape Improvements:** Includes portions of roadway that should be evaluated for pedestrian, landscape, or vehicular streetscape improvements.
- **Alpha Park:** While the Alpha Park neighborhood was analyzed for its susceptibility to change, the focus of this area will be a focus on the preservation of existing character and affordability, while still allowing for limited infill.





Community Engagement

Consistent contact with key stakeholders and targeted efforts to involve South Main community members helped the planning team develop a strategic and relevant plan for the study area. Over the course of the planning process, three stakeholder committee meetings and three public engagement events were held. These stakeholder committee and public engagement meetings provided the opportunity for community members to offer input on the challenges facing the area as well as to express their goals and vision for future development enhancements. Within this input, several recurring themes and priorities emerged, including walkability, quality development, and creating a unique part of the city. These themes, in conjunction with other plan analysis, helped shape a cohesive strategy and framework for the future of the South Main area.

STAKEHOLDER COMMITTEE

The Stakeholder Committee was comprised of various residents, business owners, and engaged citizens from within the Study Area. The full Steering Committee contact list can be found in Appendix X. The stakeholder committee was asked to meet three times during the duration of the project. The following sections highlight each of these engagements.

Stakeholder Committee Meeting #1

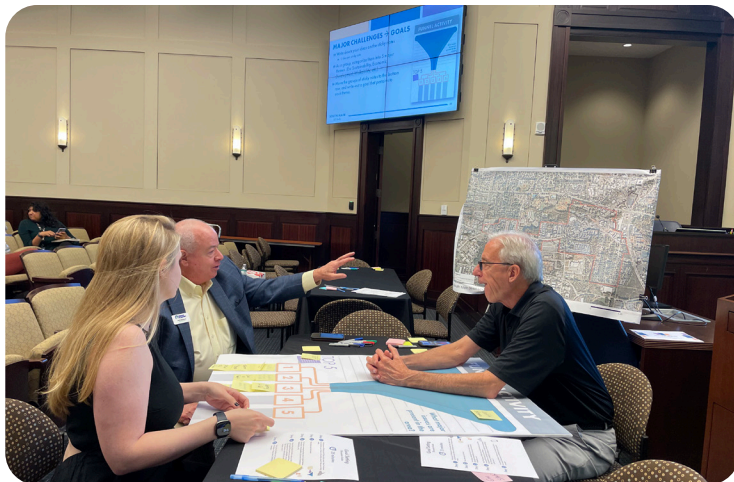
The first Stakeholder Committee meeting was held on May 11, 2022, at Alpharetta City Hall. This session was used to help set the vision and goals of the Study. Following this meeting, the remaining members of the Stakeholder Committee were engaged through an online survey so that they were able to help inform the vision and goals as well.

During the first Stakeholder Committee meeting, three planning activities were completed. The first activity included an interactive poll where members submitted one word to describe the Study Area now, as well as one word to describe their vision for the Study Area.

The second activity was an exercise to identify concepts for the future Study Area. These concepts were grouped by “Gotta Have”, “Nice to Have”, and “Never Gonna Have”. During this exercise, participants identified and noted ideas and concepts that fell into the respective category and posted the idea on the large poster board.

The final activity during the stakeholder committee meeting was used to identify the challenges within the Study Area and develop goals to address each challenge. The Study Area goals are listed below.

- Improve walkability and pedestrian safety through the identification of sidewalk segments and intersections that may enhance the pedestrian experience: connections to the AlphaLoop and Wills Park, side street lighting, pedestrian signals and crosswalks.
- Develop a well-connected area that is designed for bicyclists, pedestrians, and motorists through the strategic use of lane markings, turn signals, driving signage, and wayfinding tools.
- Identify subareas that may be designated to achieve or maintain a scale of attainable housing.
- Create a unique and vibrant sense of branding in the area through the identification of community gathering spaces, public art, as well as a mix of destinations and quality establishments to create a reason to visit the area both day and night.
- Continue to preserve the lush greenery of the area, including the mature tree canopy seen in many parts of the Study Area.
- Encourage redevelopment of lots that have existing land use patterns that do not contribute to a walkable environment.



SOUTH MAIN LCI Study

Stakeholder Committee Meeting #2

The second Stakeholder Committee meeting was held on September 13, 2022, at Alpharetta City Hall. The focus of this meeting was to share the preliminary concepts with the stakeholders and gain feedback on what parts of the designs they liked and disliked. During this meeting, various preliminary streetscapes were presented as well as precedent imagery for the overall character and theme of the Study Area.

The information gathered during this meeting helped inform and prepare the project team for the second round of public engagement that took place two weeks later. During this meeting, one large roll plot map of the Study Area was also presented to the Stakeholder Committee with various sub-area designs highlighted for review and discussion.



Stakeholder Committee Meeting #3

The third and final Stakeholder Committee meeting was held on November 30, 2022, at Alpharetta City Hall. The focus of this meeting was to share the draft final concepts with the stakeholders and gain feedback. The meeting also included discussing near-term corridor-wide strategies, long-term recommendations, and the draft 100-Day Action Plan. The near-term strategies and long-term recommendations were shown on large roll plots for the members of the stakeholder committee to mark up and provide feedback.

When discussing the long-term recommendations, questions about each area were prompted, such as: Does this support the vision of the South Main Street area? Are the land uses appropriate? What should the plan include to support this vision? During this time, the members of the stakeholder committee were asked to identify what they believed to be the three most important 100-Day Action Plan items. This input directly informed the development of the Final Plan.



SOUTH MAIN LCI Study

PUBLIC ENGAGEMENT

Three public meetings were held during the study process to engage and gain feedback from members of the public. Prior to each meeting, the City of Alpharetta advertised the event through the City's social media channels and website, and mailers were sent to residents and businesses in the Study Area boundaries. The specific locations of the public engagement events were selected in order to attract residents and business owners from within the Study Area.

Public Meeting #1

The first public engagement event was held on June 21, 2022, at the Fairway Social in the Maxwell District. Approximately 60 members of the public attended the open house. The meeting was set up with various board and easel stations for the public to walk through and learn about the study area before providing feedback in the form of dot exercises, mapping exercises, and one-word surveys. Additionally, there was a large roll plot map of the Study Area was provided so that attendees could identify areas of concern or ideas they had for the South Main area. Members of the public were also asked to use one word to describe the South Main area today as well as one word to describe their vision for the South Main Area.



Public Meeting #2

The second public engagement event was held on September 29, 2022, at the Alpharetta Community Center on the edge Wills Park in the Study Area. Approximately 15 members of the public attended the open house. The room was set up with various board stations for the public to engage with and provide feedback. Members of the public used green and red dots to provide their like or dislike for various character imagery and building materials as well as streetscape elements, such as bus stops, street furniture, lights, crosswalks, public art components, and trash cans. Attendees were also invited to leave general feedback on any of the images, elements, or concepts presented during the meeting.



SOUTH MAIN LCI Study

Public Meeting #3

The third public engagement event was held on December 6, 2022, at the Alpharetta City Hall in the Multipurpose Room. During this event, approximately 20 members of the public attended and provided feedback to the project team. The open house was set up with various board and easel stations for the public to walk through and gain information before providing feedback in the forms of dot exercises and comment forms.

Attendees began by reorienting themselves with the overall Study Area before learning about the proposed near-term corridor-wide enhancements, followed by the mid- and long-term recommendations. This also included various area-specific boards for each of the four focus areas of the Study Area. The final boards included information regarding the market demand of the area, and exercises to vote and provide feedback on study area branding as well as what the City should prioritize for the first 100 days after the plan is complete.



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SOUTH MAIN LCI Study

Study Area Concepts

NEAR-TERM CORRIDOR-WIDE INITIATIVES

Drawing on information from the stakeholder committee and public engagement events, four area-wide initiatives were identified to address study area goals. These four initiatives are focused on study area character, streetscape improvements, green space, activation, transit, and creative placemaking, all with the aim of enhancing the area as a more vibrant, unique, and walkable destination. These four initiatives are detailed on the following pages.

SR 9 Corridor Enhancements

Connectivity into Wills Park

SR 9 Public Art Program

Corridor branding and theme

SR 9 CORRIDOR DEVELOPMENT CHARACTER

The first area-wide initiative, enhancing the State Route 9 Corridor, will require developing a sense of character that is unique to the South Main Street area and that is well-defined as future developments take place. As part of this process, the Project Team considered various architectural styles that were presented to the public for feedback. The overall character of the Study Area that has naturally emerged is a traditional/mercantile architecture style, as shown in the pictures below. The style shown in these pictures pairs well with the Downtown Alpharetta aesthetic; however, there is an opportunity to guide this area to have a slightly different, more artistic and innovative style.



SOUTH MAIN LCI Study

STREETSCAPE ELEMENTS

The second area-wide initiative, includes the introduction of streetscape elements that fit into the overall character of the Study Area and that encourages visitors and residents of the area to socialize, interact with their environment, and discover the creative district. Some potential elements may include outdoor lighting and furniture, unique bus shelters and creative crosswalks that activate the area to encourage and promote a balanced and interconnected network. The following pages create a guide for future streetscape improvements included in any future developments.

BUS SHELTERS

There are currently 12 MARTA bus stops within the Study Area. All 12 of these stops are along South Main Street. Currently, there is only one stop with a shelter. Bus shelters protect transit patrons from the elements and can also add to the character of the area. Bus shelters also offer an opportunity to create a transit stop that fits into the streetscape and adds to the character of the area. The following images show precedent imagery of bus shelters that could be used to inform the design of future shelters in the Study Area. These bus shelters have heavy wood and steel components, aligning with the overall character of the area.

In 2019, the North Fulton CID (NFCID) began a MARTA Bus Shelter Program by creating a fund for CID members who are required, or choose to, improve existing or planned bus stops adjacent to their property and within the public right-of-way. Funded amounts are intended to be used to reimburse bus shelter upgrades consistent with the shelter design standards approved by the CID Board of Directors and the City of Alpharetta. The initial program, as approved, provided \$40,000 in landscape and hardscape reimbursement funds per installation. To initiate the program, the NFCID also approved funding to construct three initial upgraded shelters. To date, a total of five new bus shelters have been constructed within the City of Alpharetta and the NFCID that are in accordance with the new district design standards.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY*

FURNITURE, LIGHTING, AND WASTE RECEPTACLES

Street furniture that is properly integrated into the design of a public space can help create an identity and develop a sense of place. Selecting appropriate furniture and lighting should serve a function, fit into the character and layout of the area, and lastly have a durability that will last. Street furniture creates a setting for resting, sitting, and social encounters with others. Street furniture can give a comforting and appealing feeling to draw people to the area, supporting into the area-wide initiative of creating active street life. The two left pictures below highlight the types and styles of outdoor furniture that could be used as inspiration for future development, including wood and steel features, with the opportunity for brighter, colorful features.



Street lighting can serve many functions. It can illuminate an area, provide wayfinding, create a social space, and also enhance safety or security. Lighting can illuminate important spaces, such as building entrances, intersections, or key public spaces or amenities. Street lighting should be designed carefully, considering placement, intensity, and color. Additionally, the style of street light should seamlessly fit into the overall character of the area. The two right pictures above highlight various types of street lamps and lighting that could fit into the overall character of the South Main Street area, highlighting important features and creating a sense of space that connects the South Main Street area to the rest of Alpharetta and Wills Park. Some lighting, seating, and other elements will be within public ROW or on public property while others will be on private property. Those on public property should mirror what has already been installed along Main Street. Elements on private property can be similar, but also present an opportunity to provide more unique and creative solutions.

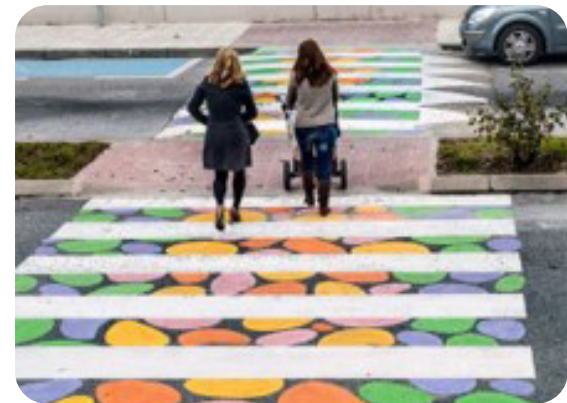
SOUTH MAIN LCI Study

An additional component of streetscape elements that are typically placed in the public right of way is trash receptacles. These receptacles should be highly visible and accessible in order to minimize litter. The following images show types of trash receptacles that fit into the overall character of the area that serve their core purpose. These receptacles are located in high-volume areas near other items of street furniture like benches and shelters. It is also important to locate trash receptacles near the entrances and exits to Wills Park and the AlphaLoop.

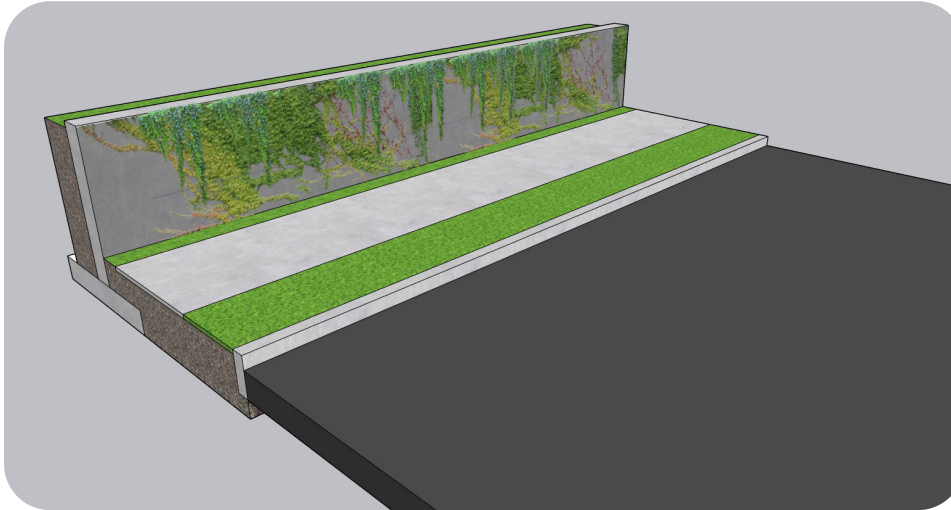


STREETSCAPE ACTIVATION - CREATIVE CROSSWALKS

Another unique streetscape element that can be used to develop a creative district identity is painted or artistically enhanced crosswalks. Pedestrian crosswalks serve an important safety function to keep pedestrians safe while crossing streets and are located at many high visibility intersections. However, crosswalks can also create a sense of community through the use of bright colors and unique designs. These “creative crosswalks” have historically received a positive reaction from the public, providing an opportunity to involve local artists or residents in their design and creation. Creative crosswalks can strongly enhance the overall aesthetic and character of the area, providing an accessible way to jump start the creative district around South Main Street.



The SR 9 / South Main Street corridor is currently undergoing a significant project led by the Georgia Department of Transportation (DOT). This project includes new sidewalks on both sides of the road, road and intersection realignments, and the addition of signalized intersections. While this work is being completed to meet GDOT standards, there are opportunities for small but impactful improvements along the corridor to enhance the look and feel, especially for pedestrians utilizing this area. The first near-term corridor-wide initiative includes coordinating with GDOT to implement street trees, lighting, median plantings and retaining wall enhancements where appropriate along the SR 9 corridor. The following two renderings show what the South Main Street corridor could look like in the future. Additionally, the following pages provide inspirational imagery for the overall character and streetscape elements.



A possible solution for the GDOT retaining walls and parapet walls along South Main include adding planters to the top or behind the wall with greenery growing above or cascading down the wall, as shown above.

SOUTH MAIN LCI Study



STATE ROUTE 9 PUBLIC ILLUSTRATIVE RENDERING



STATE ROUTE 9 PUBLIC ILLUSTRATIVE RENDERING

SOUTH MAIN LCI Study

CONNECTIVITY INTO WILLS PARK

The second corridor-wide near term initiative includes connectivity into Wills Park. During the public outreach phases, there was a significant amount of feedback regarding connecting South Main Street into the south part of Wills Park, including the addition of visible connections from SR 9 or other nearby road that will lead pedestrians and into the park.

The City of Alpharetta can introduce major or minor gateways into Wills Park that fit in well with the overall style of the area as well as the Wills Park Master Plan. These major and minor gateways are recommended to be visible from South Main Street.



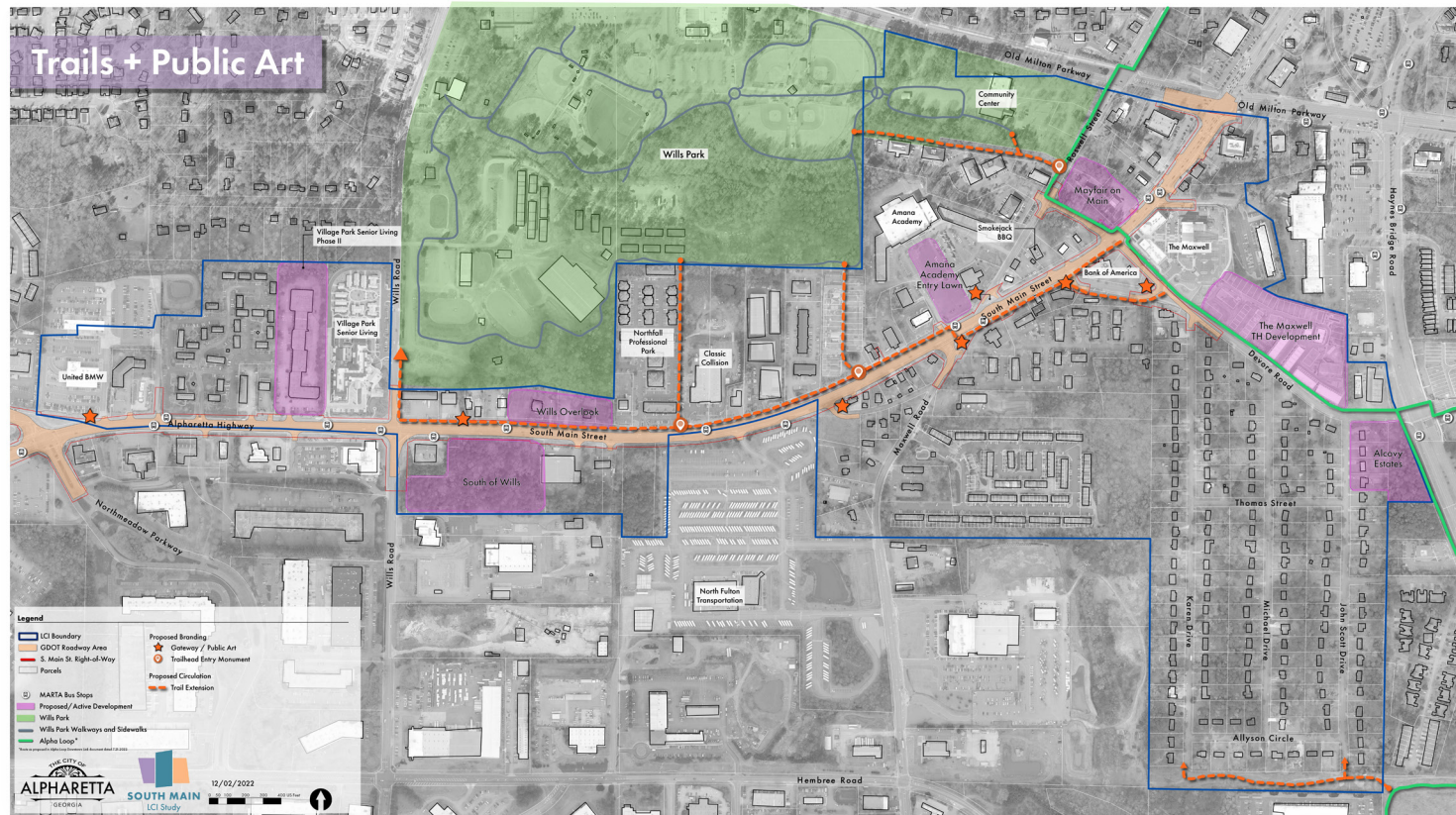
PREFERRED DESIGN



ALTERNATE DESIGN

SR 9 PUBLIC ART PROGRAM

Public art can refer to a variety of improvements and additions such as sculptures, murals, and other artworks that are located in publicly visible or accessible spaces, often but not always outdoors. Public art has the ability to enhance the environment and activate public spaces. Public art can recognize local art culture and may also highlight the functional aspects of areas, drawing people towards it, and contributing to the active street life of the South Main Street area. These features may be used to serve as focal points on streets and in public areas, especially at key locations or intersections. Public art may be permanent or temporary and creates an opportunity to engage local artists. It should also be noted that the City of Alpharetta provides a 50% funding match for approved public art including murals and sculptures. The preferred width for new trails is 8 feet and should include lighting and other amenities where appropriate.



SOUTH MAIN LCI Study

Once completed, the GDOT project along SR 9 will include several “leftover” small places that are in the GDOT right of way but that will not be used for roadway or sidewalk improvements. A near-term recommendation includes working with GDOT to leverage these small spaces within the right-of-way to add new small greenspaces and locations for public art. The map on the previous page identifies these small spaces that could be leveraged in the future. The following section identifies examples of public art that could help create character and support the branding of the area.

Examples include the realignment of the Maxwell Road intersection across from the Amana Academy as well as the Devore Road / Old Devore Road intersection. These areas are likely spaces for impactful public art that would solidify this area as unique district. The photos to the right provide examples of public art pieces that have an aesthetic type that could fit in well with the South Main Street area.



SOUTH MAIN LCI Study

CORRIDOR BRANDING AND THEME

The final corridor-wide near term initiative includes identifying and creating a corridor brand and theme for the South Main Street area. This may include the City of Alpharetta partnering with a branding company to create a name for the area as well as design and style pieces for the area that would help establish the area.

During the various stakeholder and public meetings, many attendees expressed the need for unique branding for the South Main area that is separate from Downtown Alpharetta. The project team used various activities to capture what the overall theme or source of the branding could be, and received a large amount of feedback. Many wanted the area to be branded based on Wills Park, as it is a large identifying feature for the area. Additionally, people wanted to create a new identity for the area, based on the potential for public art and spaces for artists in the area. Members of the stakeholder committee envisioned this area as a gateway to Downtown, and wanted to brand it something similar to the Gateway District, Village District, SoMa (South Main) District, South of Wills (SOW) District, or Parks and Arts District.

The project team created a few inspirational ideas based on elements of these potential brands such as the Gateway, Arts, Parks, and South Main. It is important to note that these are initial ideas based on feedback from various engagement efforts. Additional discussion on area branding is needed before finalizing any theme, design, or other elements.





SOUTH MAIN LCI Study

MID-TERM RECOMMENDATIONS

Mid-term recommendations were developed that could be implemented over the next 3-5 years. These four recommendations are based on feedback from the stakeholder committee and public engagement and will be discussed on the following pages.

Facade grant and frontage improvement program

Redevelopment Guidelines

Maxwell Road extension

South Main Central North semi-permanent structures

FACADE GRANT AND FRONTAGE IMPROVEMENT PROGRAM

One of the mid-term recommendations that was voiced by members of the stakeholder committee was to establish a facade and frontage improvement grant program for the South Main Street Area.

The purpose of this program would be to assist property owners in the South Main street corridor enhance their existing property and buildings in alignment with the future vision of the area. The type of eligible projects could include a variety of ideas such as the addition of awnings, painting / repairing the outside of buildings, or refreshing building signage.

This program would be led by the City of Alpharetta in conjunction with a review board to oversee the grant program and ensure that improvements remain in alignment with the character of the area. The City has used this type of program in the past with much success and would be adequately prepared to execute such a recommendation.

SOUTH MAIN LCI Study

DOWNTOWN OVERLAY AND GUIDELINES AMENDMENT

Amend the Downtown Overlay designation and Alpharetta Downtown Design Guidelines to include standards and recommendations to reflect the desired character identified by this South Main Street LCI Study and community vision. The proposed amendments should apply to the South Main Street and Alpharetta Highway corridor within the Downtown Overlay. Specifically, this should include any property (public or private) with direct frontage onto the identified corridor. The intent of the amendments is to shape quality spaces by appropriately regulating elements viewed from the public realm to form a cohesive district within downtown Alpharetta

It is important that the amendments to Article 2 Downtown Overlay specifically address and appropriately expand on preferred Building Design (Sec.2.8) and Building Types (Sec. 2.7).

Amendments to the Alpharetta Downtown Design Guidelines should address and provide recommendations for preferred bus stop design and streetscape elements as identified in this study. In this case streetscape elements include furniture, lighting, crosswalk design, and waste receptacles within the public realm.

The Downtown Design Guidelines should also seek to allow flexibility for outdoor dining and retailing, including additional sidewalk widths or informal seating added to the back of sidewalks. The guidelines should also limit driveways and parking between the public street and primary buildings along South Main Street.



MAXWELL ROAD EXTENSION

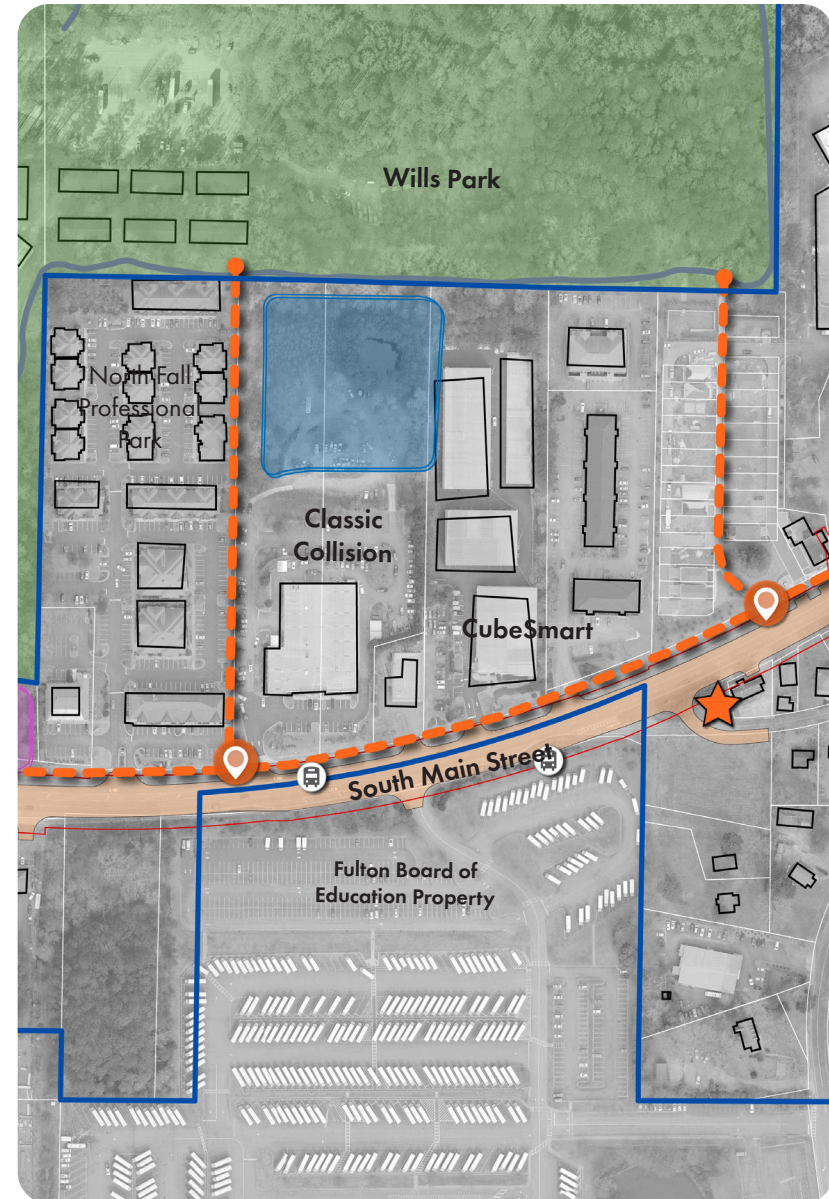
One goal for the area includes increasing connectivity for cars, bicycles, and pedestrians, while also framing out new blocks where infill or redevelopment can occur. One example of this is the Maxwell Road extension.. This extension would provide additional circulation and street frontage. It would also require coordination with the Fulton County Board of Education as it could potentially impact the parcel that is currently owned by the Board of Education and would impact their entrance and exit of the current property.

SOUTH MAIN LCI Study

SOUTH MAIN CENTRAL NORTH SEMI-PERMANENT STRUCTURES

The fourth mid-term recommendation encourages the activation of underutilized areas adjacent to Wills Park by promoting the implementation of semi-permanent and temporary structures for potential beer gardens, creative maker spaces, music venues, etc.

The underutilized 3.25 acre site at the rear of Classic Collision offers such opportunity. Necessary vehicular access may be accommodated with connections through the adjacent Northfall Professional Park to the west. Pedestrian connections from South Main to Wills Park should be coordinated with City of Alpharetta Recreation, Parks, Culture Department and adjacent property owners.



The following images illustrate examples of potential activation for the space identified behind Classic Collision. The image on the left shows a more permanent option with a stage, a food/drink vendor, and outdoor lighting that may be incorporated into a larger redevelopment opportunity in the future. The image on the right shows a more temporary installation for activation of the space through the addition of outdoor furniture, a greenspace, and a stage.



SOUTH MAIN LCI Study

LONG-TERM RECOMMENDATIONS

The long-term vision for South Main Street is to be a more walkable and mixed-use oriented district than it is today. Building on the near and mid-term recommendations, and acknowledging the study area is within the Downtown Overlay District, five areas are identified to help further create the desired character of the district. The following pages review in more detail the visions and strategies for the key redevelopment areas including:

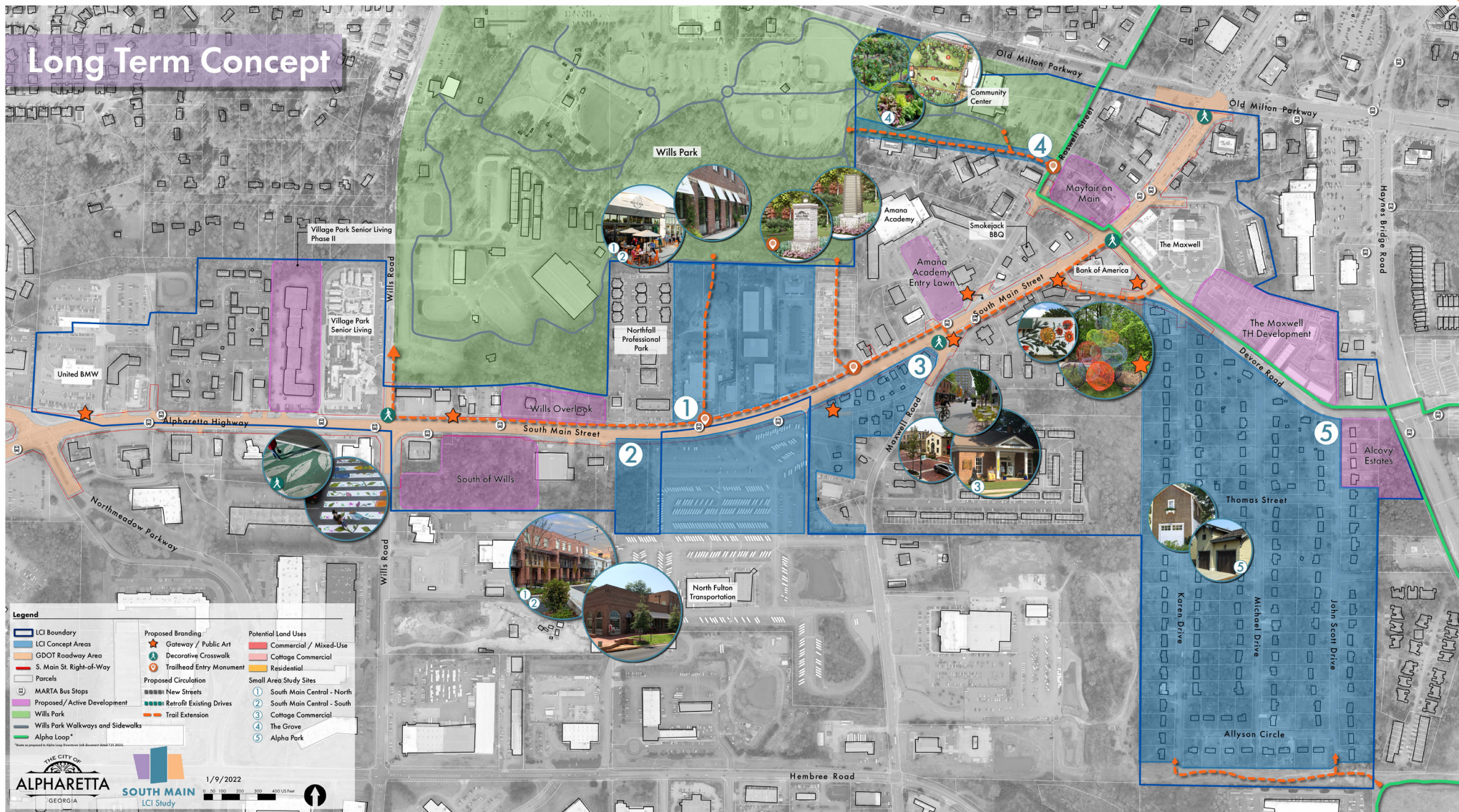
Areas 1-2: South Main Central

Area 3: Cottage Commercial

Area 4: The Grove

Area 5: Alpha Park

The illustrative plans shown for each redevelopment area provide a vision for what the South Main Street area can become. The following plans including building locations are for illustrative purposes only. They are intended to show one possible option for long-term redevelopment and assumes that any redevelopment will only occur when in coordination with property owners.



SOUTH MAIN LCI Study

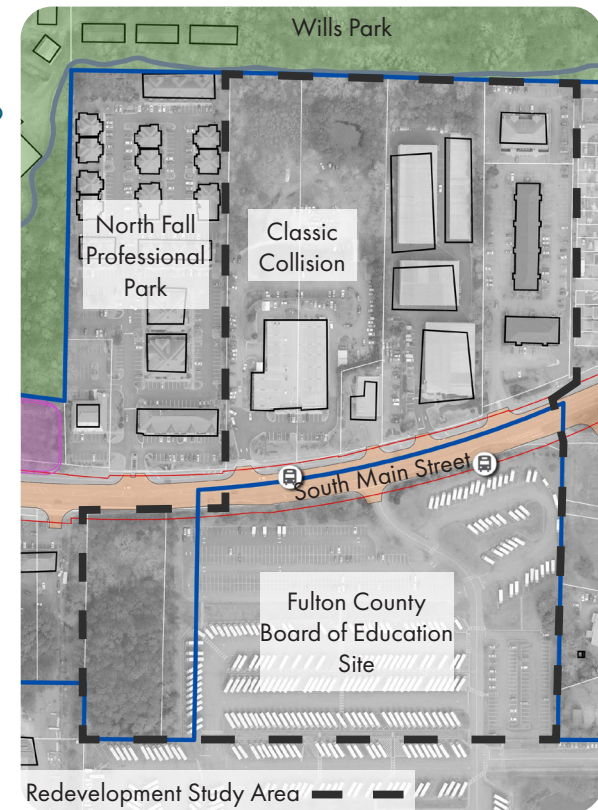
AREA 1-2: SOUTH MAIN CENTRAL

Location was the driving force behind this redevelopment study. Offering ~800' of Wills Park frontage, under a 6-minute walk from the Alpha Loop Trail crossing at Devore Road and South Main Street, and centrally located within the study, this site is a prime location for redevelopment. The illustrated concept is just one example of how the site may be redeveloped in the future. Some elements represented here should be included in all redevelopment proposals for this location.

- **Street Framework.** Provide a street framework that allows for continuous connections between developments and walkable blocks. If inner block connections are not feasible at the time of redevelopment, future connections should be identified and incorporated into the design as temporary stub-out streets.
- **Land Use.** Due to its proximity to WellsStar North Fulton medical campus, office or medical office may also be a viable use within this concept or areas further to the west along South Main. A mix of uses as allowed in the Downtown District Overlay (such as residential, commercial, and mixed-use buildings) should be incorporated into the design to promote a vibrant active district.
- **Park Frontage and Pedestrian Circulation.** Wills Park is the marquee park for the City of Alpharetta. Proposed redevelopments should highlight this amenity by providing active uses fronting onto the park. Pedestrian connections linking the park to South Main Street should be provided and appropriately incorporated into the design.

Area 2 of the redevelopment concept lies mostly outside of the study area within the City of Roswell. Currently owned by Fulton County Board of Education, the current use (school bus facilities and storage yard) does not reflect the highest and best use for a parcel with ~770' of frontage on South Main Street.

While not critical to the success of Area 1, allowing a portion of the Fulton County Board of Education land to be redeveloped (as shown in this study) allows for a more meaningful redevelopment opportunity.





The images above were selected by the public based on their appropriateness for the future of South Main Street.

SOUTH MAIN LCI Study

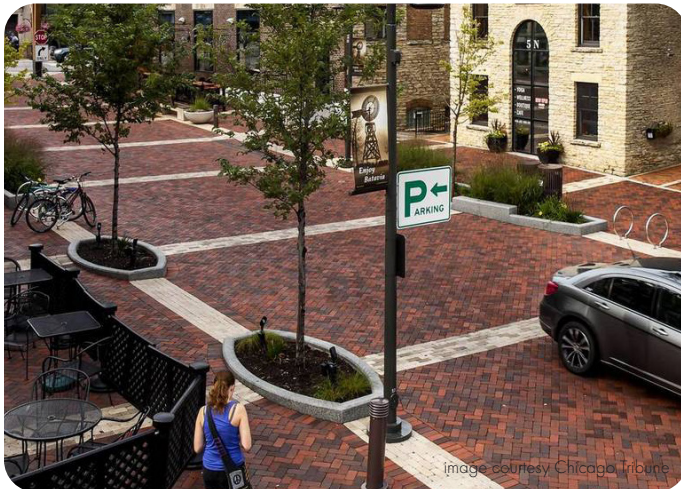
AREA 3: COTTAGE COMMERCIAL

Brady Place is a unique ~800' long street providing vehicular connection between Maxwell Road to the east and South Main Street to the west. The street character found here is not seen elsewhere in the study area. Primarily consisting of 1940s era residential housing that have been converted for commercial use, the site provides a unique opportunity to build on the market condition that has started to take hold naturally and define the area as a cottage commercial district.

The Downtown Overlay District defines this type of use as a Commercial House. This redevelopment concept recommends new infill structures that meet the Commercial House definition be considered as illustrated on the concept plan. Some existing structures may be saved, however structure modifications and replacements may also be appropriate. New Commercial House infill should compliment the existing structures in terms of mass, height, and architectural style.

Also key to this redevelopment study is the realignment and redesign of Brady Place to a Living Street. This street type complements the idea for establishing Brady Place as a node for design oriented businesses. Essentially creating a linear plaza for businesses to activate and complement the eclectic nature of Area 3.





The images above were selected by the public based on their appropriateness for the future of South Main Street.

What is a Living Street?

A living street refers to a street that encourages the mixing of pedestrian and vehicle traffic. The idea of mixing modes may seem counter to the goal of pedestrian safety, but designating the street as a shared place for pedestrians, cyclist, and vehicles elevates the awareness of each user creating a safe environment. This concept is inspired by the Dutch “woonerf” street, which translates directly to “living street.” Its key characteristics are:

- Intended for local traffic, including cyclists
- Vehicular and pedestrian zones are delineated by paving patterns, street furniture, and tree placement
- Traffic modes intermingle and negotiate between one another
- Visual and physical traffic calming treatments, such as a narrow passageway, trees, bollards, and pavers, maintain low speeds to protect those walking or biking in the street

SOUTH MAIN LCI Study

AREA 4: THE GROVE

In the long and narrow area that runs parallel to Wills Park and the Alpharetta Community Center, and leveraging plans for “The Grove” from the Wills Park Master Plan an opportunity exists to create a linear greenspace and new connection to Wills Park. The Wills Park Master Plan is shown in the figure below on the left, highlighting the area that is planned to be The Grove a forested, passive space with hammocks, places to relax, and informal picnic spots. Building on the idea of The Grove, the narrow strip of land south of the Community Center could be used to support the City’s Urban Agricultural Plan and existing community gardens in Wills Park through the implementation of a linear orchard with edible landscape elements, as shown in the figure on the right below. Additionally, connecting this area and therefore Wills Park to the Alpha Loop by creating a trail spur into the park that features innovative landscape design elements could be an innovative and practical activation strategy of this space.



SOUTH MAIN LCI Study

AREA 5: ALPHA PARK

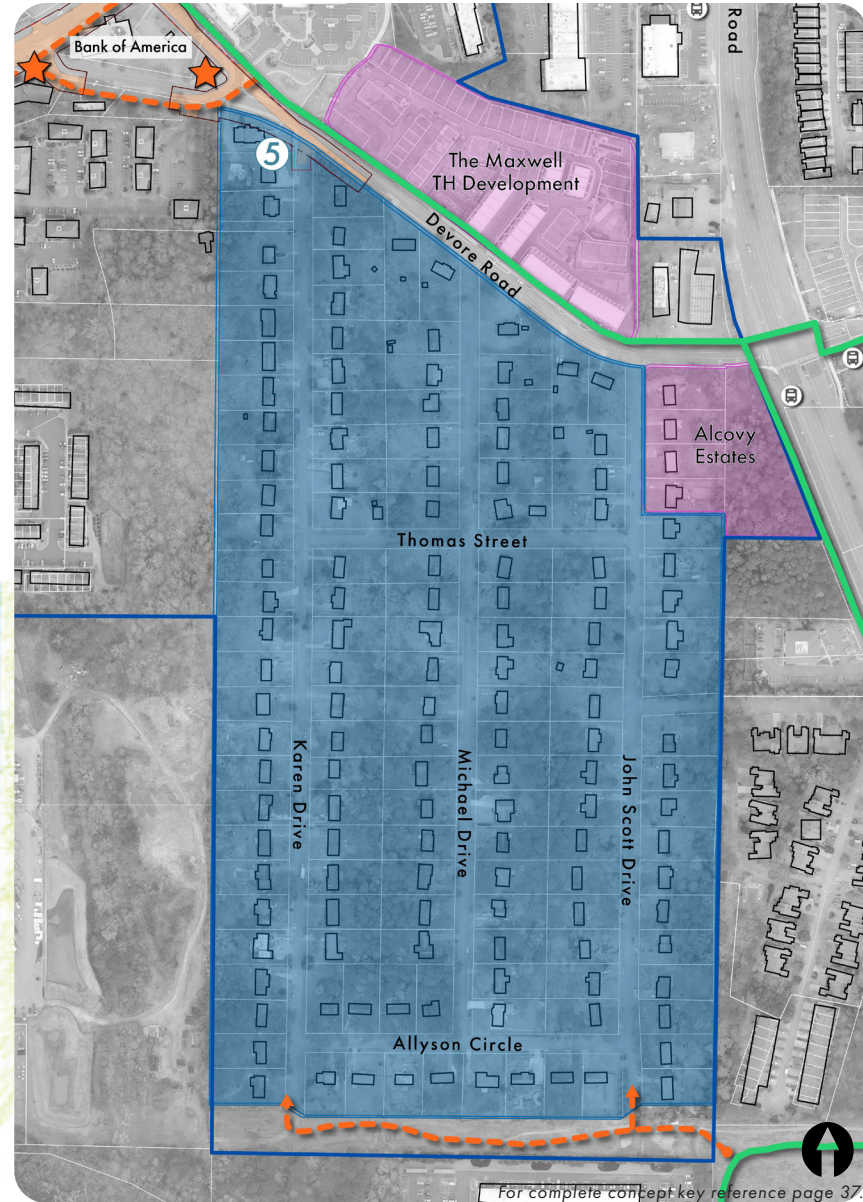
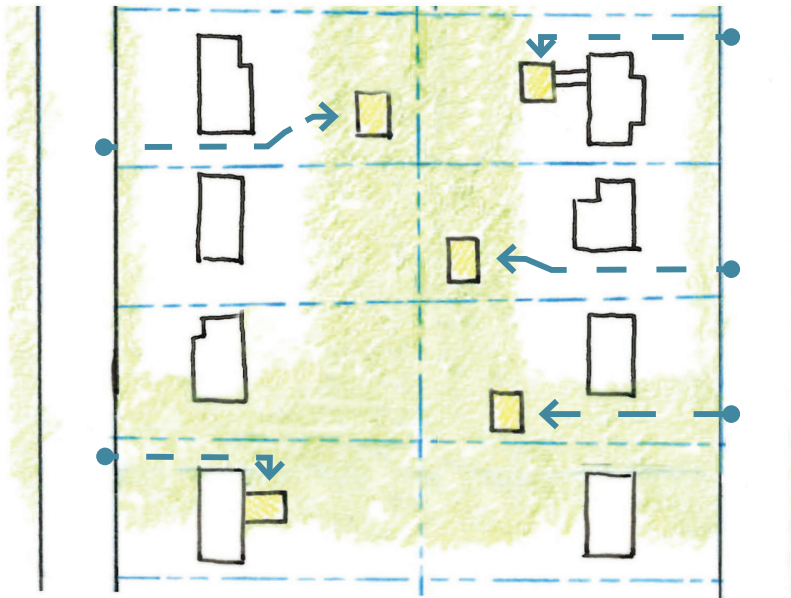
Located off Devore Road across from a recently built townhouse community, the established residential neighborhood of Alpha Park likely provides the most attainable for-sale product in downtown Alpharetta. Many developers have looked into consolidating the 141 single family parcels here for a much more intense development, however, no such development proposal has been successful to date.

The goal for this area is to foster community by evaluating the need for regulations to preserve the existing neighborhood character and affordability, while still allowing for some infill and incremental change. One such regulation may be to allow the introduction of an Accessory Dwelling Unit (ADU) program for Alpha Park. Unlike elsewhere in Alpharetta, this ADU program should allow for detached ADUs at the rear of the primary residence. A majority of lots in Alpha Park may accommodate a driveway to access ADUs placed in the rear yards. Such units would allow for additional living space and/or potential rental income for the property owner.

The City of Alpharetta should maintain the Future Land Use designation of Low-Density Residential and facilitate a listening session for property owners and residence to further evaluate potential needs. Additional possible implementation actions for Alpha Park include but are not limited to: explore possible regulations on house size or massing, streetscape improvements, and on-street parking regulations.



The images above depict typical ADUs that could be allowed in Alpha Park. Below is a diagram illustrating appropriate ADU placement and potential vehicular access routes.



SOUTH MAIN LCI Study

CASE STUDIES

To better understand possible outcomes for the South Main Street area, it can be helpful to review case studies of other redevelopment sites with similar characteristics and challenges. The following pages contain a collection of examples of developments that have experienced success by leveraging similar strategies proposed for the South Main Street area. These examples can act as a guide the South Main Street area's future and help shape a unique identity for the area.

PLANT RIVERSIDE DISTRICT SHOPS SAVANNAH, GEORGIA

The Plant Riverside District Shops in Savannah, Georgia is an example of a pedestrian oriented area with a focus on cottage commercial vendors. These smaller-sized stores are located along the Riverfront area with food vendors, art shops and galleries, jewelry and clothing stores, and provide a contrast to the historic buildings surrounding them. This area is an inspiration for the Brady Place Woonerf area.



WIEHLE STATION RESTON, VIRGINIA

The Wiehle Station in Reston, Virginia is a transit-oriented development situated on over 80 acres of mixed-use development. It includes many shops, including bakeries, bookstores, and home ware vendors. There are also many adjacent amenities such as a parking garage, bike storage room, bus loop, and a kiss and ride.



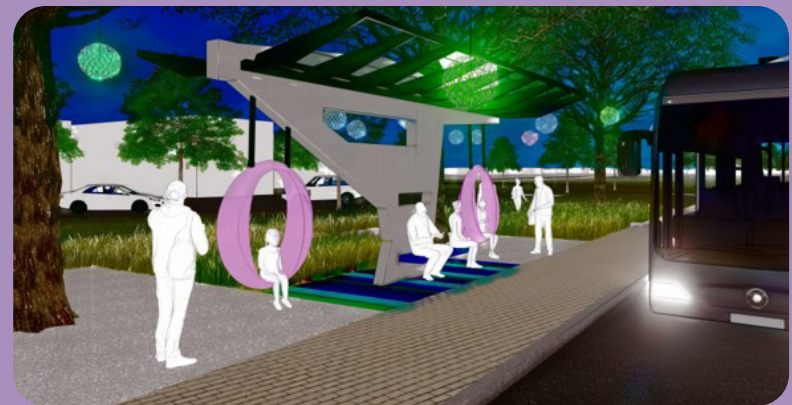
SPARKMAN WHARF TAMPA, FLORIDA

The Sparkman Wharf is a 56-acre development located on the downtown Tampa waterfront, providing various office and retail options. Amenities include a dining garden and biergarten as well as a recreational lawn. This outdoor space is an inspiration for the South Main Street area.



SUGARLOAF CID GWINNETT COUNTY, GEORGIA

The Sugarloaf CID in Gwinnett County, Georgia recently completed an LCI Study for an improved bus shelter with lighting, pole signage with route information, interactive seating, and waste and recycling receptacles. This case study shows how bus shelters can provide art through the lighting elements as well as wayfinding and branding opportunities.



SOUTH MAIN LCI Study

FOOD FOREST TRAIL GWINNETT COUNTY, GEORGIA

The Food Forest Trail is a case study related to urban agriculture components in a developed area supporting the ecological betterment of the area. This Food Forest Trail includes design ideas and suggestions related to features within the planting area (picnic table, bench, storage shed) as well as types of plants and plots (vines, edible landscape plots, pollinator plantings). This is a case study for the Roswell Street area near the Alpharetta Community Center and the planned Grove in Wills Park.



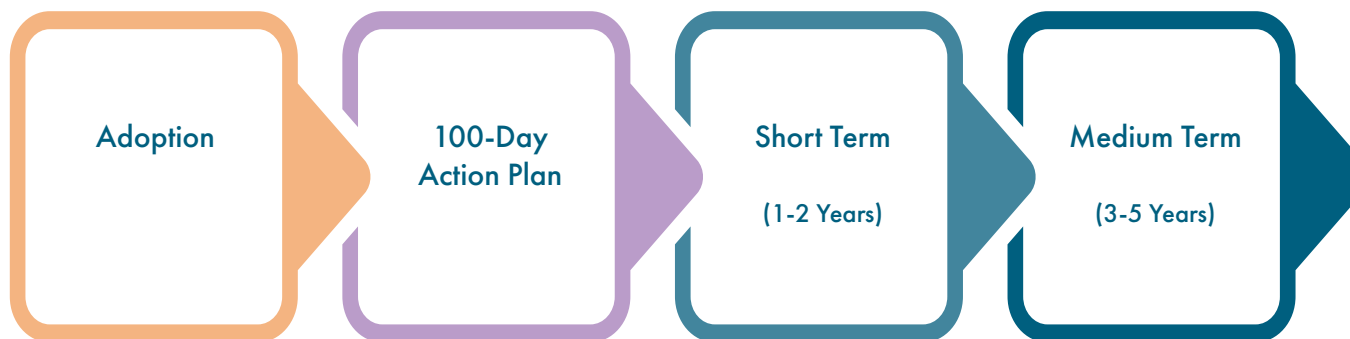
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Implementation Plan

Based on stakeholder and community input, existing area and market conditions, and with the redevelopment concepts in mind, a 5-year implementation plan, including a 100-day action plan was developed. The implementation and action plan outline priority projects and initiatives for the South Main Street study area. The 100-day action plan includes projects and activities that can begin upon adoption of the plan, while the 5-Year Action Plan includes short- and medium-term projects and initiatives to be completed over the next five years. Projects are organized by timeframe and identify the concept area they pertain to with those that apply to multiple concept areas or the entire study area identified accordingly.

100-DAY ACTION PLAN

Items included in the 100-day action plan are recommendations that are easy to implement with no or very low cost to build momentum for plan implementation and should be pursued in the first 100 days after this plan is adopted. Some projects identified within the 100-day action plan are not anticipated to be completed within that timeframe, but rather work should begin immediately to capitalize on recent discussions, meetings, and positive inertia from the study process. As part of the 100-day action plan, the City of Alpharetta should work with implementation partners and organizations to identify who will take a leading or supporting role and to coordinate immediate next steps.



100-DAY ACTION PLAN

1	Area-Wide	Adopt South Main LCI Study and incorporate into the Comprehensive Plan.
2	Area-Wide	Continue South Main branding discussions, including identification of priority elements
3	Area-Wide	Begin discussions with GDOT regarding additional landscaping along SR 9
4	Area-Wide	Identify areas for public art and additional streetscape elements within ROW and begin discussions with stakeholders or property owners
5	Area-Wide	Begin discussion of area-wide facade grant / frontage improvement program
6	Area-Wide	Partner with Parks Department / Recreation Commission to plan park entry monuments
7	South Main Central	Evaluate and discuss Wills Park connections with property owners
8	Cottage Commercial	Update Commercial House regulations within the Downtown Overlay to encourage appropriate building type and address non-compatible uses.
9	The Grove	Meet with Parks Department to discuss how to best support the Grove

SOUTH MAIN LCI Study

5-YEAR ACTION PLAN - TRANSPORTATION/INFRASTRUCTURE IMPROVEMENTS

Timeframe	Category	Applicable Area	Name	Description	Type of Improvement	Engineering / Design	
						Year	Cost
Short-Term	Infrastructure	Area-Wide	Corridor brand and theme	Create branding identity and install signage	Enhancements	2023	\$ 20,000
Short-Term	Infrastructure	Area-Wide	SR 9 Corridor Enhancements	Create a plan for landscaping along SR 9 and begin GDOT discussion	Enhancements	2023	\$ 500,000
Short-term	Infrastructure	Area-Wide	Bus Shelters	Bus shelter improvements at the MARTA bus stops along South Main Street	Infrastructure	2024	\$ 80,000
Short-term	Infrastructure	Area-Wide	Reclaiming ROW remnants	Create pocket greenspace and public art	Enhancements	2024	\$ 150,000
Short-Term	Sidewalks/ Paths	Area-Wide	Park Entrances	Work with Parks Department / Recreation Commission to finalize park entry monuments	Infrastructure	2025	\$ 20,000
Medium-term	Street Framework	Cottage Commercial	New Maxwell Street Extension	Provide additional circulation and street frontage with New Maxwell Street Extension	Infrastructure	2025	\$ 700,000
Medium-term	Green Spaces	The Grove	Trail Spur	Connect to the AlphaLoop by creating a trail spur into the park that features innovative landscape design elements	Walkability	2026	\$ 150,000
Medium-term	Sidewalks	Alpha Park	Sidewalk Addition	Add sidewalks on one or both sides of the street in Alpha Park	Walkability	2026	\$ 400,000
Medium-term	Streetscape	Area-Wide	South Main Streetscapes	Streetscape improvements along South Main St including: street lights, outdoor furniture, trash cans	Infrastructure	2027	\$ 400,000

MENTS

Construction			Funding			
Year	Cost	Total Cost	Responsible Party	Primary Source	Local Source	Local Match
2025	\$ 100,000	\$ 120,000	City of Alpharetta/ Cultural Arts Commission	Local	City of Alpharetta	
2025	\$ 2,500,000	\$ 3,000,000	City of Alpharetta in coordination with GDOT	LCI	City of Alpharetta	\$ 600,000
2026	\$ 720,000	\$ 800,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	\$ 160,000
2026	\$ 700,000	\$ 850,000	City of Alpharetta	Local	City of Alpharetta	
2027	\$ 80,000	\$ 100,000	City of Alpharetta	Local	City of Alpharetta Parks	
2027	\$ 3,500,000	\$ 4,200,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	\$ 840,000
2028	\$ 600,000	\$ 750,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	\$ 150,000
2028	\$ 2,000,000	\$ 2,400,000	City of Alpharetta	Local	City of Alpharetta	
2029	\$ 2,000,000	\$ 2,400,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	\$ 480,000

SOUTH MAIN LCI Study

5-YEAR ACTION PLAN - DEVELOPMENT/LAND USE INITIATIVES

Timeframe	Category	Applicable Area	Name	Description	Type of Improvement
Short-term	Redevelopment	South Main Central	Catalytic Mixed-Use	Encourage catalytic mixed-use redevelopment to reinforce South Main's character	Infrastructure
Short-term	Other	Area-Wide	Corridor brand and theme	Create a brand and theme for the area and create signage	Enhancements
Short-term	Redevelopment	South Main Central	Market Spaces	Promote the implementation of semi-permanent and temporary structures for potential beer gardens, maker spaces, music venues, etc.	Other
Short-term	Infrastructure	Area-Wide	Façade / Frontage Improvements	Create an area-wide façade grant / frontage improvement program	Enhancements
Short-term	Redevelopment	Cottage Commercial	Unique Retail	Reinforce area as a Commercial House district with small-scale, unique retail and mini café offerings as well as activated public spaces. Regulate preferred building type to avoid non-compatible development	Infrastructure
Short-term	Green Spaces	Cottage Commercial	Woonerf Street	Create opportunity for infill Commercial Houses and gathering by retrofitting Brady Place to a Woonerf-style street	Infrastructure
Short-term	Green Spaces	The Grove	Urban Agricultural Plan	Support City's Urban Agriculture Plan as well as existing community gardens in Wills Park through implementation of a linear orchard with edible landscape elements	Other
Medium-term	Street Framework	South Main Central	Street Framework	Promote street framework to allow continuous connections between developments	Infrastructure
Medium-term	Redevelopment	South Main Central	Fulton Board of Education	Discuss development opportunity for property owned by Fulton Board of Education located within City of Roswell	Other
Medium-term	Infrastructure	Alpha Park	Parking Additions	Allow for on-street parking spaces	Policy
Medium-term	Infrastructure	Alpha Park	Carriage Houses	Allow Carriage Houses or Accessory Dwelling Units (ADUs) at rear of properties by way of side yard driveways	Policy

Engineering / Design		Construction			Funding
Year	Cost	Year	Cost	Total Cost	Responsible Party
2023		2027			
2023	\$20,000	2025	\$100,000	\$120,000	City of Alpharetta/ Cultural Arts Commission
2023	\$35,000	2025	\$75,000	\$110,000	City of Alpharetta/ Cultural Arts Commission
2024	Staff Time	2026	\$ 500,000	\$500,000	City of Alpharetta
2024	N/A	2028	N/A	N/A	City of Alpharetta/ Staff Time
2024	\$50,000	2027	\$350,000	\$400,000	City of Alpharetta/Private Developer
2024	\$25,000	2026	\$150,000	\$175,000	City of Alpharetta/ Cultural Arts Commission
2025	N/A	2027	N/A	N/A	City of Alpharetta/ Staff Time
2025	N/A	2027	N/A	N/A	City of Alpharetta/ Staff Time
2026	N/A	2028	N/A	N/A	City of Alpharetta/ Staff Time
2026	N/A	2028	N/A	N/A	City of Alpharetta/ Staff Time

Alpharetta South Main LCI Housing and Market Analysis

Prepared for: City of Alpharetta, Georgia

Under the Leadership of:



Prepared by: KB Advisory Group



KB | ADVISORY GROUP



February 13, 2023

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Introduction

KB Advisory Group (formerly Bleakly Advisory Group) is partnering with Kimley-Horn for this analysis, conducted with Livable Centers Initiative (LCI) funding granted by the Atlanta Regional Commission (ARC).

This task will provide a real estate inventory and trend analysis for several nested geographic areas:

- The South Main LCI Study Area Boundary
- City of Alpharetta and 1-Mile market area defined by KB Advisory Group to provide a broader economic catchment area.
- North Fulton County

The study will examine the state of the market in the South Main Study Area, forecast future demand potential, and identify strategies that can bolster the economic development potential of Alpharetta/South Main.

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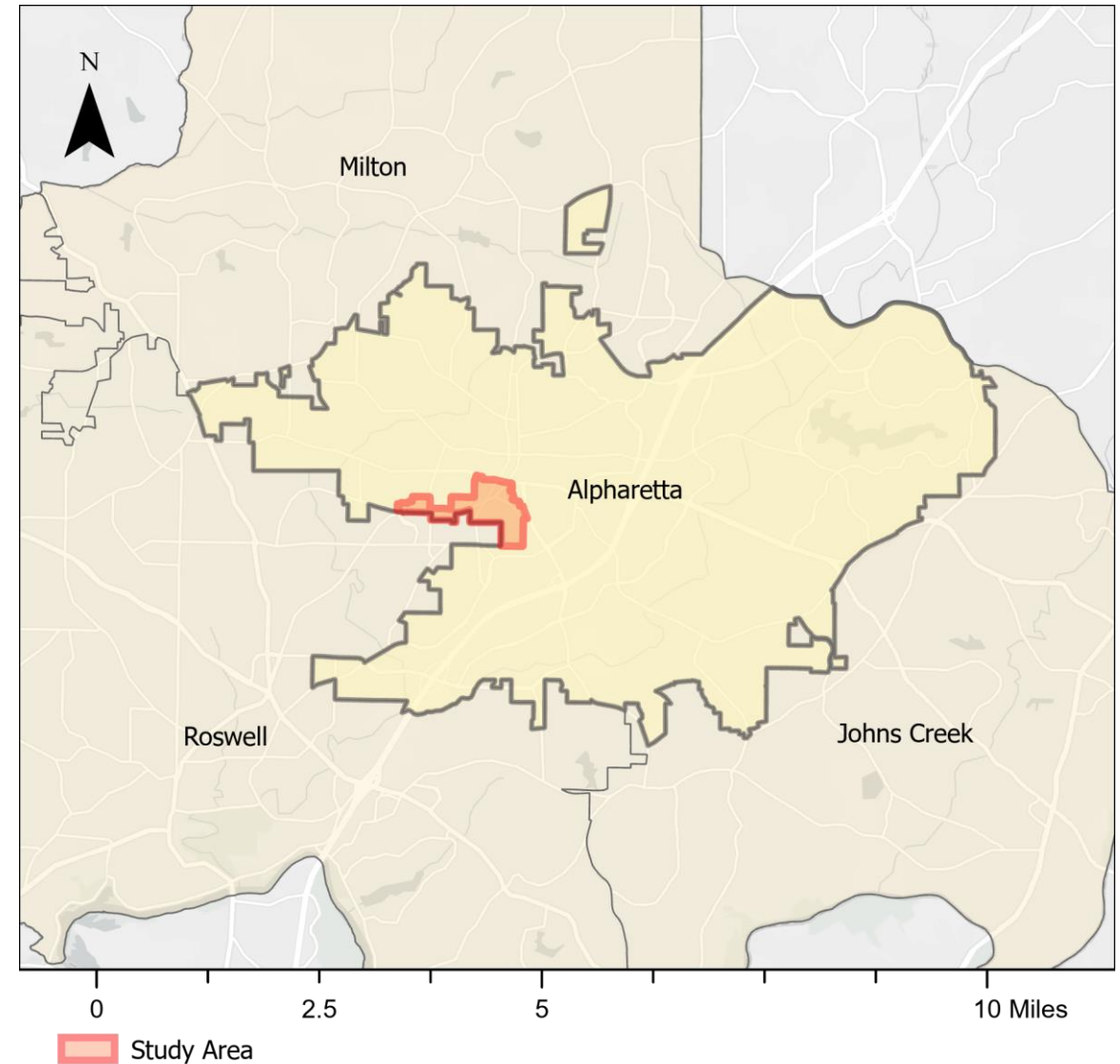
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Study Area Context

Geographic

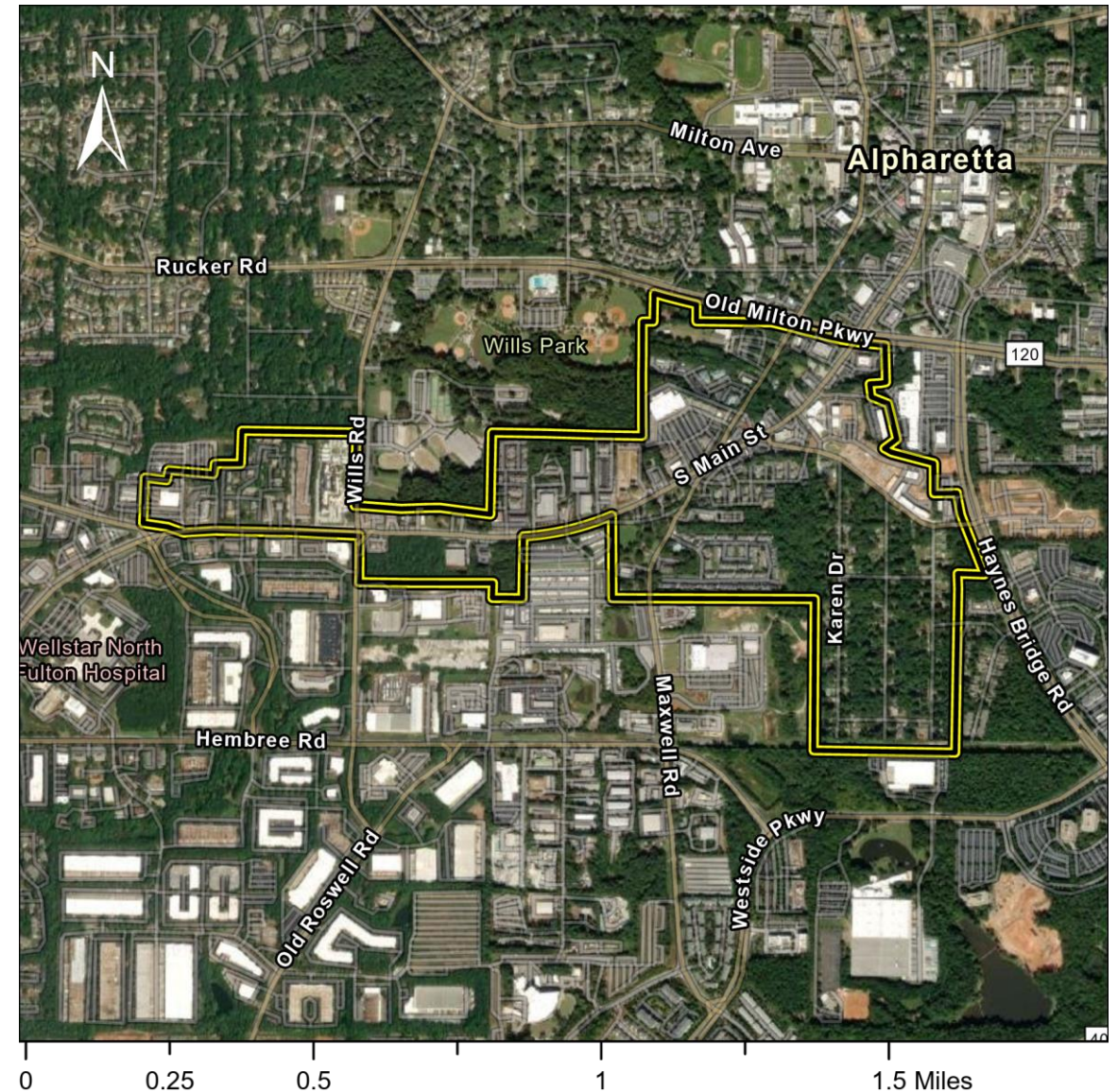
- **The South Main LCI Study Area lies on the edge of the City of Alpharetta and borders the City of Roswell.**
 - The area is a major corridor bookended by Old Milton Parkway and Upper Hembree Road.
 - The corridor represents an existing connection between Downtown Alpharetta and Roswell.



Study Area Context

Geographic

- **Characterized by retail and office.**
 - The eastern portion of the LCI Study Area is neighbored by Downtown Alpharetta.
 - The western portion is directly adjacent to Wellstar North Fulton Hospital and medical office.
 - Wills Park sits centrally along the corridor with the rear of South Main retail oriented towards the park.



Demographic Assessment

In comparison to the City of Alpharetta, the Study Area trends slightly older with a proportionally lower share of family households. Millennials and Seniors (65+) distinguish the area generationally with fewer children, young adults, and Boomers than the city overall. Residents are healthy earners, but trail behind Alpharetta and North

Fulton in terms of highly affluent households (those earning \$100k+). Residents within the Study Area are well educated with over 83% having an associates degree or higher. The racial composition of the area largely mirrors that of the city and county but has a slightly higher percent of mixed-race individuals.

Key Takeaways

Population and Households

- In the past two decades, the population growth rate in the Study Area has outpaced that of Alpharetta given newer residential product.
- This growth is expected to continue, though tempering slightly, for an average annual growth rate of 1.6%.

Household Income

- The median household income with the Study Area is \$94,457, 29% lower than the city of Alpharetta as a whole.
- Households within the Study Area making between \$50,000 to \$100,000 comprise over 35% of all households, well above the city's share.

Age and Generations

- Millennials, likely moving to the area more recently, and Seniors, likely aging in place, comprise a larger share of households compared to Alpharetta.

Household Characteristics and Tenure

- Over 60% of residents are renters, and median home values are 31% lower than the city overall.
- With more recent residential product deliveries, the Study Area's housing stock trends newer.

Race and Ethnicity

- The area is majority white with a slightly larger share of mixed-race residents than the City and North Fulton.

Educational Attainment

- Study Area residents are well educated but represent a smaller share of high educational attainment (Advanced degrees) compared to the surrounding areas.

Demographic Assessment

Population

- The Study Area population is estimated at 1,397 people.
 - The Study Area does not conform to official boundaries for Census taking, so official population counts are unavailable.
 - This population estimate was built by pairing housing unit inventory data from Fulton County GIS with housing data from the American Community Survey, 2020.
- The population growth rates in the Study area and Alpharetta (city) are projected to slow through 2027.
 - However, the Study Area is expected to grow faster than the city of Alpharetta through 2027.

Population

	Study Area	Alpharetta
2022 Estimate	1,397	68,002
2027 Forecast	1,515	72,292

Population Growth

	Study Area	Alpharetta
Avg. Annual Growth 2010-2022	3.2%	1.4%

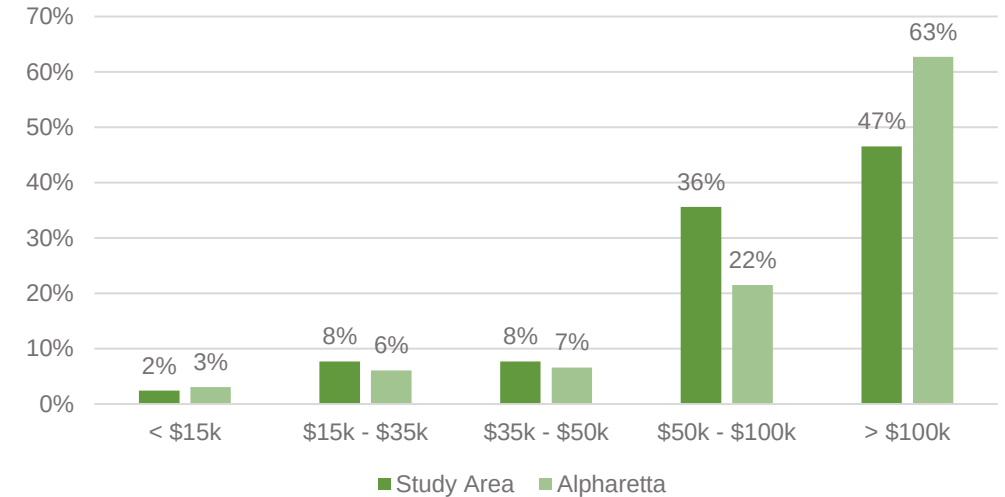
Source: KB Advisory, based on data from Claritas, ACS 2020 5-yr Estimates, Fulton County GIS

Demographic Assessment

Household Income

- **The median household income in the Study Area is \$94,457.**
- The median household income in the City of Alpharetta is \$133,101.
- **The income distribution of households in the Study Area indicates that nearly half of households (47%) earn above \$100,000 annually.**
 - In the City of Alpharetta, 63% of households earn over \$100,000 annually.
 - Median household income is nearly \$40,000 lower in the Study Area, compared to the entire city of Alpharetta.
 - The income distribution is highly attractive to retail development.

Household Income Distribution, 2022



	Study Area	Alpharetta
Median Income	\$94,457	\$133,101
< \$15k	2%	3%
\$15k - \$35k	8%	6%
\$35k - \$50k	8%	7%
\$50k - \$100k	36%	22%
> \$100k	47%	63%

Source: KB Advisory, based on data from Claritas

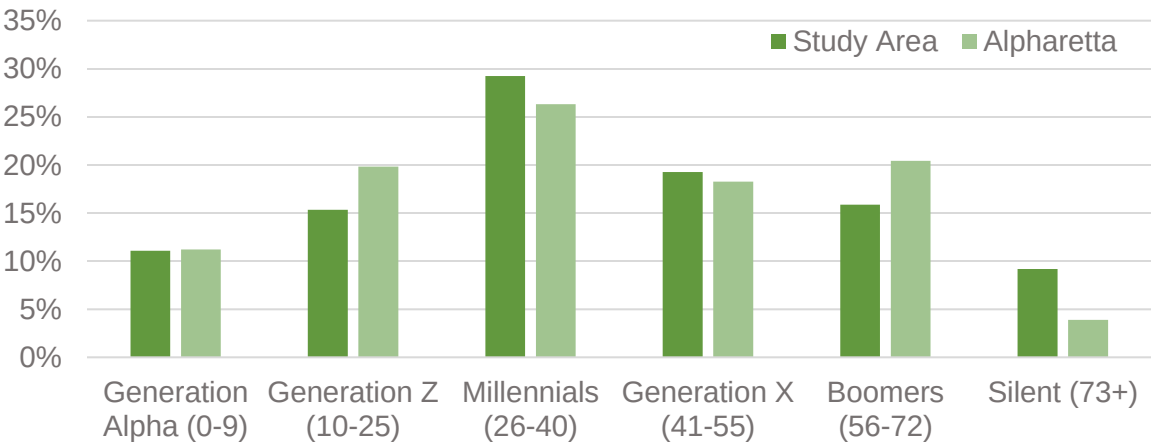
Demographic Assessment

Residents by Generation

- **Nearly a third of residents living in the study area are Millennials.**
 - Compared to the City of Alpharetta, the area experiences a smaller share of Boomers and Gen Z residents, and fewer children.
 - Seniors over 65 comprise a decent share of the population with 9% aged 73 or older.

Study Area	Alpharetta
2022 Est. Population by Age & Generational Cohort	
Generation Alpha (0-9)	11%
Generation Z (10-25)	15%
Millennials (26-40)	29.3%
Generation X (41-55)	19.3%
Boomers (56-72)	15.9%
Children & Seniors	
Children (0-17)	21.1%
Seniors (65+)	16.2%
Median Age	40.8

Age Distribution, 2022



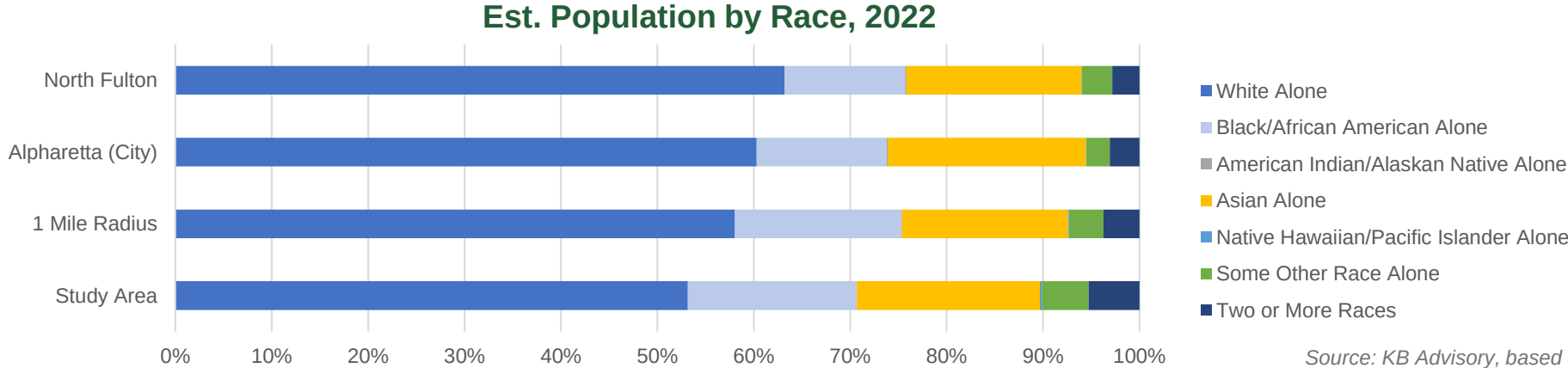
Source: KB Advisory, based on data from Claritas

Demographic Assessment

Race & Ethnicity

- Over half of the Study Area population is white.
 - The racial composition reflects similar trends to that of Alpharetta and North Fulton.

	Study Area	Alpharetta
2022 Est. Population by Single-Classification Race		
White Alone	53%	60%
Black/African American Alone	18%	13%
American Indian/Alaskan Native Alone	0%	0%
Asian Alone	19%	21%
Native Hawaiian/Pacific Islander Alone	0%	0%
Some Other Race Alone	5%	2%
Two or More Races	5%	3%
2022 Est. Population by Ethnicity (Hispanic or Latino)		
Hispanic / Latino	10%	8%
Not Hispanic / Latino	90%	92%



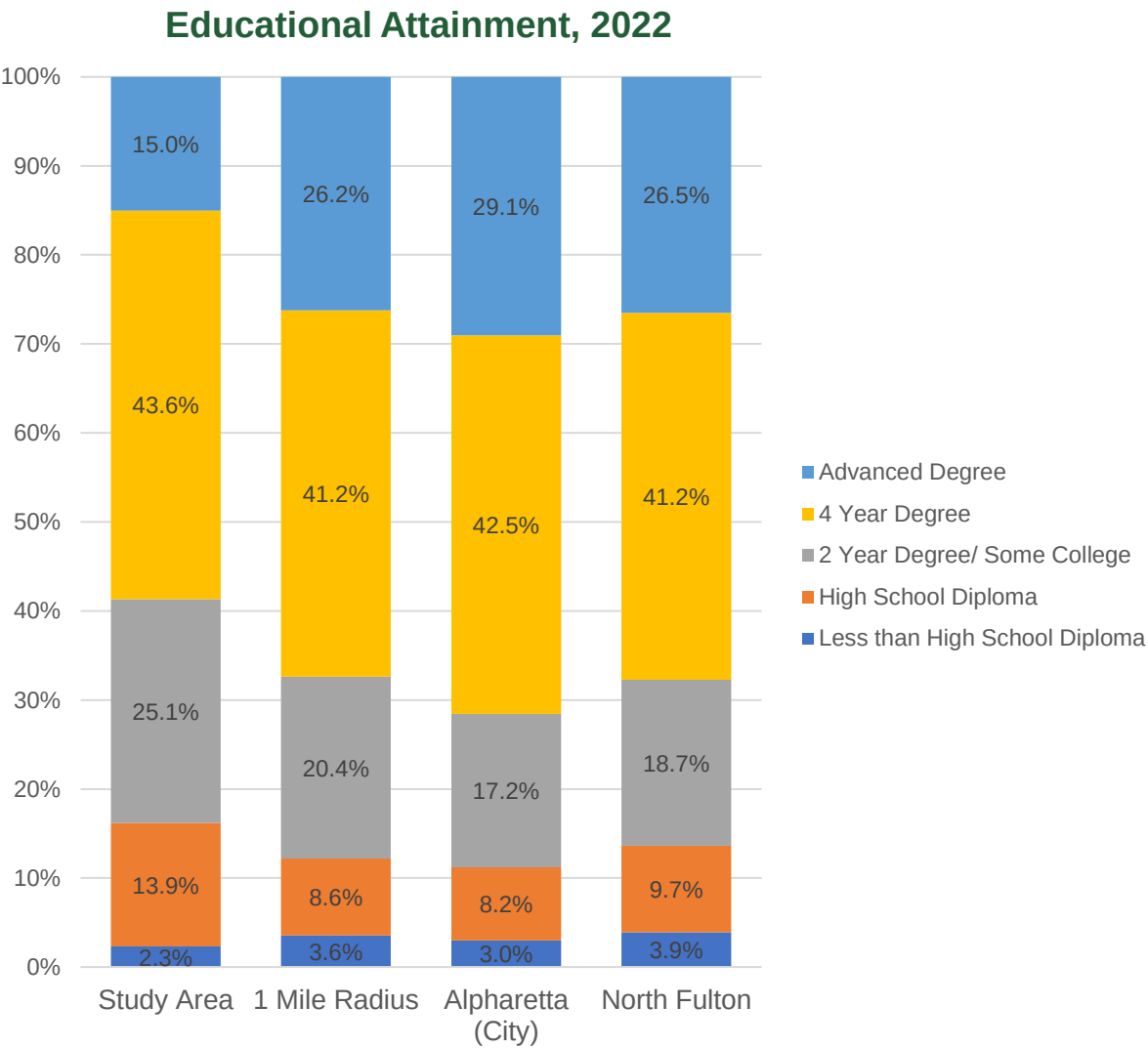
Source: KB Advisory, based on data from Claras

Demographic Assessment

Educational Attainment

- Overall, the Study Area population is high-educated.
- More than half of residents hold a bachelors degree or better.
- Compared to the city, the Study Area trails slightly in the concentration of residents with advanced degrees.

Educational Attainment	Study Area	Alpharetta
Less than High School Diploma	2.3%	3.0%
High School Diploma	13.9%	8.2%
2 Year Degree/ Some College	25.1%	17.2%
4 Year Degree	43.6%	42.5%
Advanced Degree	15.0%	29.1%



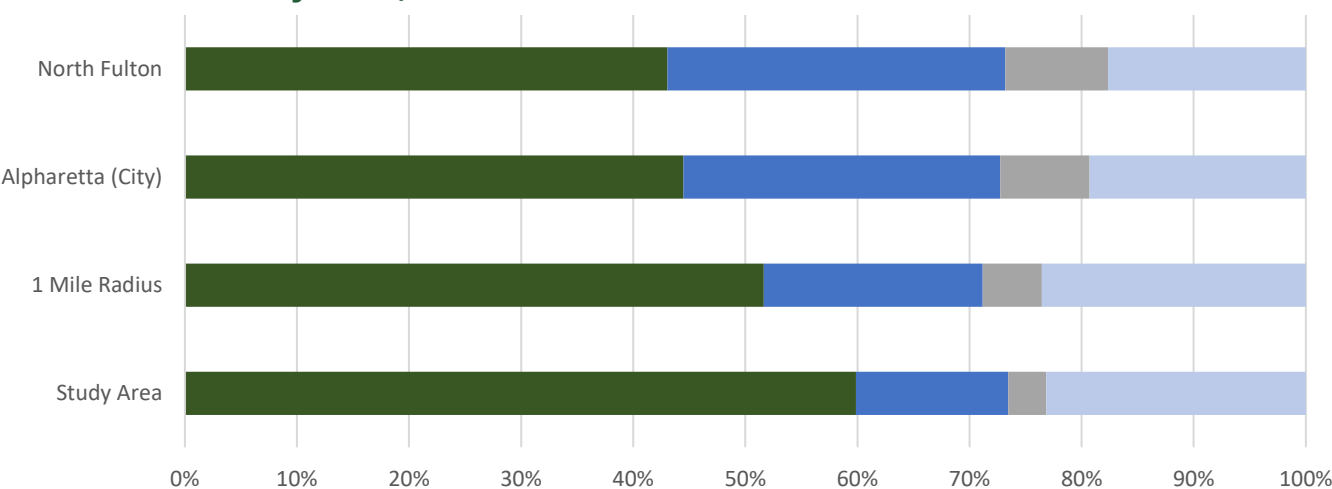
Source: KB Advisory, based on data from Claritas

Demographic Assessment

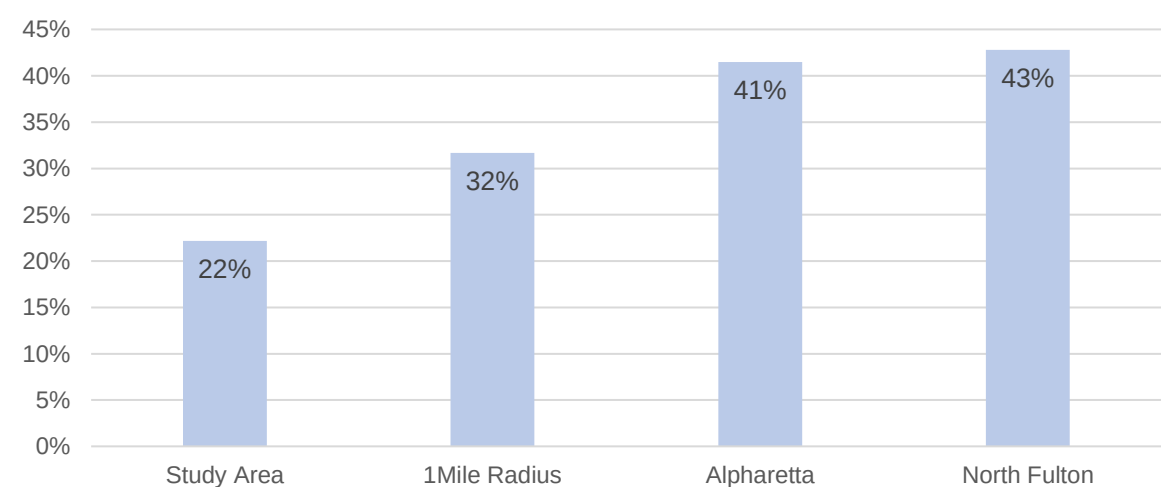
Household Size

- **Most households are “small” (1 or 2 people) and without children.**
 - Additionally, the area has a smaller share of medium and large households compared to surrounding areas and a larger share of non-family households.

Households by Size, 2022



Households with Children, 2022



Source: KB Advisory, based on data from Claritas

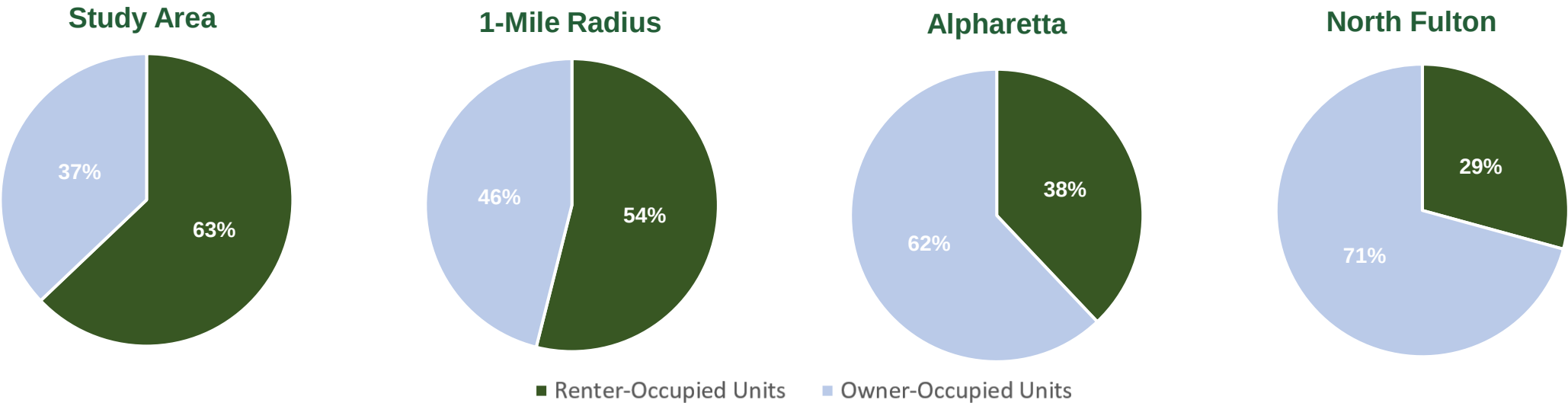
Demographic Assessment

Household Tenure Preferences

- Well over half of households are renters. This area represents a significantly larger share of renters within Alpharetta and North Fulton.
- Median home values are lower than that of the city, but housing stock age is slightly newer.

	Study Area	Alpharetta
2022 Est. Housing Tenure, Value, & Age		
Owner-occupied	234	16,224
Renter-occupied	396	7,734
Percent Owner-occupied	37.1%	67.7%
Median Home Value	\$381,300	\$550,500
Median Age of Housing (Years)	8.9	20.1

Tenure, 2022



Source: KB Advisory, based on data from Claritas

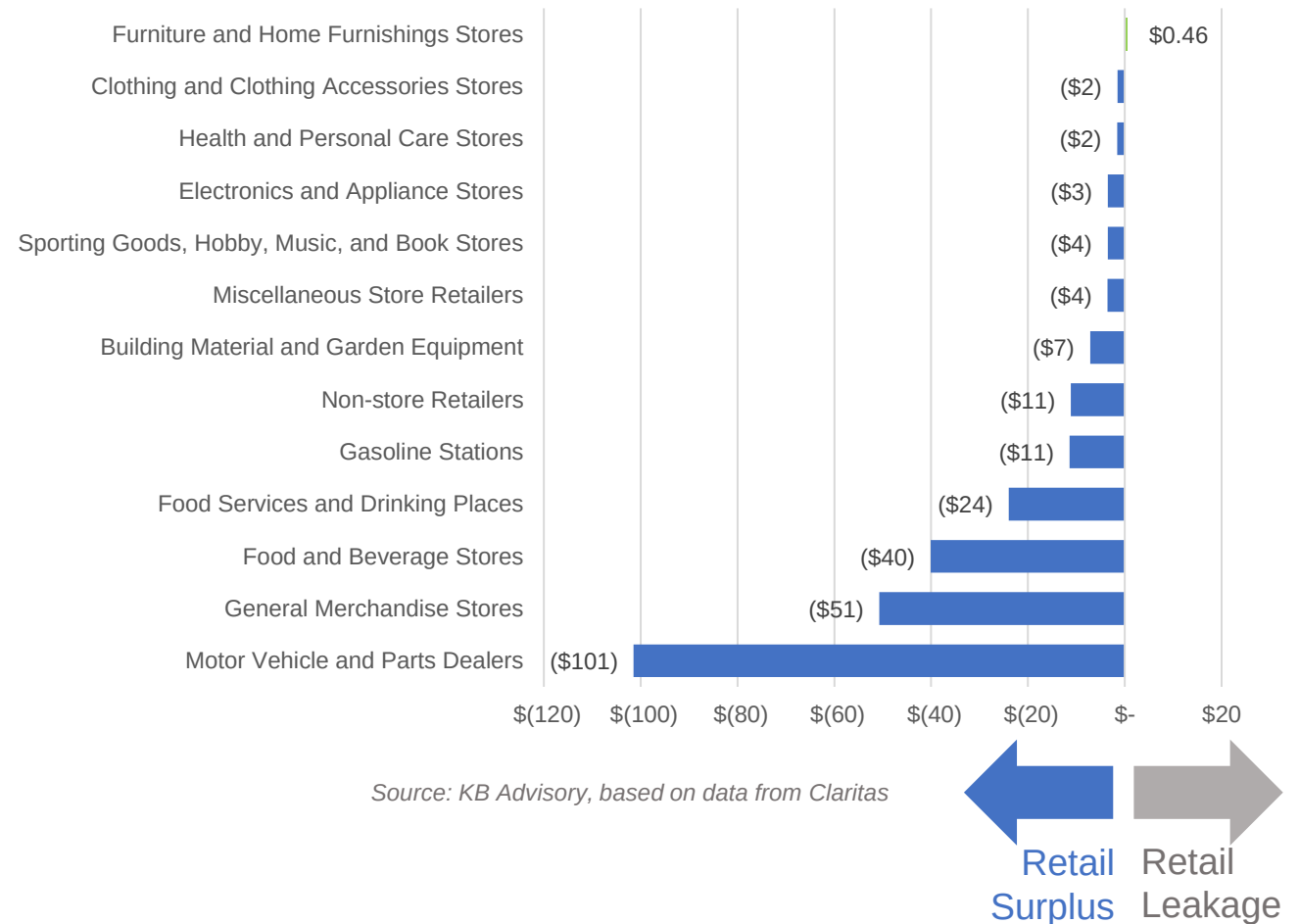
Resident Spending Assessment

City of Alpharetta

- **An overall retail surplus in the City of Alpharetta suggests that retail spending is supported by spending from sources other residents (such as employees, visitors, etc.).**
- The difference between retail demand and supply represents an opportunity gap to capture additional spending by local residents.
- As shown at right, only spending at furniture/home furnishing stores has positive values by store type signifying “leakage” of retail spending to locations outside of the local market area.

Annual Retail Spending Citywide
Households (demand): **\$12,390,436**
Annual Retail Sales at Establishments
Citywide (supply): **\$103,252,852**

Alpharetta Spending Details, 2022



Resident Spending Assessment

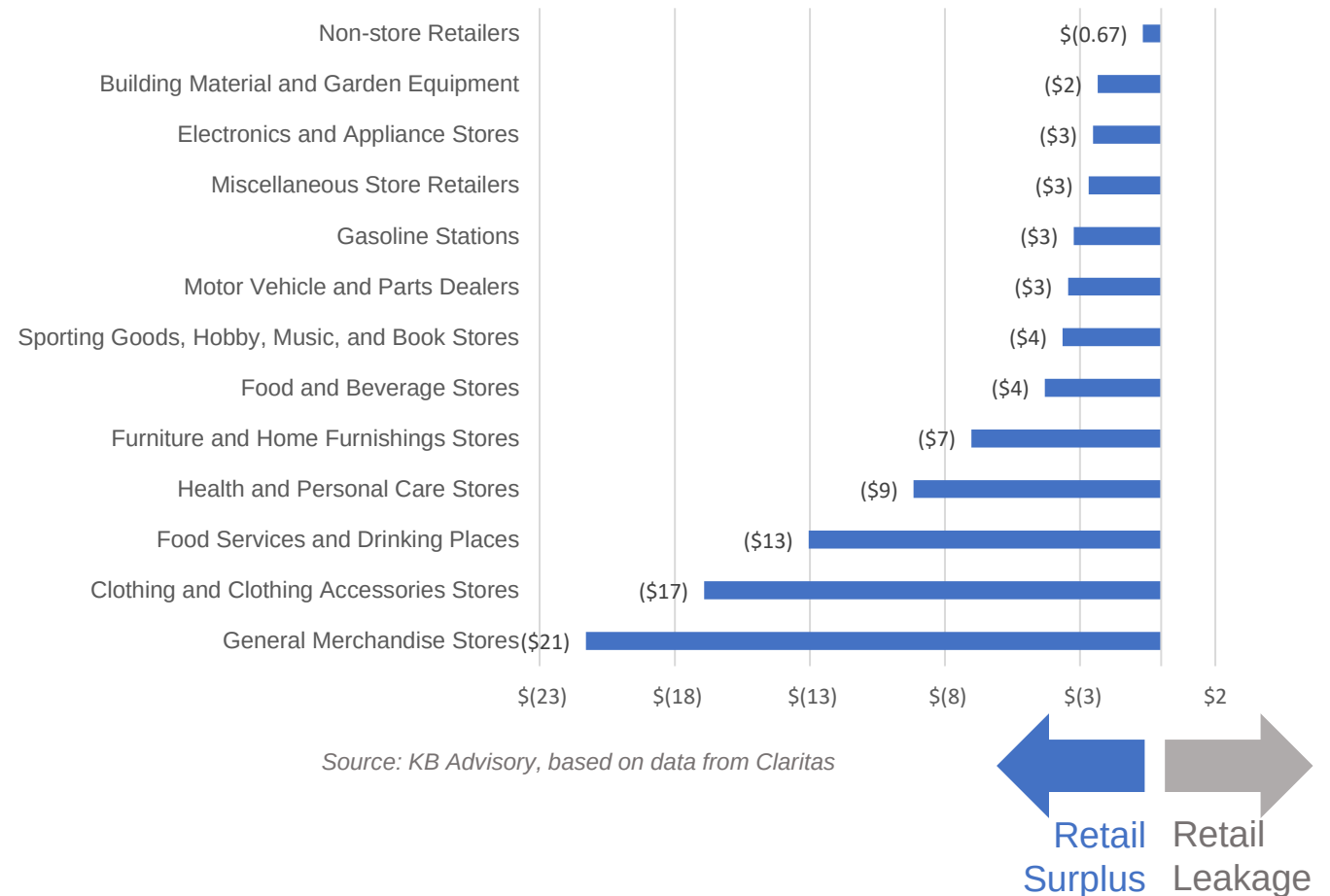
Study Area Spending Trends

- **An overall retail surplus in the Study Area suggests that retail spending is supported by spending from sources other residents that reside in the local area.**
- The difference between retail demand and supply represents an opportunity gap to capture additional spending by local residents.
- As shown at right, no store type has positive values. signifying “leakage” of retail spending.

Annual Retail Spending Study Area
Households (demand): **\$2,998,394**

Annual Retail Sales at Establishments
Study Area (supply): **\$ 6,443,232**

Study Area Spending Details, 2022



Employment & Workforce

The majority of those living within the study area commute to nearby job cores in Alpharetta and Roswell as well as regional job centers closer to Atlanta's urban core. As of 2019, there were no residents working and living within the study area. While the local workforce is generally employed in Professional Services, Information, and Health

Care industries, the Study Area employment opportunities are mismatched. Additionally, job growth within the area has been on the decline following a growth spike from 2012 to 2014. Lack of appealing office space has likely contributed to this trend.

Key Takeaways

Workforce Composition

- The Study Area comprises a very small share of Alpharetta jobs.
- Educational Services, Health, Care, and Accommodations and Food Services represent the largest industries within the Study Area.
- Employment comparisons would suggest those currently living in the area are employed in industries which are not locating within the South Main corridor.

Job Locations

- There are 700 jobs within the Study Area largely anchored by F&B/retail within the corridor, medical offices, the Amana Academy.

Commuting Patterns

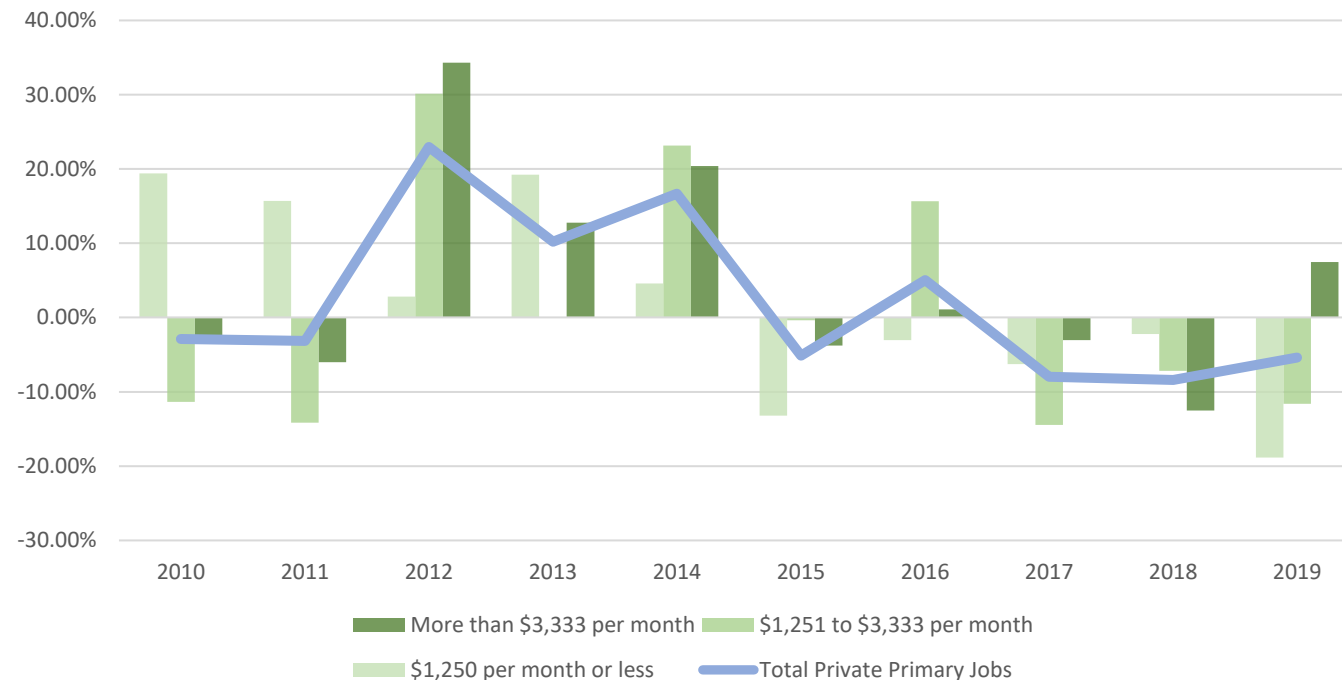
- Over a third of residents commute nearby to Alpharetta and Roswell.
- Perimeter Center, Buckhead, and Midtown represent work destinations for just over 18% of residents.
- The remaining residents commute across the northern metro area with very few commute south of I-20.

Employment & Workforce

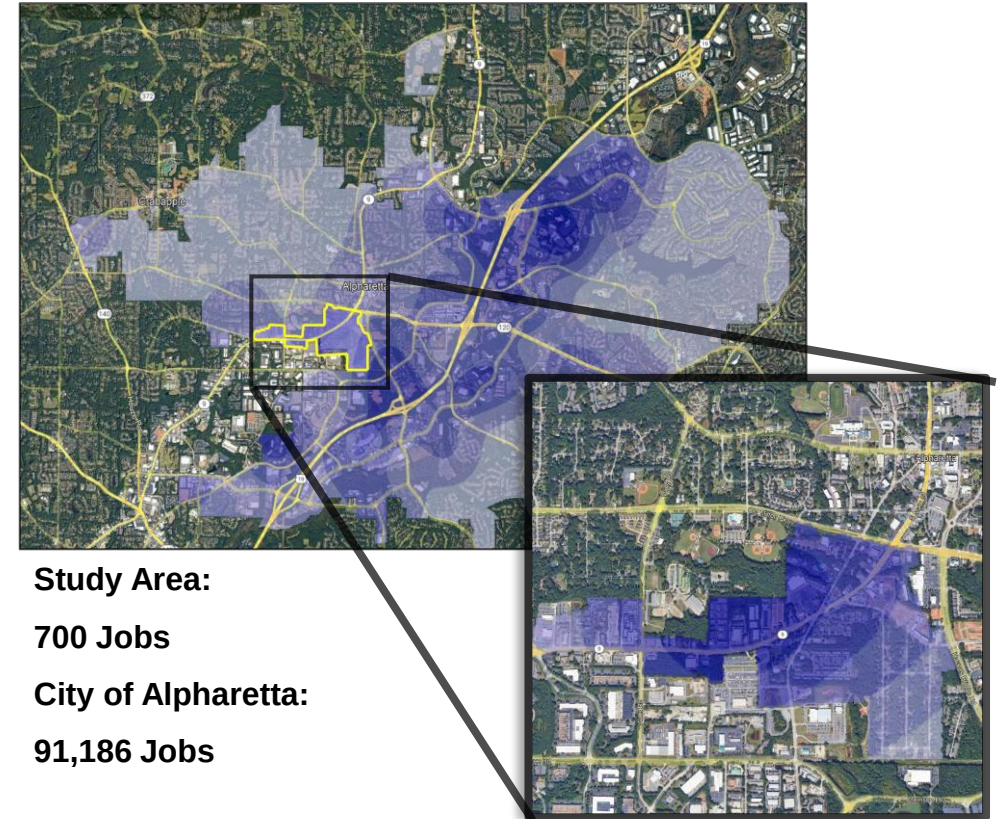
Employment Estimate by Income

- Employment within the Study Area has seen a recent decline across all earning cohorts and currently represents less than 1% of Alpharetta employment.

Year over Year Employment Growth by Earnings



Employment Density, 2019



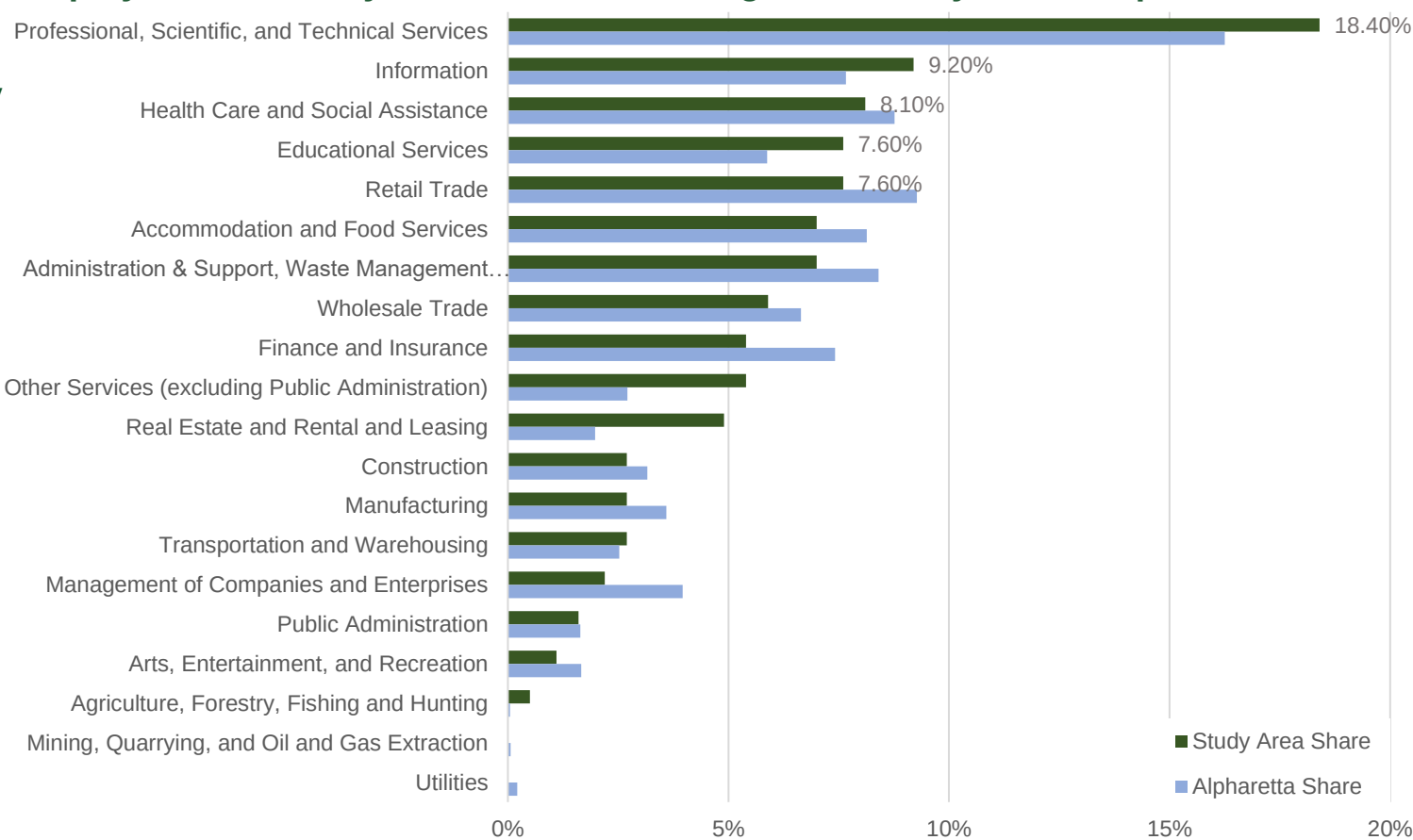
Source: KB Advisory, based on data from BLS

Employment & Workforce

Employment Estimate by Sector

- The employment sectors of current residents within the Study Area closely aligns with the occupations of Alpharetta residents city-wide.

Employment Share by Sector of those Living in the Study Area & Alpharetta



Source: KB Advisory, based on data from BLS

Employment Estimate by Sector

-
- An aerial map of the Wells Fargo North Fulton Hospital area. A yellow boundary outlines a specific region. Three blue arrows point horizontally across the map, labeled with the numbers 700, 0, and 165. The map includes labels for Rucker Rd, Wills Rd, Wills Park, Old Milton Pkwy, S Main St, Karen Dr, Maxwell Rd, Westside Pkwy, Hembree Rd, Old Roswell Rd, Wells Fargo North Fulton Hospital, and Stanger Rd. A scale bar at the bottom indicates distances from 0 to 1.5 miles.

Employment Share by Sector of Current Jobs in the Study Area, 2019



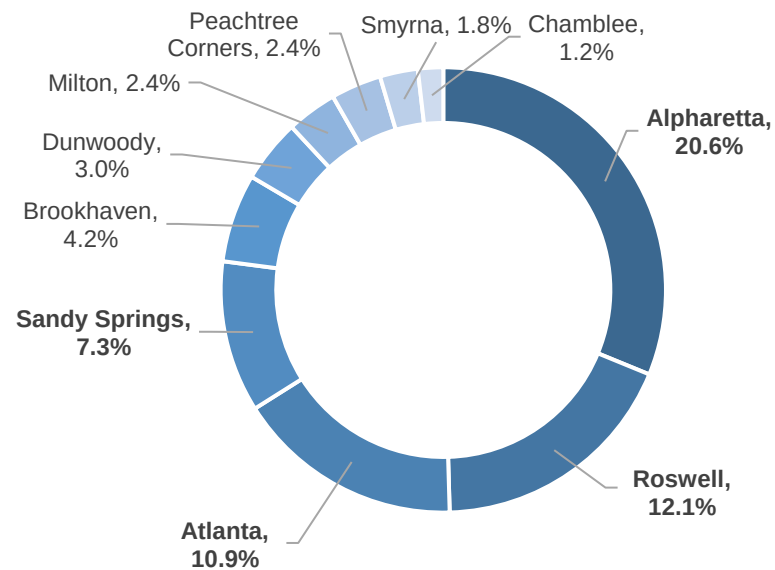
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Employment & Workforce

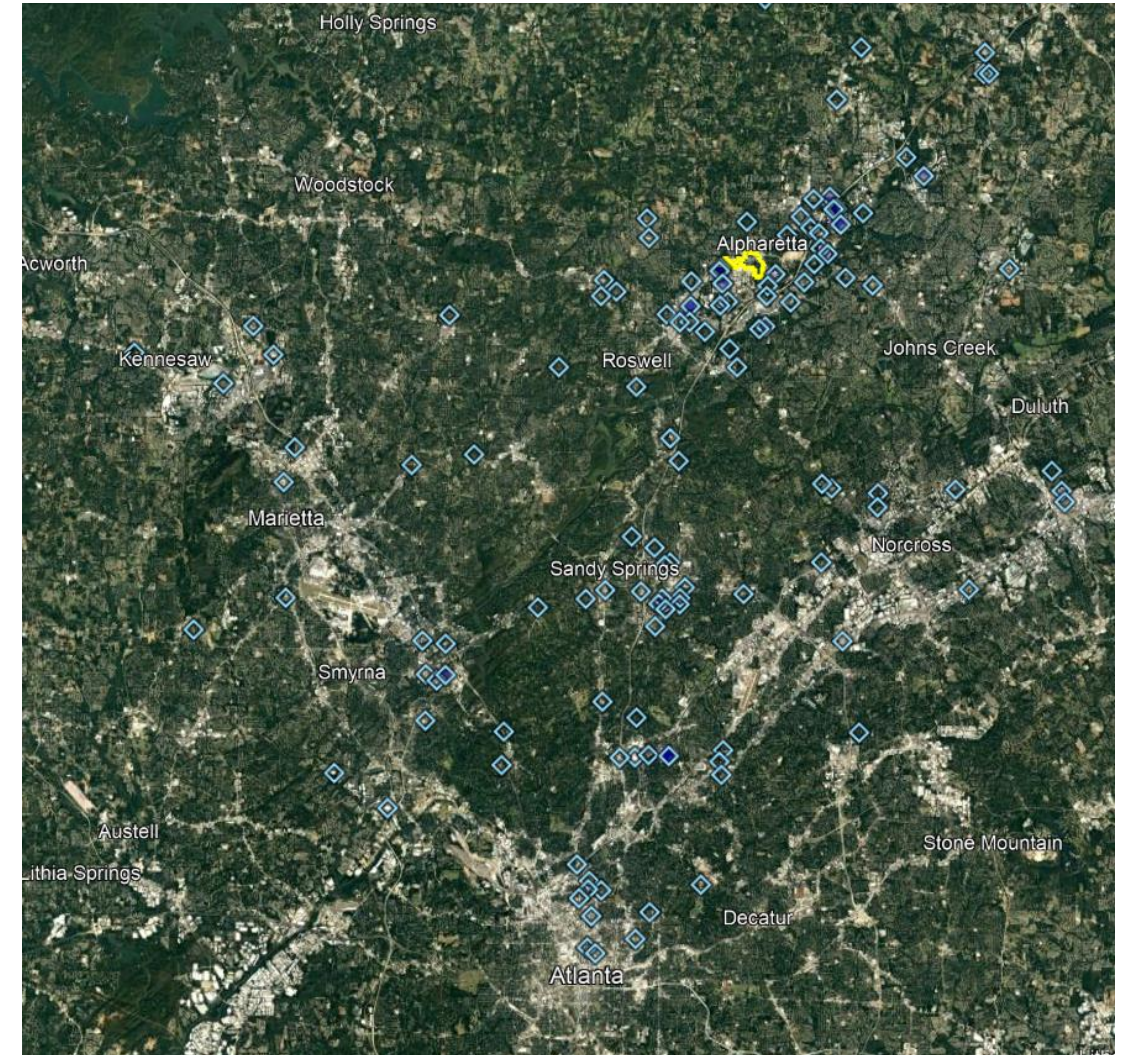
Commuting Patterns

- Most residents are commuting to work destinations in Alpharetta, Roswell, and Atlanta (Midtown, Buckhead, & Perimeter).

- The remaining residents are commuting throughout the northern Atlanta metro.



Work Destinations of Current Study Area Residents



Source: KB Advisory, based on data from BLS

Real Estate Assessment: Residential

Housing within the South Main corridor tends to be smaller and priced at a discount to more residentially desirable areas of Alpharetta. A lack of new construction homes contributes to lower homes value than surrounding areas. Smaller single-family detached and attached product has recently disrupted the

residential offering within the Study Area. This new product is competitive with the city's market average. Rental product, however, lags behind the city with no new market rate deliveries in decades.

Key Takeaways

Housing Composition

- The Study Area has a diverse mix of older single-family houses, new modern builds, and luxury homes in proximity to each other.
- Only 25% of the housing is single-family detached compared to the city at 75% and North Fulton at 65%.
- Approximately 35% of housing in the Study Area is townhomes, which is a high mix of 1 Unit Attached housing for the region.

Multifamily Trends

- With the exception of the Village Park assisted living residences, the area has not had new, rental multifamily product in decades.
- Of the 246 multifamily rental units along the corridor, 130 units are in assisted-living housing (Village Park), and 100 units are in affordable senior housing (Dogwood). The remaining 16 MF units are garden apartments that were built over 50 years ago.

New Construction

- New townhomes and condos within the Study Area support the market potential for new construction housing.
- Smaller product sizes provide moderately attainable ownership options ranging from the mid \$300s to \$800k.

Real Estate Assessment: Residential

Household Size

- Townhomes and condos account for the largest share of the Study Area's residential inventory.
 - In the context of the City of Alpharetta, the Study Area has a low concentration of single-family homes (25% overall).
- Many new builds are currently vacant, awaiting completion and sale.

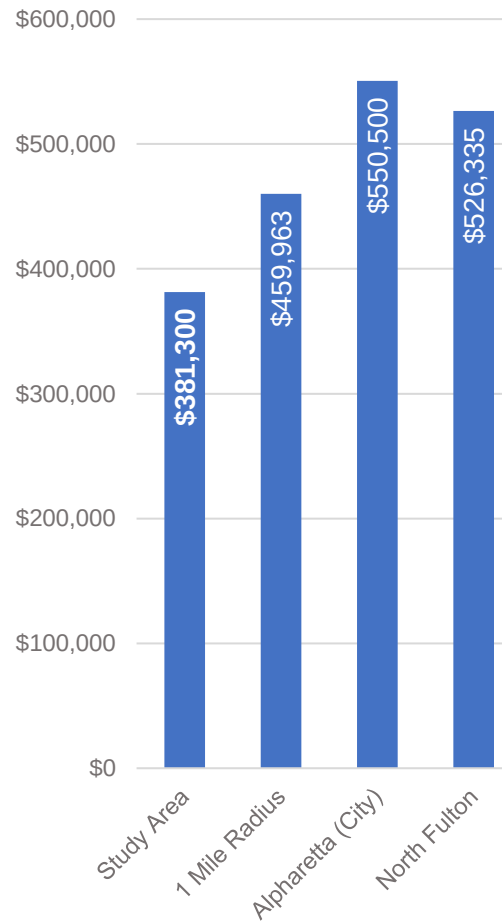
Study Area Housing Inventory	
Type of Housing	Units
1 Unit Detached (SF)	159
1 Unit Attached (TH)	225
Small Multifamily (2-4 Units/Bldg.)	16
Large Multifamily (5+ Units/Bldg.)	230
Trailer, RV & Boat	0
Vacant Residential	46
	676

Source: KB Advisory, based on Alpharetta GIS June 2022

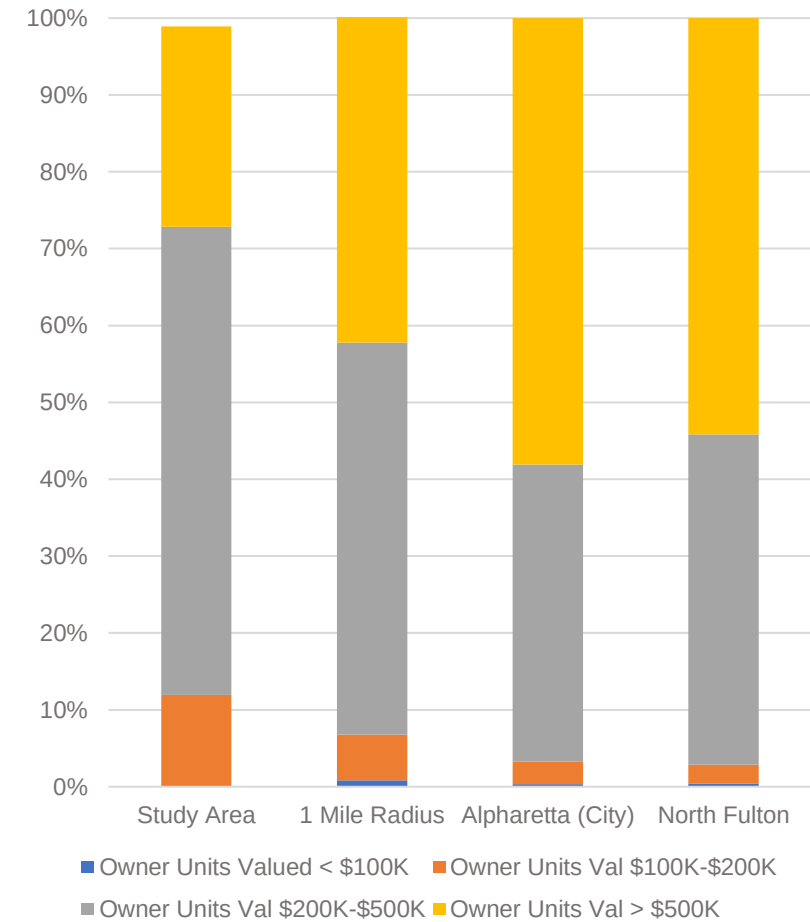
Real Estate Assessment: Residential Value

- **Home values span a greater range within the mid-tier level of \$200-\$500k.**
 - Compared to surrounding areas, there are less homes valued over \$500k and more homes valued less than \$200k.
 - With the majority of homes valued modestly, the median home value within the Study Area is \$381,300.

Median Home Value



Homeowner Value



Source: KB Advisory, based on data from Claritas

Real Estate Assessment: Residential

Value & Age

The chart below addresses the percentages of the previous page and accompanying characteristics of housing units.

Owner-Reported Home Values	Study Area		1 Mile Radius		Alpharetta (City)		North Fulton	
Owner Units Valued < \$100K	-	0.0%	13	1%	55	0%	333	0%
Owner Units Val \$100K-\$200K	28	12%	96	6%	483	3%	1,925	2%
Owner Units Val \$200K-\$500K	143	61%	818	51%	6,288	39%	33,895	43%
Owner Units Val > \$500K	61	26%	680	42%	9,463	58%	42,767	54%

Owner-Reported Home Values	Study Area		1 Mile Radius		Alpharetta (City)		North Fulton	
Units Built since 2010	105	45%	1,130	30%	5,883	21%	21,656	18%
Units Built 2000-2009	51	22%	647	17%	5,126	19%	19,954	17%
Units Built 1980-1999	58	25%	1,559	42%	14,616	53%	62,948	54%
Units Built pre-1980	19	8%	382	10%	1,931	7%	13,052	11%

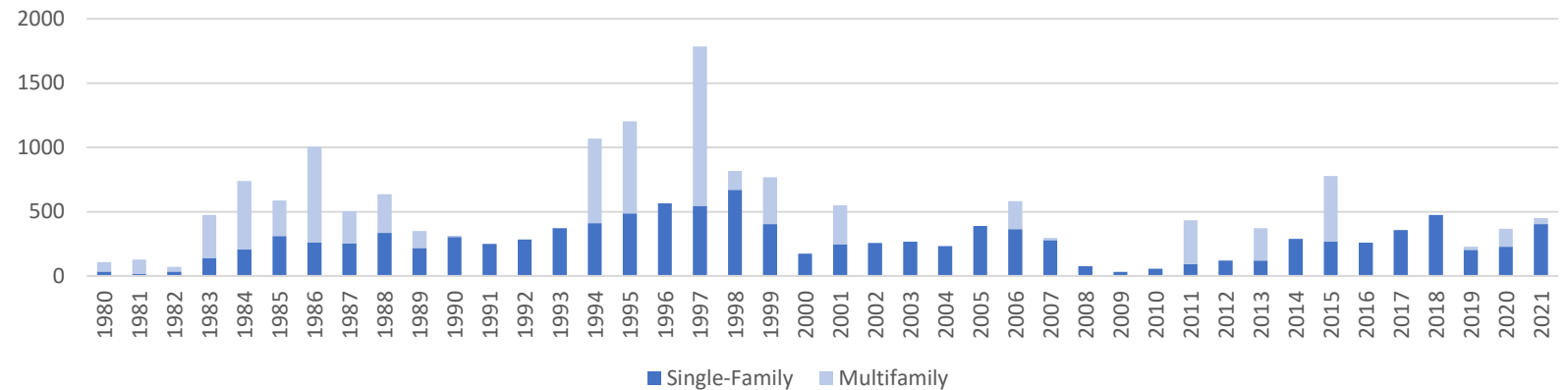
Source: KB Advisory, based on data from Claritas

Real Estate Assessment: Residential

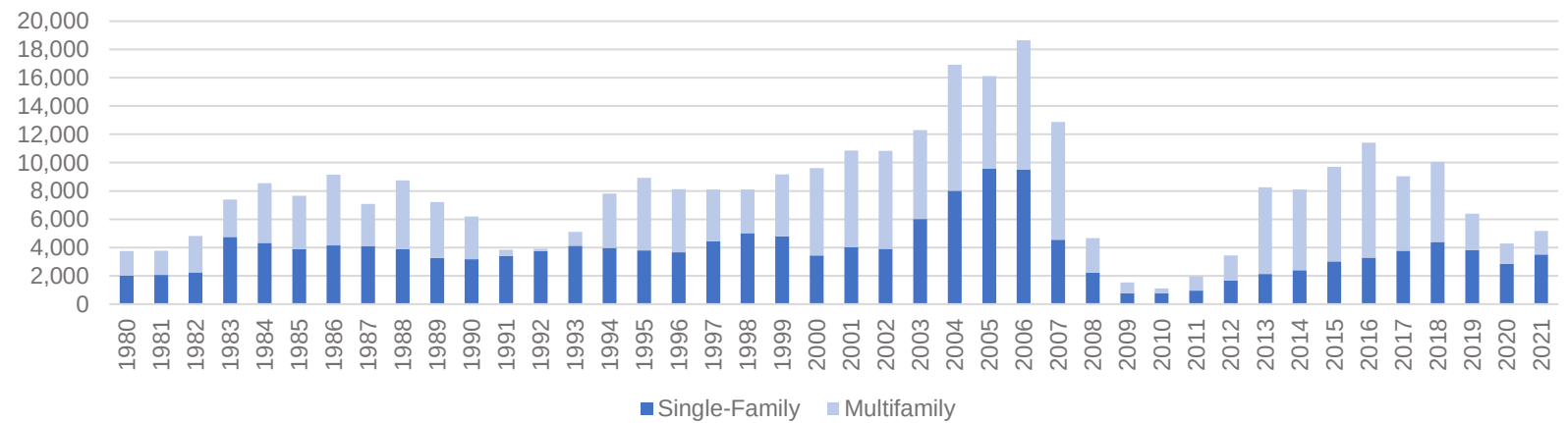
Building Permits

- Alpharetta has seen an overall decrease in building permits.
 - Compared to Fulton County, Alpharetta has issued fewer multifamily building permits since 2000.
 - Following the Great Recession, single-family building permits have been issued at a more variable pace than that of the county overall.

Alpharetta Residential Building Permits by Permit Type, 1980-2021



Fulton County Residential Building Permits by Permit Type, 1980-2021



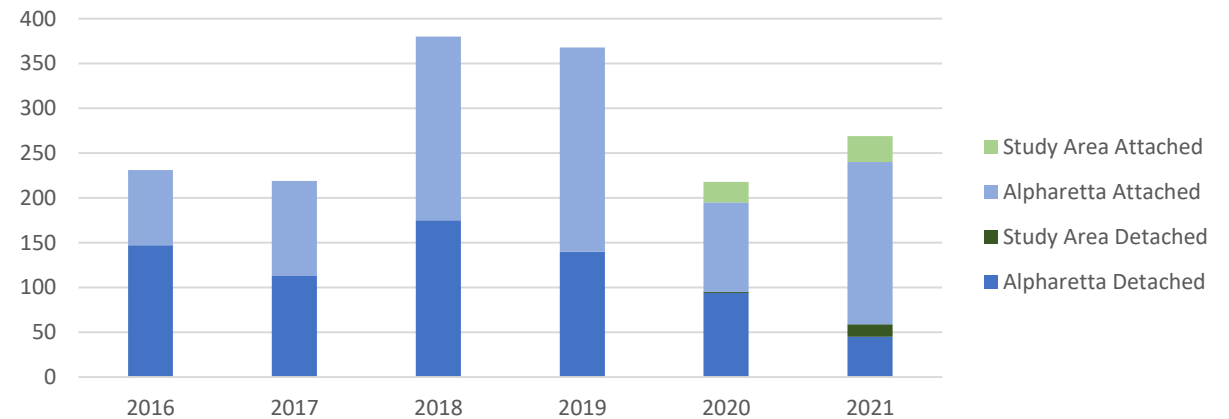
Source: KB Advisory, based on SCODS Building Permit Database

Real Estate Assessment: Residential

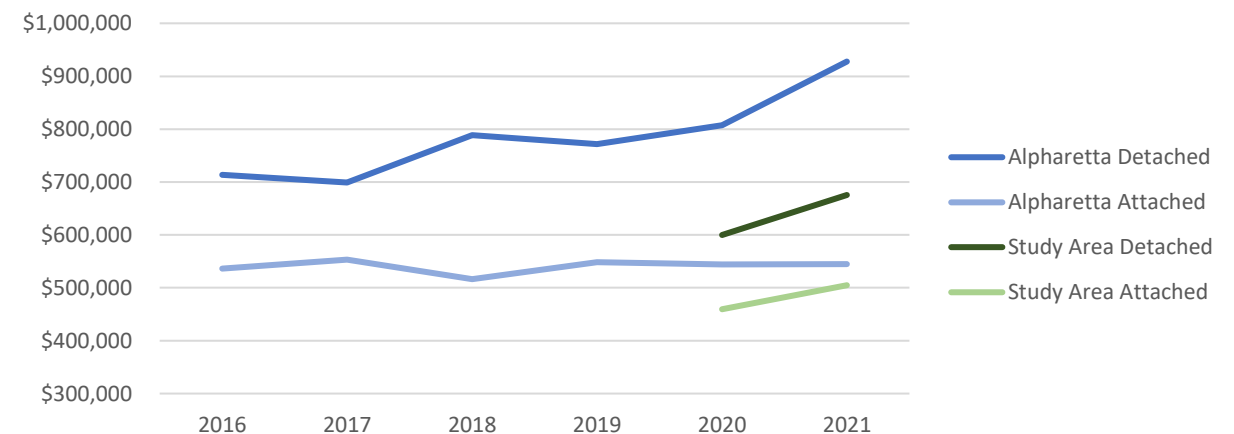
Study Area & Alpharetta New Home Sales

- **Since 2016, the City of Alpharetta has seen an increase in new construction detached home sales.**
 - The Study Area has delivered 19% and 14% of the city's new construction attached product in 2020 and 2021, respectively.
 - While single-family detached sales have dropped, the Study Area accounted for 24% of sales in 2021.
 - Average sales prices within the Study Area trail Alpharetta slightly and can mostly be attributed to smaller unit size and a slightly less appealing residential location.

Alpharetta New Home Sales by Type



Alpharetta Sales Price by Type



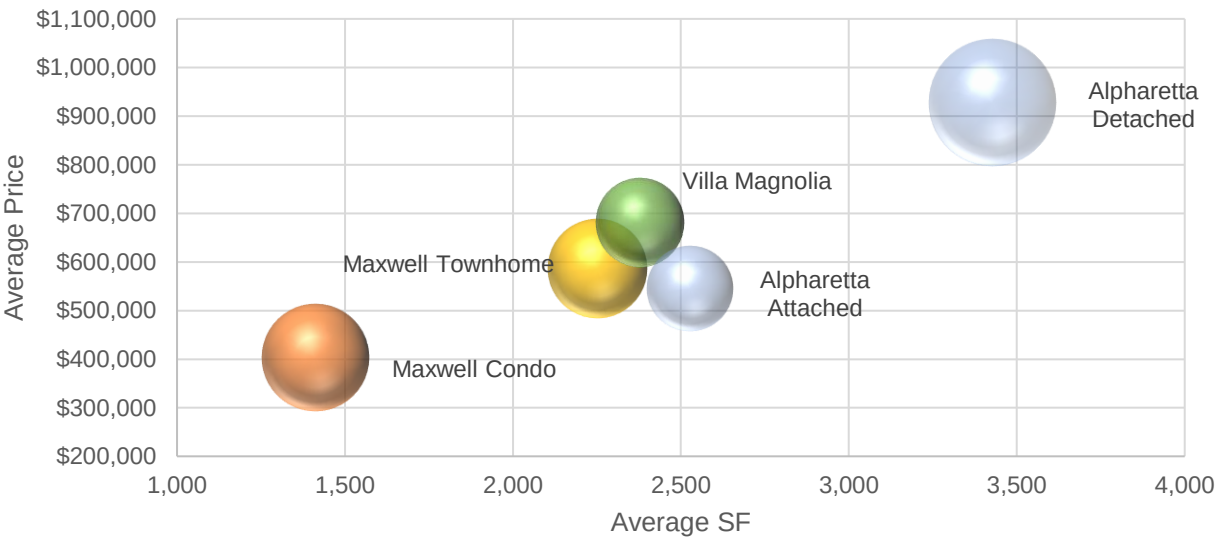
Source: KB Advisory, based on data from smartRE data

Real Estate Assessment: Residential

Study Area New Home Sales

- **Newer product within the Study Area offers smaller units at a discount to Alpharetta’s higher priced product.**
 - Smaller format homes, particularly condos, provide new construction homes within the City of Alpharetta at more attainable prices.

Avg. Sales Price & Size of New Construction Homes, 2022



Subdivision	Type	Closings	Price			Avg. SF
			Min	Max	Avg.	
The Maxwell Condos	Attached	28	\$362,900	\$456,737	\$403,701	1,412
The Maxwell Townhomes	Attached	24	\$370,900	\$730,594	\$586,418	2,252
Villa Magnolia	Detached	19	\$599,605	\$800,000	\$681,081	2,380

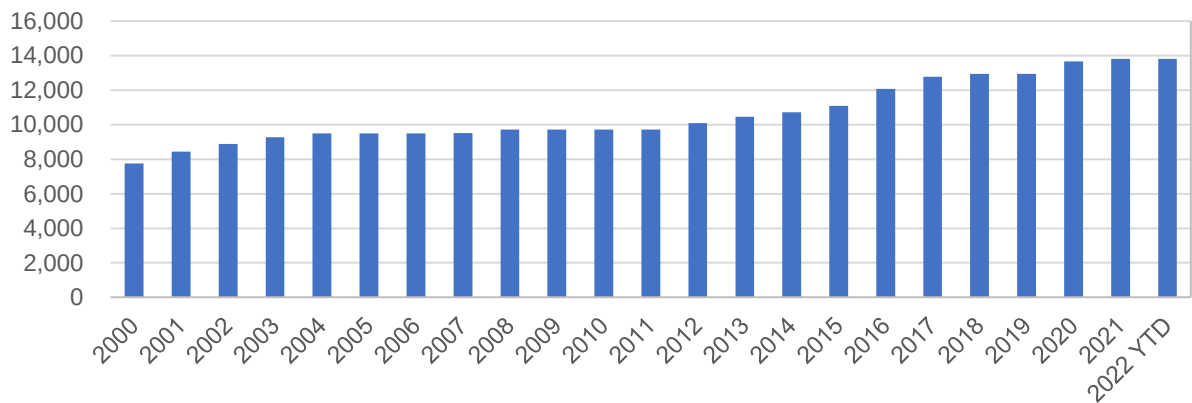
Source: KB Advisory, based on data from smartRE data

Real Estate Assessment: Residential

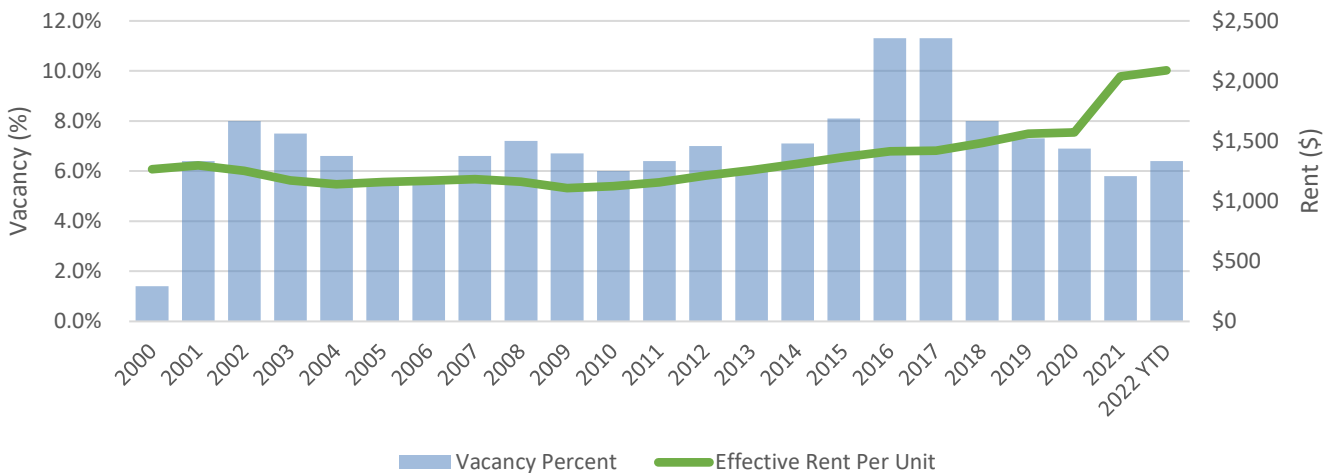
Apartment Market Pricing and Vacancy Trends

- **Multifamily rental product within Alpharetta has added 6,701 new units since 2000.**
 - With the exception of a temporary spike in vacancy due to new deliveries in 2016 to 2018, the Alpharetta multifamily rental market performs well with low vacancy and healthy rent growth.

Alpharetta Total Apartment Inventory



Alpharetta Total Apartment Inventory



Source: KB Advisory, based on data from CoStar

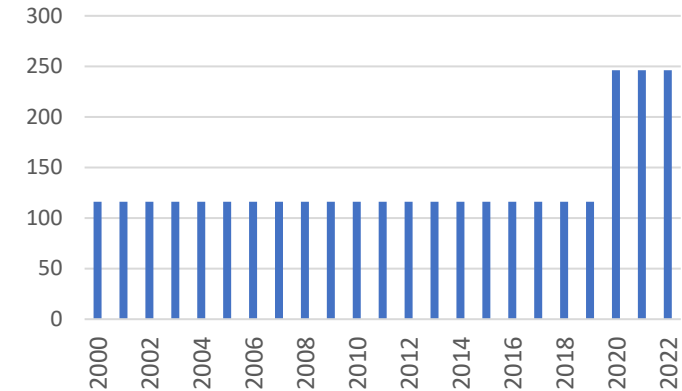
Real Estate Assessment: Residential

Study Area Apartment Inventory Overview

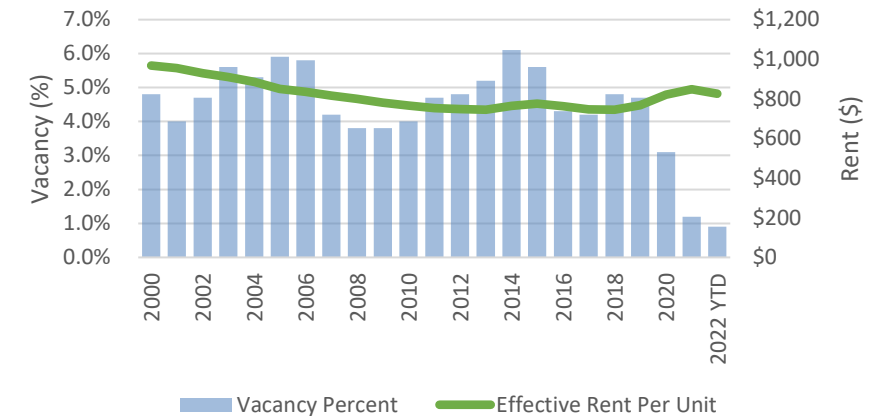
- **The Study Area has captured 0% of the Alpharetta multifamily market since 2000.**
 - Unlike the City of Alpharetta, dated multifamily product within the Study Area has not shared in positive rent growth.
 - Of the 246 multifamily units in the Study Area, 130 of these are in Village Park at Will, an assisted-living development built in 2020.
 - 100 of the MF units are in Dogwood Square, an affordable senior housing development built in the 1970s.
 - The remaining 16 MF units are in small Class C apartments built in 1968 (Magnolia Place).
- Apt. vacancy averaged around 5% over the past two decades.



Study Area Total Apartment Inventory



Study Area Total Apartment Inventory



Source: KB Advisory, based on data from CoStar

Real Estate Assessment: Commercial

The Study Area is largely dominated by retail and office space. Much of the inventory is dated, but performs well due to its good visibility along a high-trafficked corridor and geographically convenient location. The most notable commercial property was

delivered in 2020. The Maxwell has been able to attract engaging retail tenants at rates competitive with newer retail in Downtown Alpharetta. The multifamily and industrial markets are severely limited within the corridor today.

Key Takeaways

Multifamily Residential

- Very limited market with no new deliveries in 5 decades.

Retail

- The character of existing retail is a mix of free-standing retail abutting the corridor and large strip centers generally achieving rents in the mid \$20s.
- New retail offering within The Maxwell has performed well and demonstrated rents more competitive with surrounding local and regional retail destinations (DT Alpharetta, Avalon). The retail component anchors a residential development.
- While this is a promising sign, the ability of additional new retail in the area able to justify new construction is not yet proven.

Office

- The office market within the Study Area comprises a significant portion of existing commercial space.
- Vacancy steadily dropped over the last decade with rents more recently seeing growth (2017+).
- The office submarket is steady, but not overly competitive with nearby office cores. Much of the inventory is used as medical office.

Industrial

- Much of the area's industrial stays leased at stable rents, but this segment is not a large contributing factor within the commercial market overall.

Real Estate Assessment: Commercial

Real Estate Inventory Comparative Overview

- **The Study Area has consistently lost it's share of Alpharetta's commercial market.**
 - While Alpharetta has consistently gained a greater share of the North Fulton Commercial market, the Study area has not mirrored this increase.
 - The Study Area makes up a fairly small portion of Alpharetta's commercial space.
 - Most dramatically, the Study Area lost 2.1% of its share of Alpharetta's retail market since 2000, only recently seeing an increase with the delivery of The Maxwell retail.

	Study Area	Alpharetta	North Fulton
Multifamily			
Existing Buildings	3	68	126
Existing Units	246	13,820	25,035
Vacancy %	4.6%	6.4%	6.1%
Avg. Rent/SF	\$1.14	\$2.04	\$1.84
Retail			
Existing Buildings	47	831	1,435
Existing SF	435,886	14,616,195	24,486,945
Vacancy %	0.7%	5.2%	7.0%
Avg. Rent/SF (NNN)	\$34.93	\$22.84	\$19.67
Office			
Existing Buildings	75	773	1,416
Existing SF	552,349	25,741,559	33,466,443
Vacancy %	0.7%	18.6%	21.2%
Avg. Rent/SF (Gross)	\$22.19	\$26.18	\$25.83
Industrial/Flex			
Existing Buildings	3	574	744
Existing SF	73,568	19,655,677	24,705,440
Vacancy %	0%	1.9%	2.4%
Avg. Rent/SF (NNN)	\$14.00	\$10.19	\$11.14

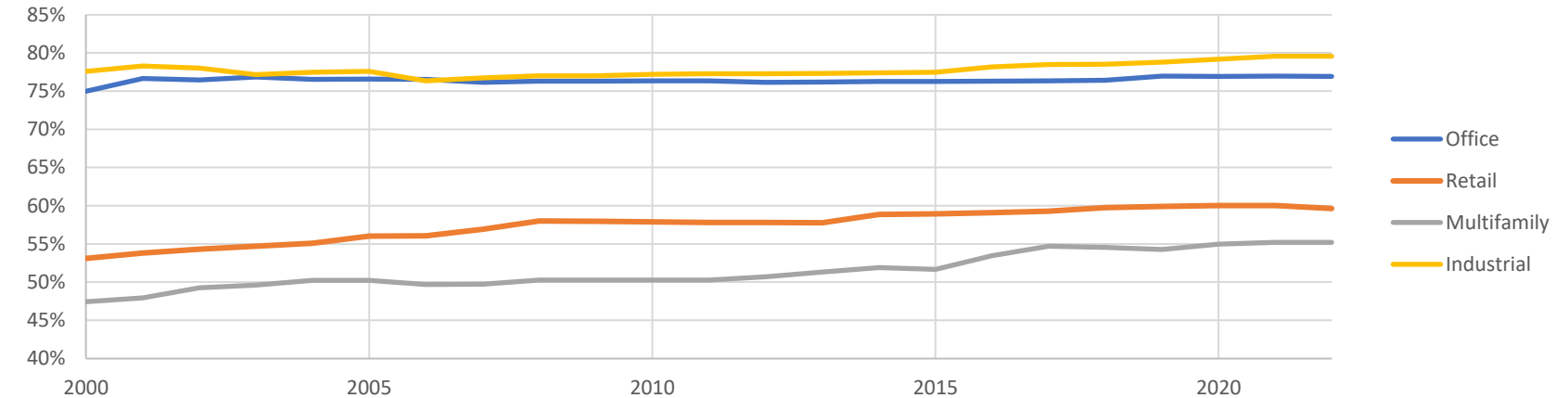
Source: KB Advisory, based on data from CoStar

Real Estate Assessment: Commercial

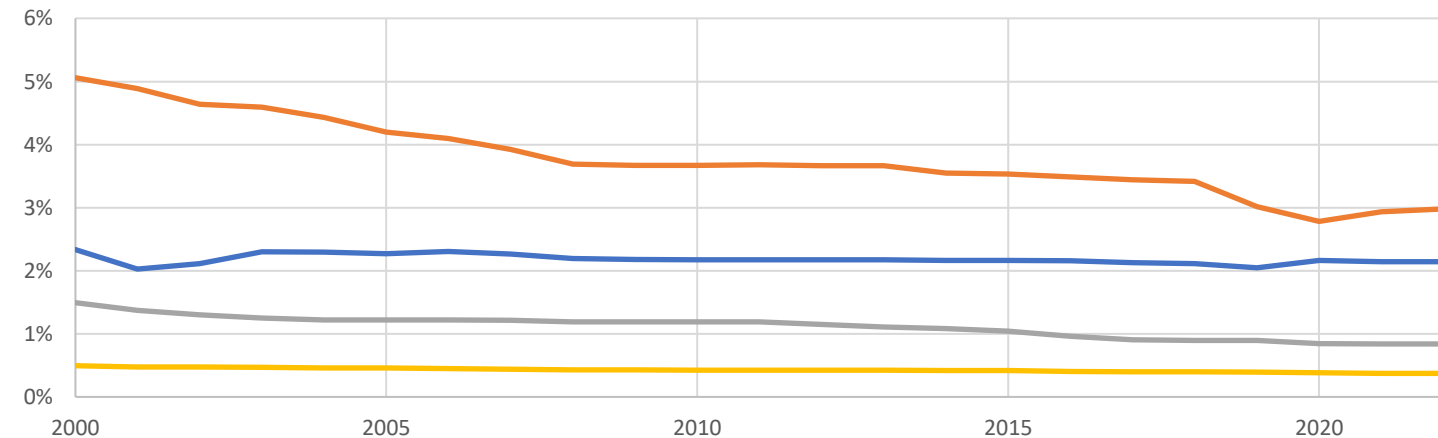
Key Findings

- **The Study Area has consistently lost its share of Alpharetta's commercial market.**
 - While Alpharetta has consistently gained a greater share of the North Fulton Commercial market, the Study area has not mirrored this increase.
 - The Study Area makes up a fairly small portion of Alpharetta's commercial space.
 - Most dramatically, the Study Area's lost 2.1% of its share of Alpharetta's retail market since 2000, only recently seeing an increase with the delivery of The Maxwell retail.

City of Alpharetta Share of North Fulton Real Estate by Sector



Study Area Share of Alpharetta Real Estate by Sector



Source: KB Advisory, based on data from CoStar

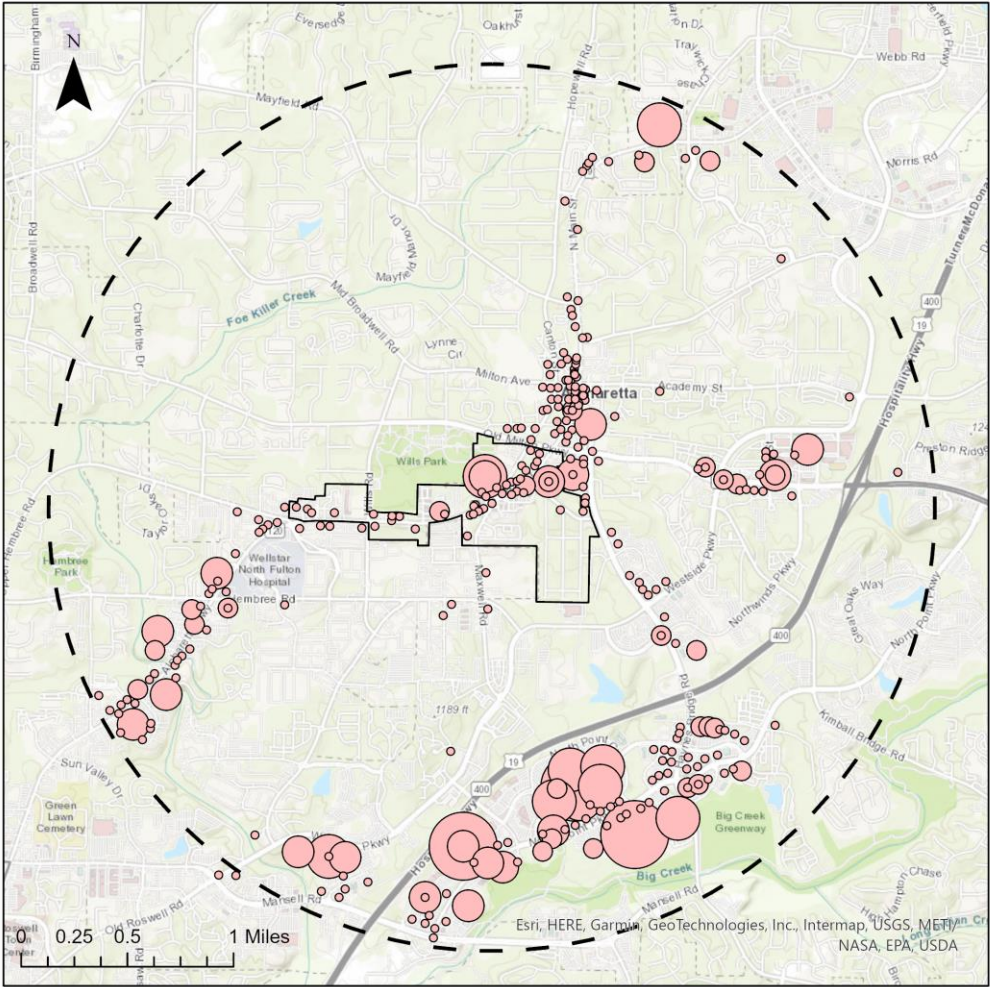
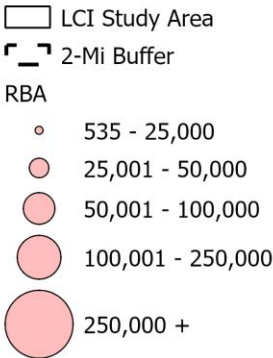
Real Estate Assessment: Commercial

Retail Inventory

▪The Study Area contains 3% of Alpharetta’s retail space.

- Excluding the area’s newest retail, The Maxwell, much of the area’s retail product fronts the South Main corridor and is not pedestrian friendly in nature.
- Surrounding retail space is competitive with Downtown Alpharetta, Avalon, and North Point Mall all within 2-miles of the corridor.
- While retail rents average higher than Alpharetta, this shift is led primarily by demonstrated rents of The Maxwell and do not reflect the area average. Excluding this property, rents average in the low \$20 range.

Retail Summary	Study Area	Alpharetta
Buildings	47	831
SF	435,886SF	14,616,195
Vacancy Rate	0.7%	5.2%
Avg. NNN Rent (\$/SF)	\$34.93	\$22.84



Source: KB Advisory, based on data from CoStar

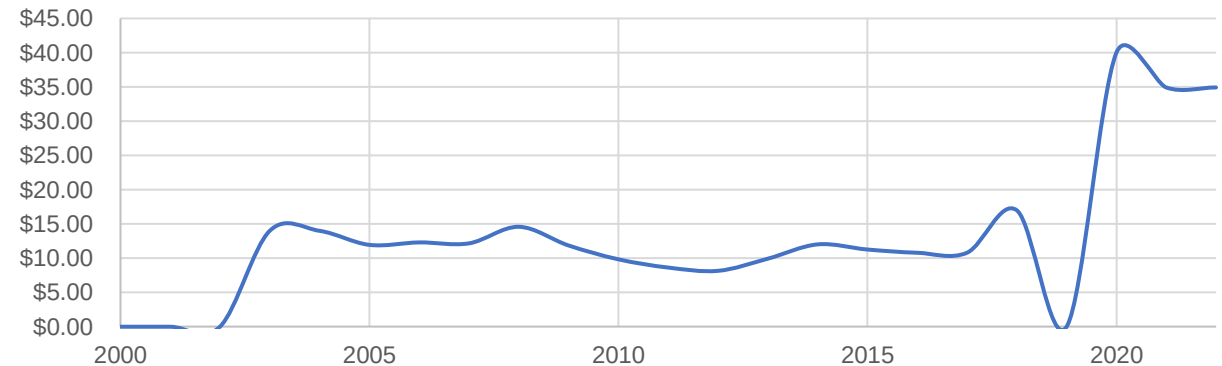
Real Estate Assessment: Commercial

Retail Performance

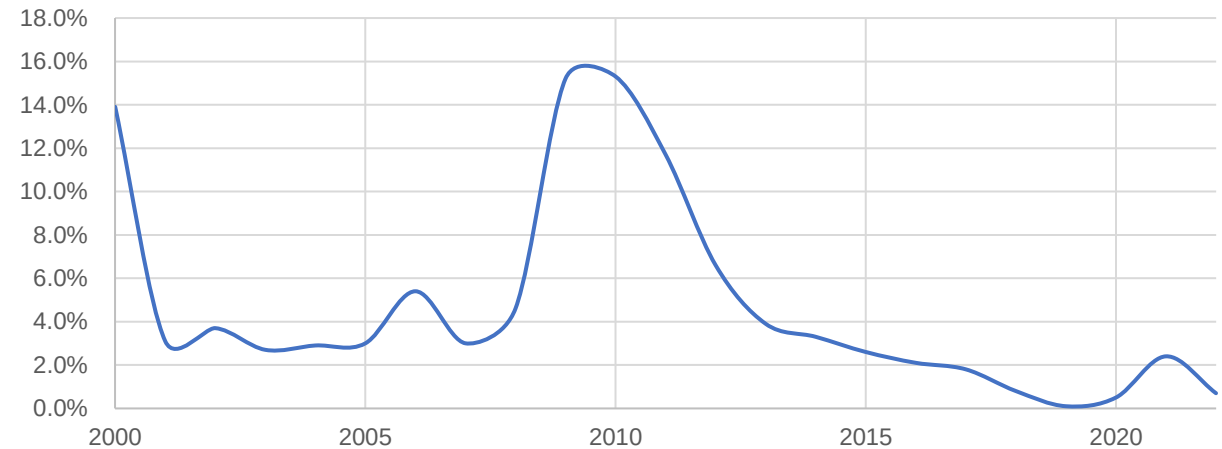
- **Retail average rents were largely stagnant prior to the delivery of The Maxwell.**
 - New, modern format retail offering within the South Main corridor provided a significant boost in demonstrated retail rents.
 - Aside from higher vacancy during the Great Recession, the retail market maintains relatively low vacancy.



Study Area Average Retail Rent per SF



Study Area Retail Vacancy Rate



Source: KB Advisory, based on data from CoStar

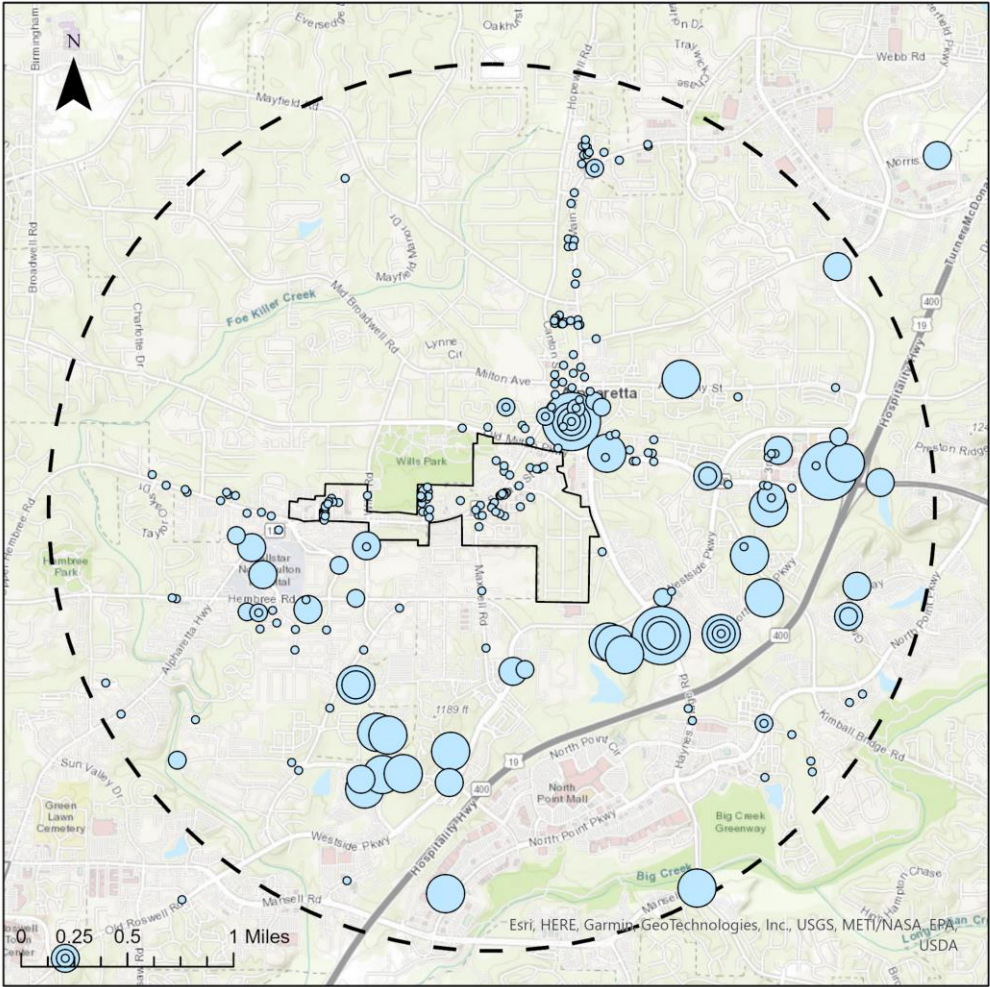
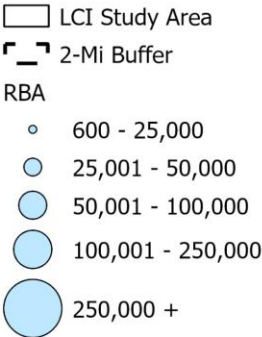
Real Estate Assessment: Commercial

Office Inventory

■The Study Area contains 2% of Alpharetta’s office space.

- With limited new product, office rents have remained below the city average.
- Evident in the map, larger format, contiguous office space is not currently available within the Study Area.
- The product offering is generally dated and situated within suburban style office parks.
- Despite a lack of newer format office space, the average vacancy rate remains very low likely due to convenient location and a less competitive submarket.

Office Summary	Study Area	Alpharetta
Buildings	75	773
SF	552,349 SF	25,741,559
Vacancy Rate	0.7%	18.6%
Avg. NNN Rent (\$/SF)	\$22.19	\$26.18



Source: KB Advisory, based on data from CoStar

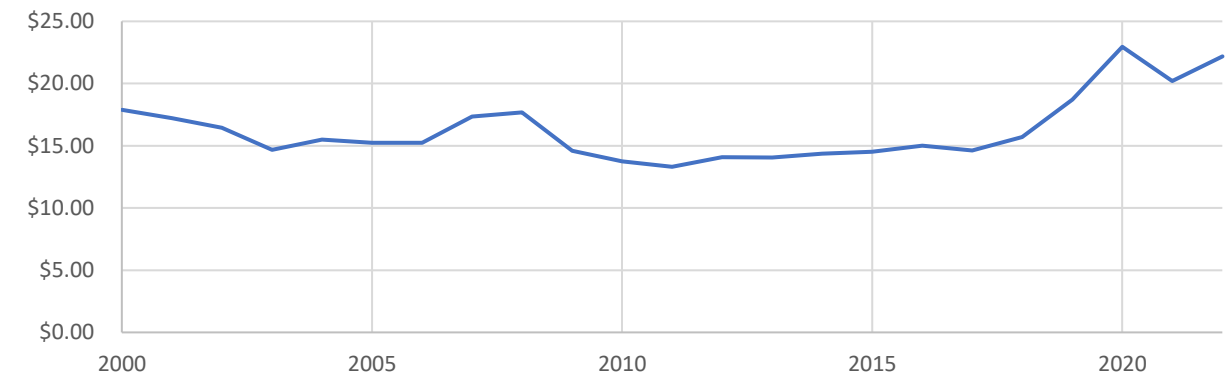
Real Estate Assessment: Commercial

Office Performance

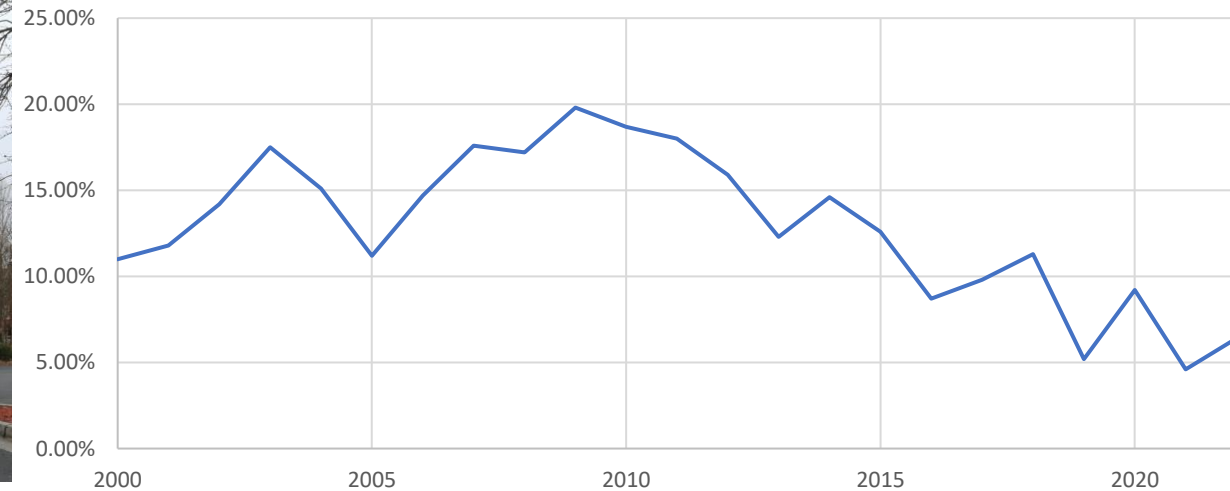
- Office product average rents have remained flat until recently. Steadily declining vacancy has resulted in a modest increase in rental rates.
 - 23,000 SF of office space has been delivered over the past two decades, representing 4% of the overall office inventory within the Study Area.
 - Much of the existing product is dated, suburban medical office space.



Study Area Average Office Rent per SF



Study Area Retail Vacancy Rate



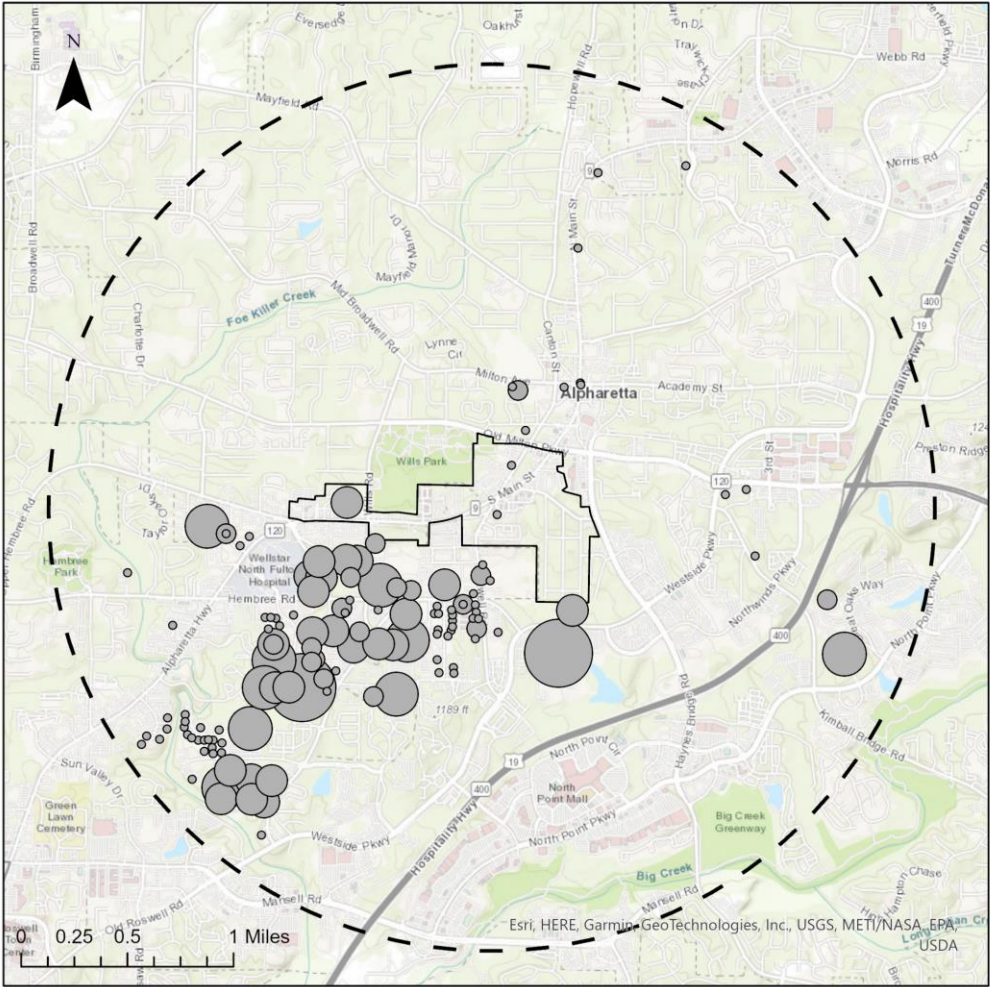
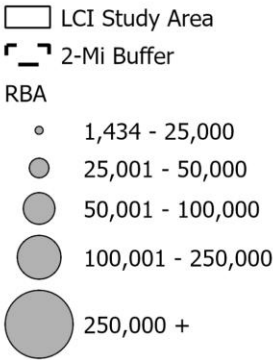
Source: KB Advisory, based on data from CoStar

Real Estate Assessment: Commercial

Industrial/Flex Inventory

- The Study Area contains 0.4% of Alpharetta’s industrial/flex space.
- Much of the area’s industrial space is situated just off the main corridor and used as warehouse space.
- Inventory is limited, but the submarket currently experiences no vacancy and healthy rents.

Industrial/Flex Summary	Study Area	Alpharetta
Buildings	3	574
SF	73,568	19,655,677
Vacancy Rate	0%	1.9%
Avg. NNN Rent (\$/SF)	\$14.00	\$10.19



Source: KB Advisory, based on data from CoStar

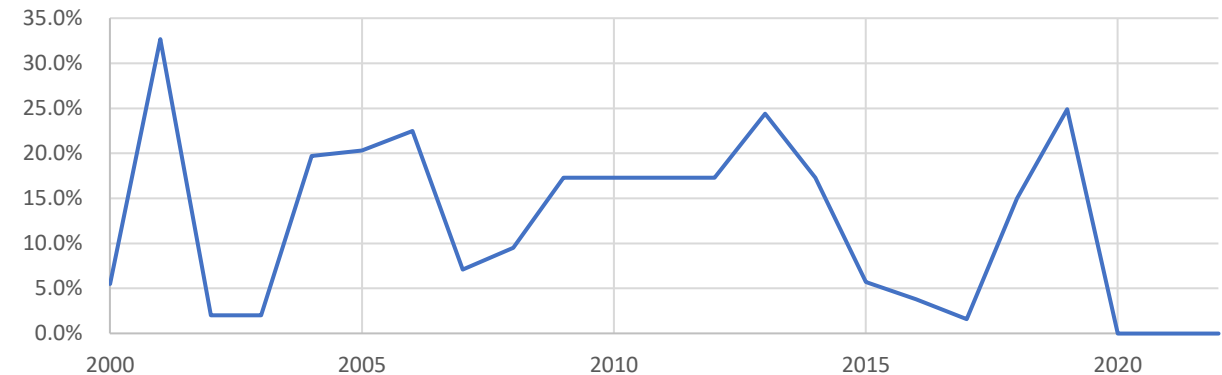
Real Estate Assessment: Commercial

Industrial/Flex Performance

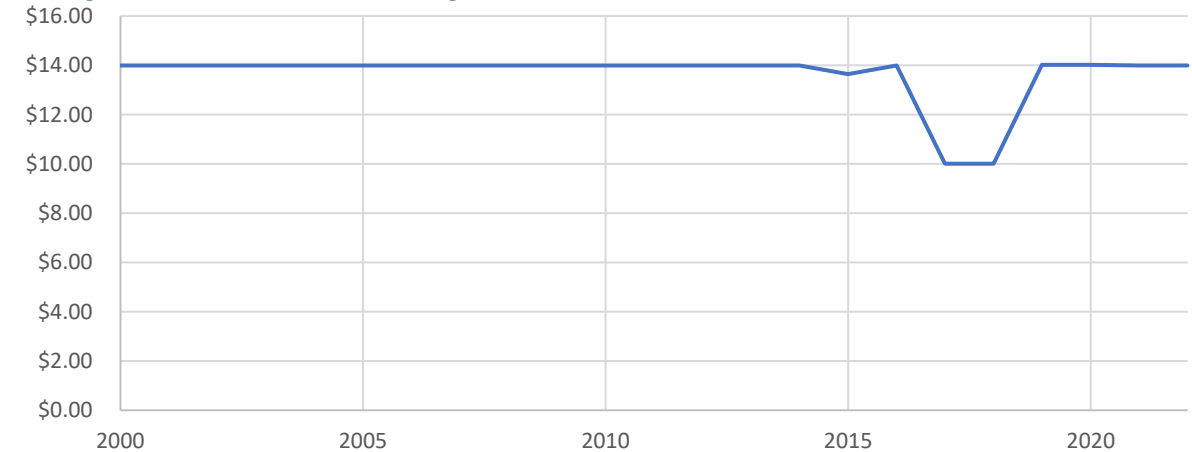
- The Industrial market within the study area is small. Data trends appear sporadic but overall, the nominal industrial market performs well.
 - Due to a lack of industrial space within the area, vacancy trends appear wildly variable.
 - Since 2020, all industrial space within the corridor has remained leased at 100%.



Study Area Average Retail Rent per SF



Study Area Retail Vacancy Rate

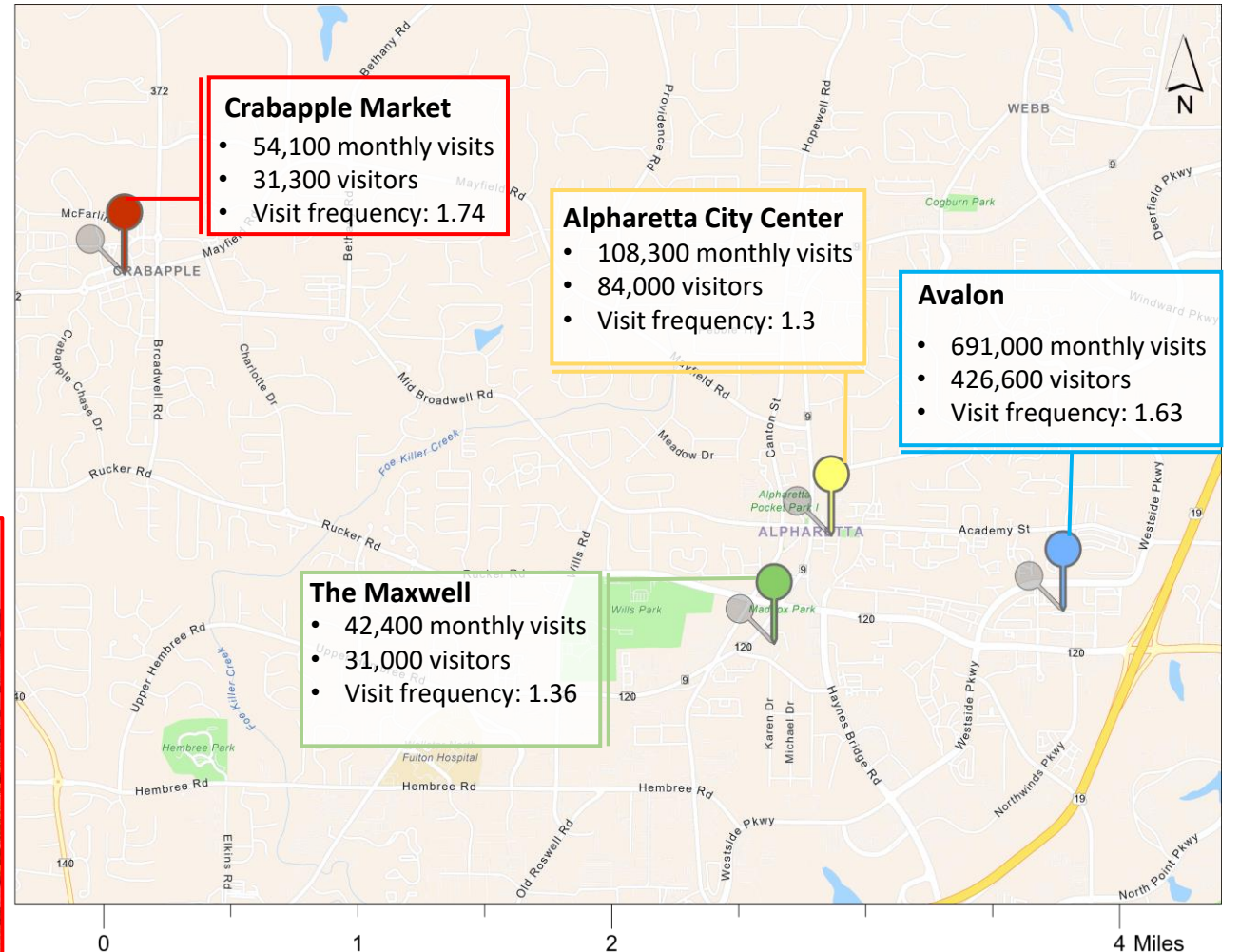


Source: KB Advisory, based on data from CoStar

Real Estate Assessment: Commercial

Comparative Retail Centers

- **The Maxwell – 9,531 SF Retail**
 - Avg Length of Stay-101 min
- **Crabapple – 132K SF Retail, 124K SF Office**
 - Avg Length of Stay-83 min
- **Alpharetta City Center – 74K SF Retail, 36K SF Office**
 - Avg Length of Stay-97 min
- **Avalon – 570K+ SF Retail, 750K+ SF Office**
 - Avg Length of Stay-135 min



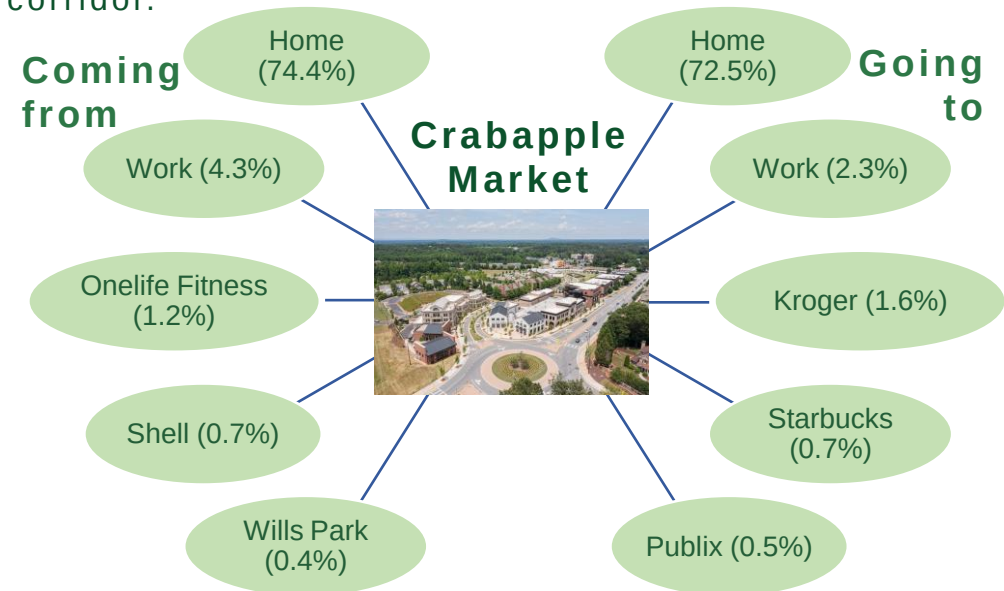
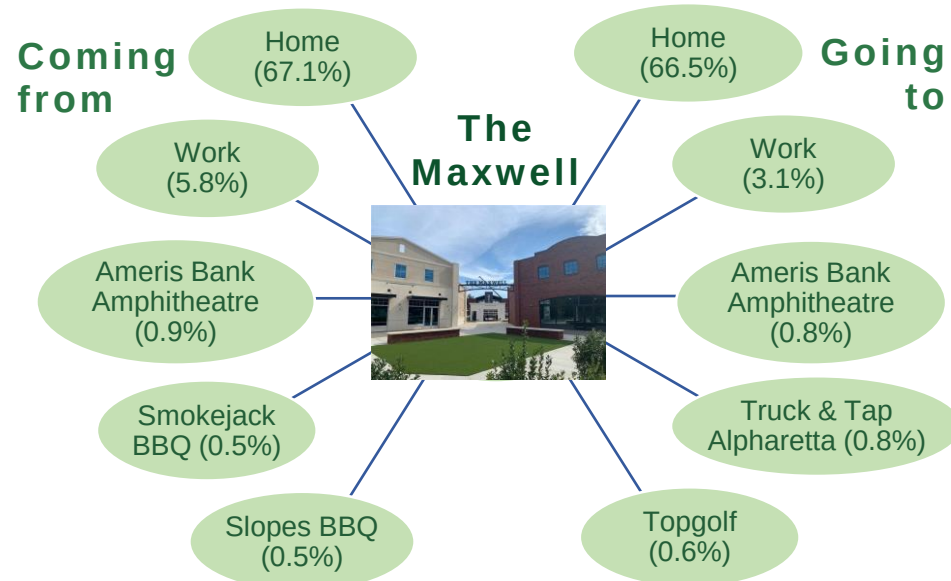
Source: KB Advisory, based on data from Placer.ai



Real Estate Assessment: Commercial

Comparative Retail Journey

- Those visiting The Maxwell are likely coming from home, work, or other entertainment retail establishments or venues and returning to similar types of destination retail compared to nearby Crabapple Market.
 - Retail foot traffic data supports that those visiting The Maxwell are seeking entertainment concepts(Ameris Bank Amphitheatre, Top Golf, F&B) rather than day-to-day retail (grocers, gas stations, fitness).
 - Wills Park is a common origin for consumers visiting Crabapple which suggests park-goers are also seeking retail options and the South Main area can capitalize on the synergistic relationship between the existing greenspace and support for new retail concepts along the corridor.

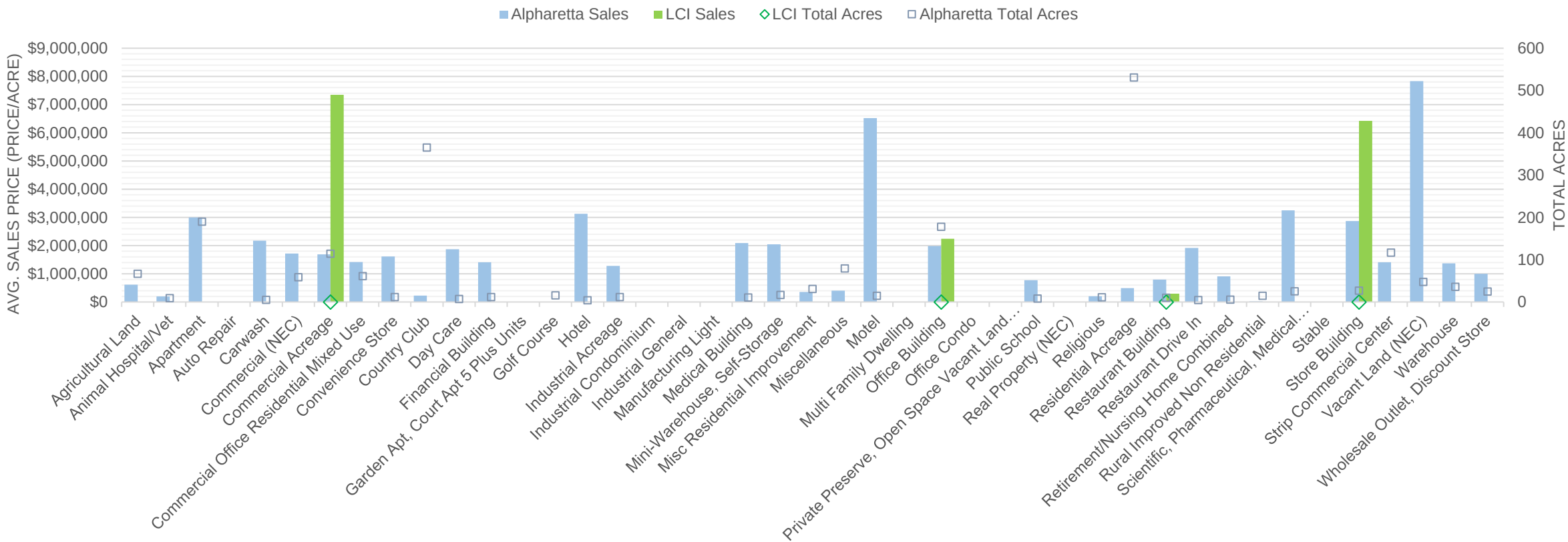


Source: KB Advisory, based on data from Placer.ai

Real Estate Assessment: Commercial

Value/Acre

Commercial Land Sales over 1 Acre within the Past Year (August 2021-2022)



Source: KB Advisory, based on data from Costar

Real Estate Demand Forecast

The South Main LCI Study Area is well-positioned for strategic investment. Located in the heart of booming North Fulton in the Atlanta Metro, the Study Area has potential to capture a larger share of market growth happening locally and regionally. The area's potential is largely driven by a base of engaged community

members, quality builds, and upscale commerce. This analysis details the demand for new residential, retail, office, and industrial space as the best uses for Alpharetta's South Main LCI Study Area, based on its envisioned character and the variety of uses the Area could offer the market area.

Key Takeaways

Residential

- Recent residential growth has demonstrated demand for new housing within the corridor with the majority of deliveries being new attached product and smaller SFD homes.
- The corridor has the potential to add up to 470 total housing units over the next five years with rental housing comprising nearly half, attached for-sale product representing a third, and detached for-sale housing making up less than 20% of total residential demand.
- Demand for higher-end residential housing is strong; 66% of for-sale demand is for units over \$600K and 39% of rental demand is for units over \$2,500 per month.

Retail

- The South Main Study Area can support almost 11,000 SF
- New retail concepts which embrace the vision and character of the area will further bolster the area's appeal as both a residential, retail, and work destination.
- The majority of retail demand is concentrated in food & beverage.

Office

- There is demand for over 300,000 SF of office space in the next 10 years.
- Success of new, Class A office will depend on capturing larger office anchor. Establishing the corridor with a concentration in medical office, healthcare, and life sciences should be the target. Attention to these growing industries will create a niche office core, set the district apart from the North Fulton office product, and ensure competitiveness within the market.

Real Estate Demand Forecast

Demand Overview and Summary

The South Main LCI Study Area can catalyze residential and commercial growth.

- Through household and employment growth, the South Main Study Area has the potential to add between 300 and 470 residential units in the next five years and up to 200,000 square feet of commercial space over that same period.
- There is significant demand for housing types outside of the traditional detached single-family home and the ability to add to the market rate multifamily stock, last updated 20 years ago. More recently demonstrated condo and townhome demand is expected to continue within the study area. There is an opportunity to activate the South Main Corridor with a healthy mix of housing to further bolster the area's employment and retail components.
- Demand for new retail and office space combine for over 41,000 square feet of new commercial space annually – with restaurants making up a significant portion of the retail demand. Alpharetta's strong office attraction supports demand for new, Class A office space.

Residential		
	Annual Average Demand	5-Year Total Demand
Detached	13 - 14	67 - 71
Attached	23 - 30	115 - 151
Multifamily	25 - 49	127 - 243
Total Units	62 - 93	309 - 467
Commercial		
	Annual Average Demand	5-Year Total Demand
Retail Square Footage	10,790	53,950
		10-Year Demand
Office Square Footage	30,466	304,662
Total	41,256	358,612

Source: KB Advisory Group

Real Estate Demand Forecast

- A proprietary analytical model evaluated the potential housing demand by age and income in the LCI Study Area.
- Considering future demand in owner-occupied homes, demand will remain strong for those earning more than \$150,000.
- While there is still significant demand for households earning less than \$150,000, we anticipate a decrease in these income cohorts across all ages due to these households largely being priced out of the market.
- The largest growth for owner-occupied housing over the next 5 years will occur in mature households, those over 45, but younger owner demand will remain strong.

2027 Demand by Age & Income – Owner-Occupied

OWNER- OCCUPIED	Younger than 25	25 - 34	35 - 44	45 - 54	55 - 64	65+
Less than \$50,000	0%	0%	3%	0%	0%	1%
\$50k - \$100k	0%	2%	11%	3%	2%	2%
\$100k - \$150k	0%	1%	10%	4%	2%	2%
\$150k - \$200k	0%	2%	9%	6%	4%	2%
\$200k +	0%	1%	6%	17%	8%	3%

2022-2027 Change in Demand by Age & Income – Owner-Occupied

OWNER- OCCUPIED	Younger than 25	25 - 34	35 - 44	45 - 54	55 - 64	65+
Less than \$50,000	0%	0%	-2%	-1%	0%	0%
\$50k - \$100k	0%	-1%	-3%	-1%	0%	0%
\$100k - \$150k	0%	-1%	-2%	0%	0%	0%
\$150k - \$200k	0%	0%	-1%	1%	1%	1%
\$200k +	0%	0%	1%	5%	3%	1%

Source: KB Advisory Group, SmartRE, CoStar, Caritas

Real Estate Demand Forecast

- Over the next 5 years, rental demand is expected to grow among younger households and those younger than 25 and over 45.
- Rental demand from middle-aged households is expected to diminish as many will seek ownership positions.
- Seniors, those aged over 55, represent the cohort with the strongest rental demand. Growth in senior demand will occur in higher earning households.

2027 Change in Demand by Age & Income – Renter-Occupied

RENTER- OCCUPIED	Younger than 25	25 - 34	35 - 44	45 - 54	55 - 64	65+
Less than \$50,000	2%	2%	2%	1%	2%	9%
\$50k - \$100k	3%	5%	3%	7%	6%	18%
\$100k - \$150k	1%	3%	2%	6%	4%	9%
\$150k - \$200k	2%	0%	0%	1%	1%	1%
\$200k +	0%	0%	0%	3%	2%	2%

2022-2027 Change in Demand by Age & Income – Renter-Occupied

RENTER- OCCUPIED	Younger than 25	25 - 34	35 - 44	45 - 54	55 - 64	65+
Less than \$50,000	1%	-2%	-1%	-2%	-1%	-2%
\$50k - \$100k	1%	-2%	-1%	0%	1%	0%
\$100k - \$150k	1%	-1%	0%	1%	1%	1%
\$150k - \$200k	1%	0%	0%	0%	0%	1%
\$200k +	0%	0%	0%	1%	1%	1%

Source: KB Advisory Group, SmartRE, CoStar, Caritas

Real Estate Demand Forecast

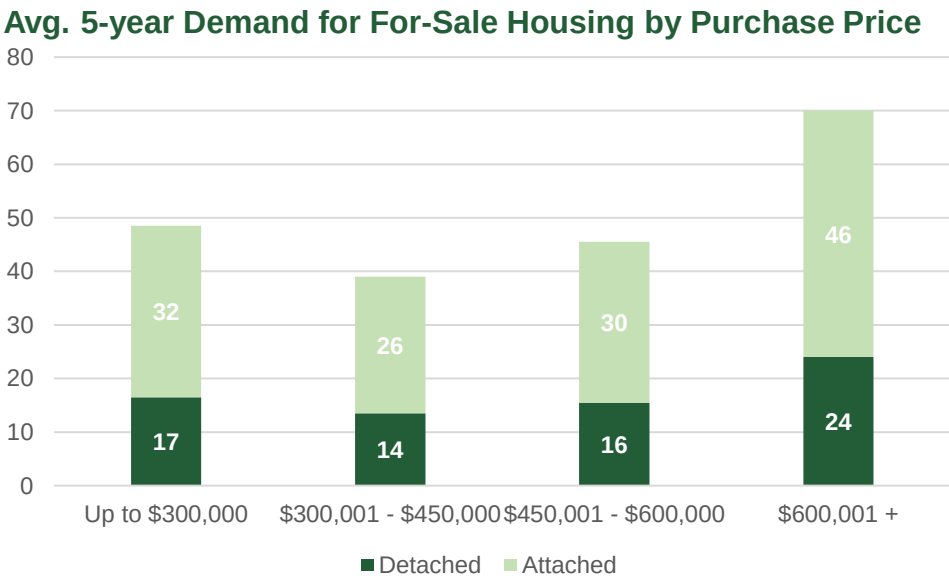
Attached and Detached For-Sale Housing Demand

New, for-sale demand in the South Main LCI is stronger for townhome and condo product.

- Demand is distributed fairly evenly across all purchase prices, with 34% of demand for units over \$600,000.
- Availability of developable, residential land and growing land prices will be inhibitive to providing housing options below \$300,000.

While this analysis identifies demand for market-rate units, it acknowledges that **additional demand for housing from a segment of the population cannot afford housing at market rates**. Additional supply can help ease the upward pressure from the supply-constrained market.

2022-2027 For-Sale Demand		
Purchase Price	Detached	Attached
Up to \$300,000	16-17	27-37
\$300,001 - \$450,000	13-14	22-29
\$450,001 - \$600,000	15-16	26-34
\$600,001 +	23-25	40-52
Total	67-72	115-151



Source: KB Advisory Group

Real Estate Demand Forecast

Multifamily Demand

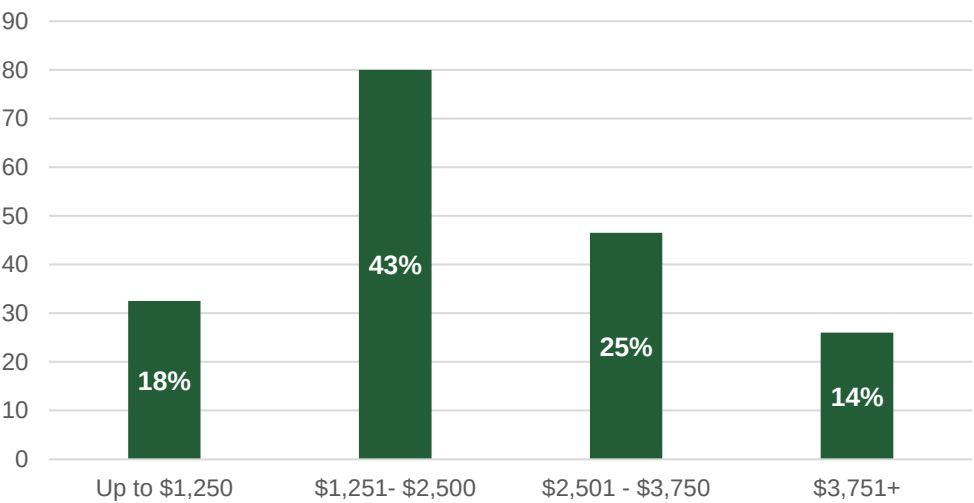
The bulk of new rental demand in the South Main Area is between \$1,250 and \$2,500.

- This number is well above the current average within the South Main LCI, however, current rental housing is over two decades old and represents a small share of the housing stock.
- Demand for rental product, particularly for units priced over \$2,500, is reliant on well executed retail and commercial space, improved walkability, and employment growth within the South Main Corridor.

Residential growth in the next five years will impact future residential demand, gain momentum, and grow as South Main gains more units, commercial space, and amenities.

2022-2027 Market Rate Rental Demand		
Rental Prices	Number of Units	% of Units
Up to \$1,250	22-43	18%
\$1,251- \$2,500	55-105	43%
\$2,501 - \$3,750	32-61	25%
\$3,751+	18-34	14%
Total	127-243	100%

Avg. 5-year Demand for For-Sale Housing by Rental Rates



Source: KB Advisory Group

Real Estate Demand Forecast

Retail Demand

Based on expected growth in households, employment, and visitors, **The South Main corridor could support 10,000+ square feet of new or re-envisioned retail annually**, or up to 54,000 square feet of retail over five years.

South Main will support additional retail as new residential units and office space deliver because such development will generate more built-in spending power and attract more visitors by making South Main more of a destination. Pedestrian experience, reimagined access to Wills Park, and improved connectivity will be vital to the success of new retail.

Study Area Retail Demand Projections		
Demand	Annual Avg.	5-Year Total
From Households	5,370	26,850
From Employment	3,700	18,500
From Visitors	1,720	8,600
Total	10,790	53,950

Source: KB Advisory Group

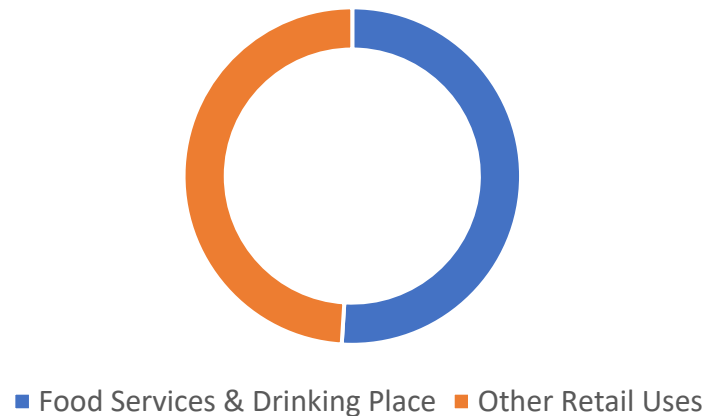
Real Estate Demand Forecast

Retail Demand

Additional restaurant and food options are the most likely to capture future retail demand in the South Main corridor.

- Over half of retail demand comes from eating and drinking establishments.
- Chef-centered restaurants and engaging, experience focused boutiques are suitable tenants for the study area's brick-and-mortar retail in a period when consumers buy most of their general goods through e-commerce or "big box" store.
 - Strong retail centers nearby, Alpharetta Town Center, Crabapple, and Avalon, contribute to the competitive retail market of North Fulton/Alpharetta. To compete, new retail should embrace a unified vision to capture new residents and additional daytime population from new office as they will seek curated spaces.
- The existing character of select historic free-standing retail provides an opportunity to preserve character while creating a unique destination and sense of place.

Future Retail Demand



Source: KB Advisory Group, Pictures from Serenbe.com

Real Estate Demand Forecast

Office Demand

- The City of Alpharetta is currently home to 57,530 jobs in office using industries. This is projected to grow by 4.6% annually through 2033, adding an estimated 10,000 jobs each year. This forecast is based on past trends and future economic development expectations.
- The South Main Study Area has the potential to capture 10% of this growth given that new, Class A office product is delivered within the market. This translates to forecasted demand for over 200,000 SF.
- The area's existing medical office and adjacent WellStar North Fulton Hospital positions the market to capture a greater share of this industry. Over the next decade, there is potential demand for just over 100,000 SF of new, medical office space in a high job growth industries.
- Office users seeking new-construction Class A office space will seek an amenity rich, active environment necessary to attract and retain a high-talent workforce. **Streetscape improvements, activated retail, and connected greenspace are necessary within the South Main area to transform this area into an office node that can be competitive within the North Fulton office marketplace.**

Study Area Office Demand Projections

Sector	Current Alpharetta Jobs by Sector	Forecast Annual Growth Rate 2023-2033	Forecast New Alpharetta Office Jobs 2023-2033
Information	12,776	2.0%	409
Finance and Insurance	11,131	4.6%	1,627
Real Estate and Rental and Leasing	2,066	2.2%	81
Professional, Scientific, and Technical Services	16,449	4.7%	2,516
Management of Companies	3,210	7.6%	1,055
Administration & Support	11,898	8.3%	4,516
TOTAL	57,530	4.6%	10,204
Study Area Capture Rate			10%
Forecast New Study Area Office Jobs 2023-2033			1,020
Square Feet (Office) per Employee			200
Forecast New Study Area Office Sq. Feet 2023-2033			204,078
Health Care and Social Assistance	4,087	10.0%	762
Study Area Capture Rate			33%
Forecast New Study Area Med. Office Jobs 2023-2033			251
Square Feet (Med. Office) per Employee			400
Forecast New Study Area Med. Office Sq. Feet 2023-2033			100,584

Source: KB Advisory Group, data from US Census

Real Estate Demand Forecast

Office Demand

- As the Study Area attracts new households, retail tenants, and office users, redevelopment of existing, dated office product will become more justifiable.
- This provides an opportunity to amplify medical office uses to compliment nearby industry concentration and build upon the character of the Study Area.
- This scale of redevelopment will require a larger anchor tenant while providing smaller spaces for the existing, community servicing medical office tenants in an updated space with greater connectivity.



Source: KB Advisory Group, data from US Census, Pictures from CoStar



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TERMS and LIMITING CONDITIONS

- **Accuracy of Report:** Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions, and other information developed by KB Advisory Group (“KBA”) from its independent research efforts, general industry knowledge, and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives, or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of the report. KBA assumes no responsibility to update the information after the date of the report. The research may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described in our research and report, and variations may be material. Therefore, nor warranty or representation is made by BKA that any of the projected values or results contained in the work product from this assignment will actually be achieved.
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SOUTH MAIN

LCI Study

Existing Conditions Report

Prepared for: The City of Alpharetta

Prepared by: Kimley-Horn

September 2022

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Overview of Previous Plans

A thorough review of previously published planning efforts for the Study Area was conducted to gather an understanding of area trends and refinement of project outcomes and goals to be achieved through this Livable Centers Initiative (LCI) update. The following plans were reviewed and are discussed in the following sections:

- *City of Alpharetta Downtown Master Plan*
- *City of Alpharetta Walkability & Pedestrian Safety Study*
- *City of Alpharetta Rental Housing Study*
- *City of Alpharetta Horizon 2040 Comprehensive Plan*
- *North Fulton Comprehensive Transportation Plan*
- *Fulton County Transit Master Plan*
- *Blueprint III CID*
- *Wills Park Master Plan*

City of Alpharetta Downtown Master Plan

Adopted in 2015, the City of Alpharetta Downtown Master Plan was developed in order to craft regulating plans and code revisions, Comprehensive Plan amendments, and design and development guidelines to begin implementation of the community vision. The City is divided into various regions, including the South Main Region, with similar boundaries to our Study Area. The Comprehensive Plan notes that “future development in South Main could include single-use commercial, commercial with above shop offices or dwelling units, live/work units, townhouses, or small lot single-family uses. Regardless of use, buildings should incorporate side or rear parking in order to allow them to front widened sidewalks. More landscaping should also be incorporated to differentiate the character of South Main from other districts.” The recommendations of the South Main area include:

- *Encourage a higher intensity mix of uses along South Main Street*
- *Enhance walkability by incorporating streetscape improvements and orienting new development toward the street*
- *Allow medium to higher density residential within close proximity of the Main Street corridor*
- *A greater variety of building materials may be appropriate for the South Main corridor, but future development should maintain some consistency of design with Downtown*
- *Provide additional green space as part of future redevelopment opportunities, particularly on redevelopment sites greater than 5 acres*
- *Enhance Roswell Street and Devore Road with pedestrian/bicycle facilities*

SOUTH MAIN LCI Study

City of Alpharetta Walkability and Pedestrian Safety Study

Conducted in 2018, the Walkability and Pedestrian Safety Study inventoried the condition of sidewalks within the City of Alpharetta, including four quadrants of the Downtown area as well as North Point Parkway. While no sidewalk inventory was done directly in the South Main Study Area, inventory was collected along Old Milton Parkway, which is a boundary of the Study Area. In addition to identifying various locations along Old Milton Parkway that need repairs to the sidewalks, pedestrian crossings at designated crosswalks were counted and documented. Bordering the Study Area, pedestrian crossings near Wills Park have less than 50 pedestrian crossings per weekday; the pedestrian crossings at Old Roswell Road and South Main Street have 50 – 100 pedestrian crossings per weekday. The intersection at South Main Street and Old Milton Parkway has 100-250 pedestrians on Saturdays.

City of Alpharetta Rental Housing Study

Completed in May 2022, the Rental Housing Study Update serves as an update to the 2019 Study. The Study highlights information regarding the rental housing ratio, the housing development pipeline, and information related to single-family rental units, rental apartment complexes, and the renter profile within the City of Alpharetta. The city's share of renter households new stands at 32.3%, down from the 2015 level of 37.4%. Additionally, the age and income of renters has increased since 2015. The median income of renters in 2015 was \$59,000; however, in 2020, the median income of renters had risen to \$72,000. As of 2022, senior rental housing represents 21% of all units in rental complexes in the city, up from 19% in the 2019 study.

City of Alpharetta Horizon 2040 Comprehensive Plan

The Horizon 2040 Comprehensive Plan was adopted in October 2021, serving as a long-range growth management document for the next 20 years in Alpharetta. The comprehensive plan includes a list of development and redevelopment priority areas. The South Main Street Area is ranked second as a priority redevelopment area. The vision for the South Main Street Area is below.

Enhance established commercial along South Main Street/GA-9 with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers, neighborhoods, and Wills Park. Create opportunities for new mixed-use, commercial, office and medium- and high-density residential development along the corridor. The area is envisioned to evolve as a compact, walkable mixed-use corridor with

a mix of office, commercial and residential uses. Future development should emphasize connectivity and redevelopment with higher intensity mixed-use and office/commercial uses fronting South Main Street and backed by less intense residential. Wide sidewalks, a cohesive streetscape, and direct links to Wills Park will improve pedestrian safety while bicycle infrastructure will make biking safe and convenient. This complete transportation system should link adjacent residences and the park to activity along the corridor.

The issues and opportunities for the South Main Street Area that are listed in the Horizon 2040 Comprehensive Plan are listed below and will be used to inform the LCI Study:

- *Aging strip commercial, auto-oriented uses and unappealing look/aesthetic quality*
- *Traffic congestion and limited bike/pedestrian infrastructure and connectivity*
- *Proximity to the Downtown Core, City Center and Wills Park*
- *Investments/revitalization needed to improve visual quality and economic competitiveness of corridor*
- *Connectivity between Wills Park and Downtown*
- *Opportunities for redevelopment and the chance to promote unique, local businesses*

North Fulton Comprehensive Transportation Plan

The North Fulton County Comprehensive Transportation Plan was published in October 2010 with a Study Area spanning across many cities in the North Fulton County area, including the City of Alpharetta. Within the plan, various bike, pedestrian, and transit improvements are called out that fall within the Alpharetta South Main Study Area, particularly along the State Route 9 corridor. These improvements that fall into the South Main Study Area that are included in the North Fulton CTP are listed below:

- *Designated bicycle route along State Route 9 from Forsyth County to the City of Atlanta*
- *Redevelopment along State Route 9 corridor, including the enhancement of key intersections (utilize signal timing)*
- *Enhancement of supporting roadway network parallel to State Route 9*
- *Redevelopment of key nodal parcels in a pedestrian-friendly design*
- *Increase density along the corridor to support transit goals of the County and region*

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Fulton County Transit Master Plan

Published in February 2018, the Fulton County Transit Master Plan identified regional primary nodes, local secondary nodes, and future local nodes for current and planned activity centers. A demand-based plan was created to meet the access and mobility needs of Fulton County over the next 40 years. Within this plan, various future potential transit projects were noted for the areas in and around the City of Alpharetta and the Study Area including bus or arterial rapid transit as well as frequent local bus along Old Milton Parkway. The preferred transit investment along Highway 9 was designated as arterial rapid transit. The Highway 9 corridor was noted as an area projected for the greatest employment growth, which is indicative of being both transit supportive and in need of additional transit access to accommodate efficient and equitable access to anticipated commercial growth.

Blueprint North Fulton III North Fulton CID Master Plan

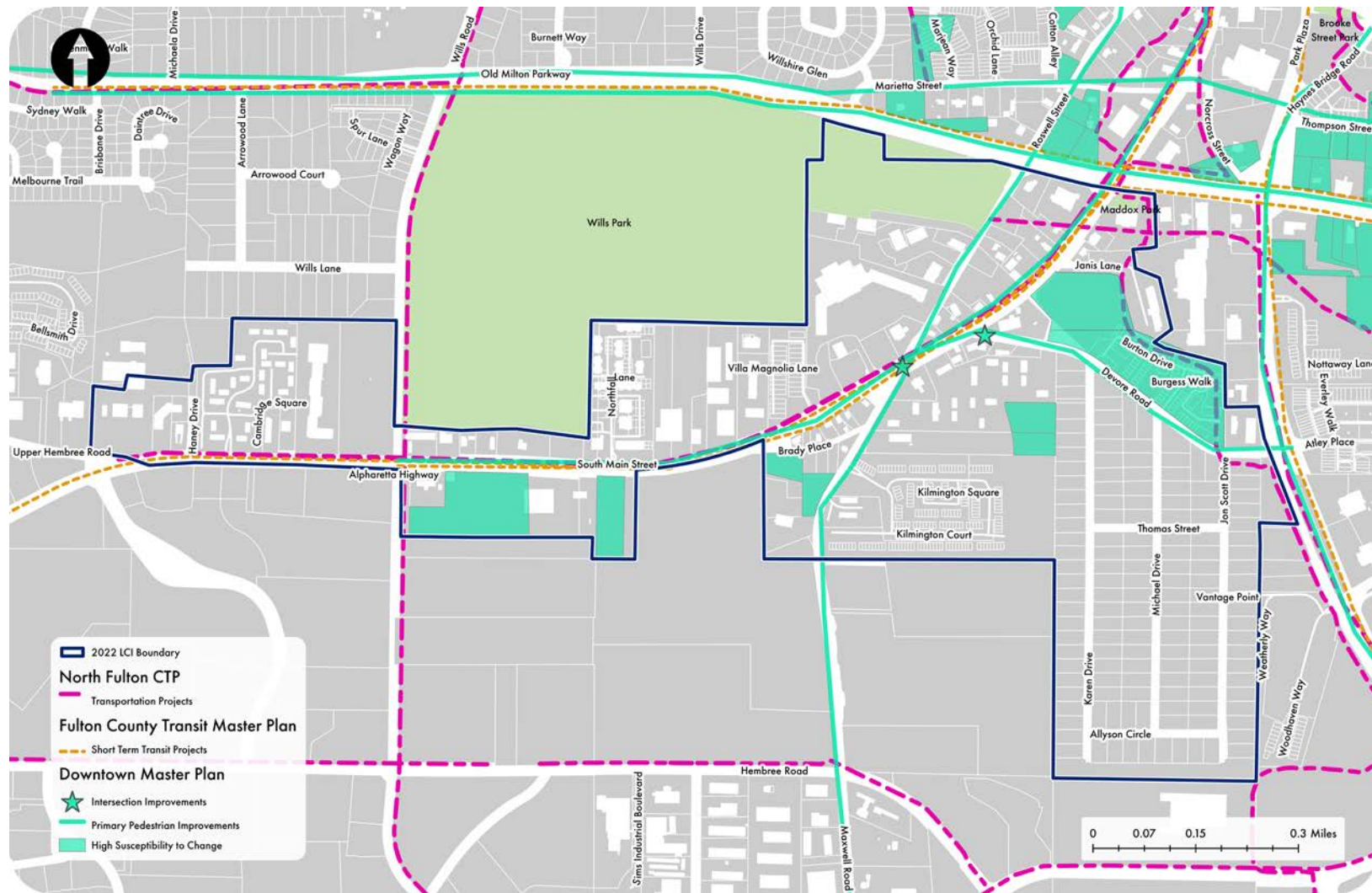
The North Fulton CID Master Plan Update, adopted in October 2021, was conducted as a result of the significant economic changes over the last five years, since the Blueprint North Fulton 2.0 was completed in 2014. A majority of the projects listed in the Blueprint North Fulton 2.0 were completed, therefore prompting the development of the Blueprint North Fulton III. The Blueprint designates part of the South Main Area as a piece of the Western Transition Area, characterized by industrial, warehouse, and flex land uses. While there are no projects included in the recommendation list that are directly in the Study Area, there is a recommendation to widen Hembree Road just south of the Study Area as well as a feasibility/concept study to determine the best location to connect Alpharetta Highway and Westside Parkway.

Wills Park Master Plan

The Wills Park Master Plan, adopted in 2019, highlights future potential changes to the park in areas that border the South Main LCI Study Area near the existing Community Center. A few of these projects include: expansions to the Community Center, a new plaza walkway with planted arbor, five new basketball courts, a new area called The Grove, a play lawn, pavilion, and overlook terrace. The Grove is proposed as a forested, passive space with hammocks and informal picnic spots. The South Main Study will need to thoughtfully include recommendations that fit into the Wills Park Master Plan.

Previous Planning Efforts

The map below shows a compilation of projects identified in the previous plans, as outlined above.



Previous Planning Efforts

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Alpharetta South Main Today

The photographs below were taken during a site walk through in April 2022 at the beginning of the LCI Study to catalog existing conditions within the Study Area and document current land use patterns, infrastructure, community amenities, architectural styles, and building typologies. The following page highlights some of the newer development in the area.



Welcome Center



Shopping Center along South Main Street



Tabernacle Baptist Church



Community Center



Renovated House in Alpha Park



The Maxwell



Villa Magnolia Townhomes



The Maxwell

Existing Conditions Analysis

The Area and Existing Plan Assessment Report will document and summarize the existing conditions of the Study Area, and will:

- Catalog physical conditions of roadway, transit, and bicycle/pedestrian infrastructure
- Assess of current urban design strengths and challenges within the Study Area, including a review of the character of existing development as well as characteristics of the public realm.
- Evaluate of existing and projected market demand as well as a feasibility assessment for housing (by type and cost) and other uses within the LCI Area.

The information included in the Existing Plan Assessment, as well as stakeholder and public input, will be used to develop concepts and recommendations in each of the three strategic focus areas: Land Use Economics and Development, Transportation, and Placemaking.

In order to better understand the existing characteristics of the Alpharetta South Main Area, it is useful to review information spatially in the format of a series of maps. The following maps are included in this section:

- *Study Area*
- *Recent Development Activity*
- *Property Ownership*
- *Existing Zoning*
- *Existing Land Use*
- *Future Land Use*
- *Environmental Features*
- *Tree Canopy*
- *Surface Parking and Automobile Facilities*
- *Road Classifications*
- *Transit Facilities*
- *Community Resources*
- *Bike and Pedestrian Facilities*

Study Area

The South Main Street LCI Study Area is approximately 0.4 square miles (241 acres) and sits south of Downtown Alpharetta area along State Route 9/South Main Street/Alpharetta Highway. The Study Area borders Old Milton Parkway and Wills Park to the north, Haynes Bridge Road to the east, and the City of Roswell to the south as shown below.



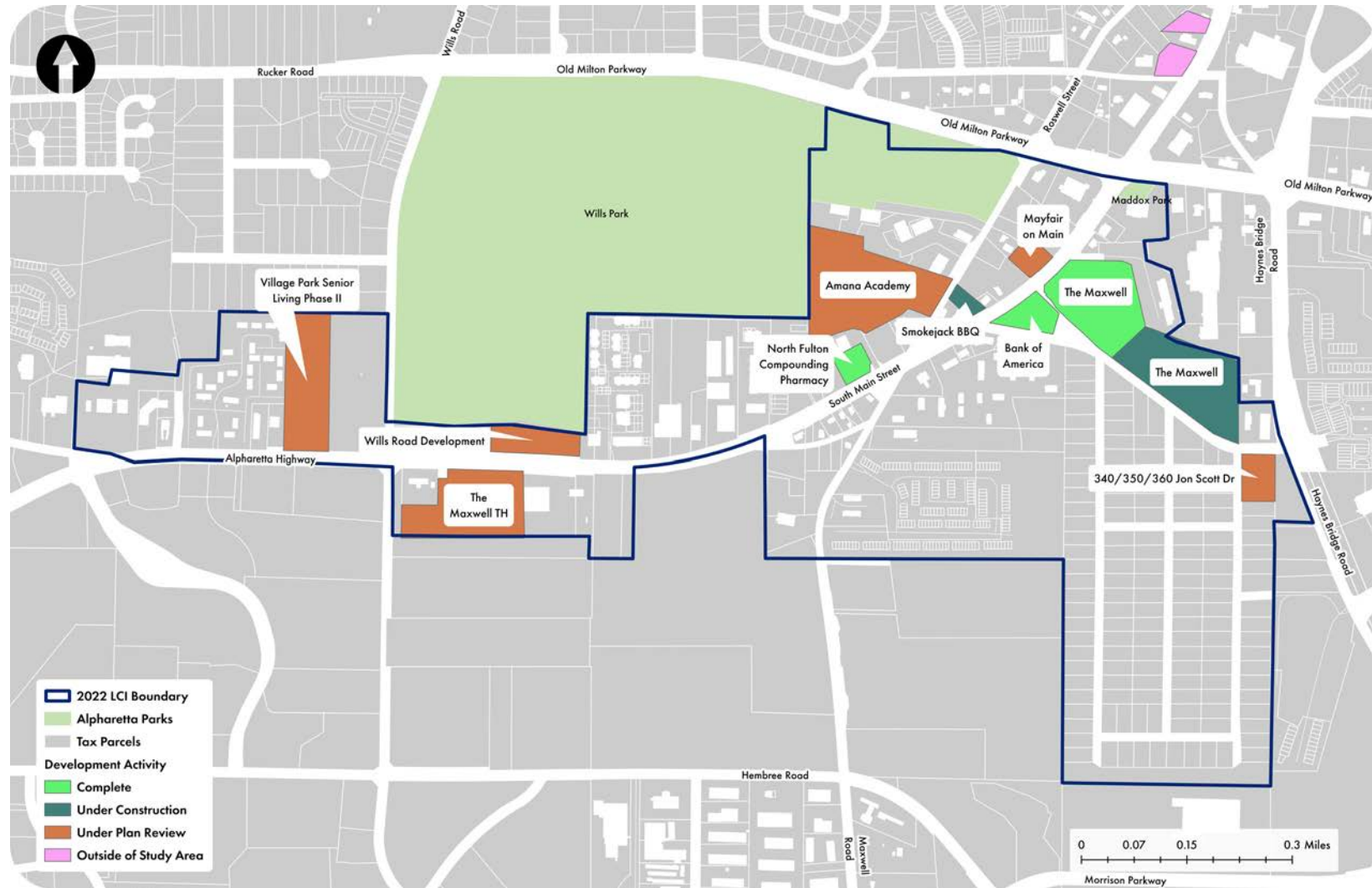
Study Area

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Development Activity

The Development Activity map includes projects proposed, approved, or under construction within the Study Area. The proposed developments are located primarily to the eastern side of the study area. This clustering of proposed/new developments is likely a result of its proximity to downtown and adjacency to Old Milton Parkway and South Main Street intersection as well as the availability of large pieces of land. When considering residential density, a mix of single-family detached houses, townhouses, and multi-family dwellings are all within walking distance to the clustering of new development. Proposed projects known by the City of Alpharetta are listed below and shown on the following map.

- **0 State Highway 9** (The Maxwell TH)
 - **Type of Project:** To allow a proposed development of 55 attached, owner-occupied single-family townhomes at a density of ± 9.93 units per acre.
- **340/350/360 Jon Scott Drive**
 - **Type of Project:** To allow a proposed development of 19 homes (10 detached, 4 semi-detached, and 5 townhomes) at a density of 6.7 units per acre.
- **285 South Main Street** (Amana Academy)
 - **Type of Project:** Amana Academy updates and expansions
- **217 South Main Street** (Mayfair on Main)
 - **Type of Project:** To allow a proposed development of 24 homes (11 single-family attached homes and 13 single-family detached homes) at a density of 10.43 units per acre.
- **241 Alpharetta Highway** (Smokejack BBQ)
 - **Type of Project:** To allow a proposed commercial development of a restaurant with 22 parking spots and indoor/outdoor seating.
- **State Route 9 Construction**
 - **Type of Project:** Widening of State Route 9/North Main Street from Academy Street to Windward Parkway and Operational Improvements of State Route 9/South Main Street from Upper Hembree Road to Academy Street.

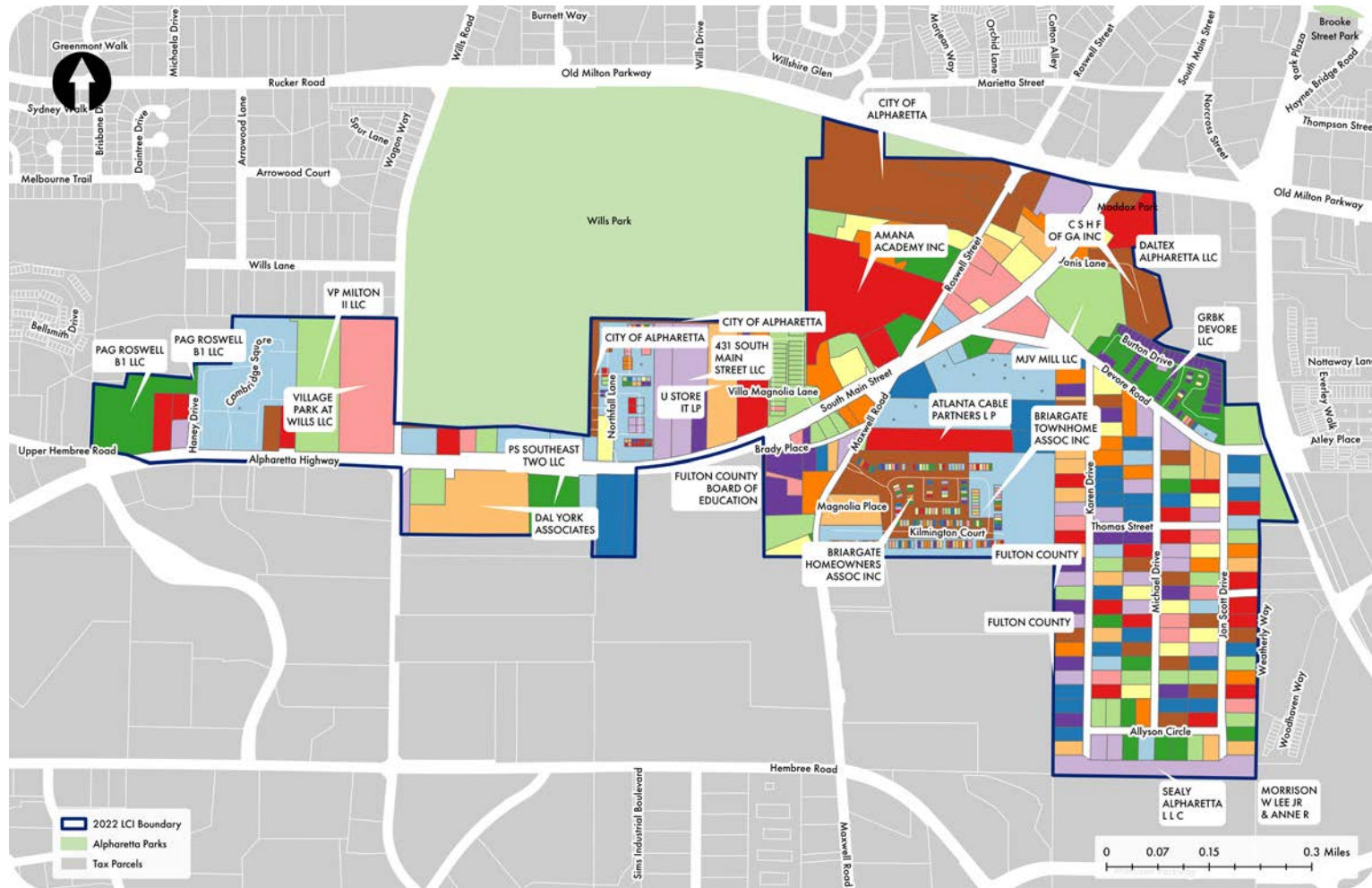


Development Activity

SOUTH MAIN LCI Study

Property Ownership

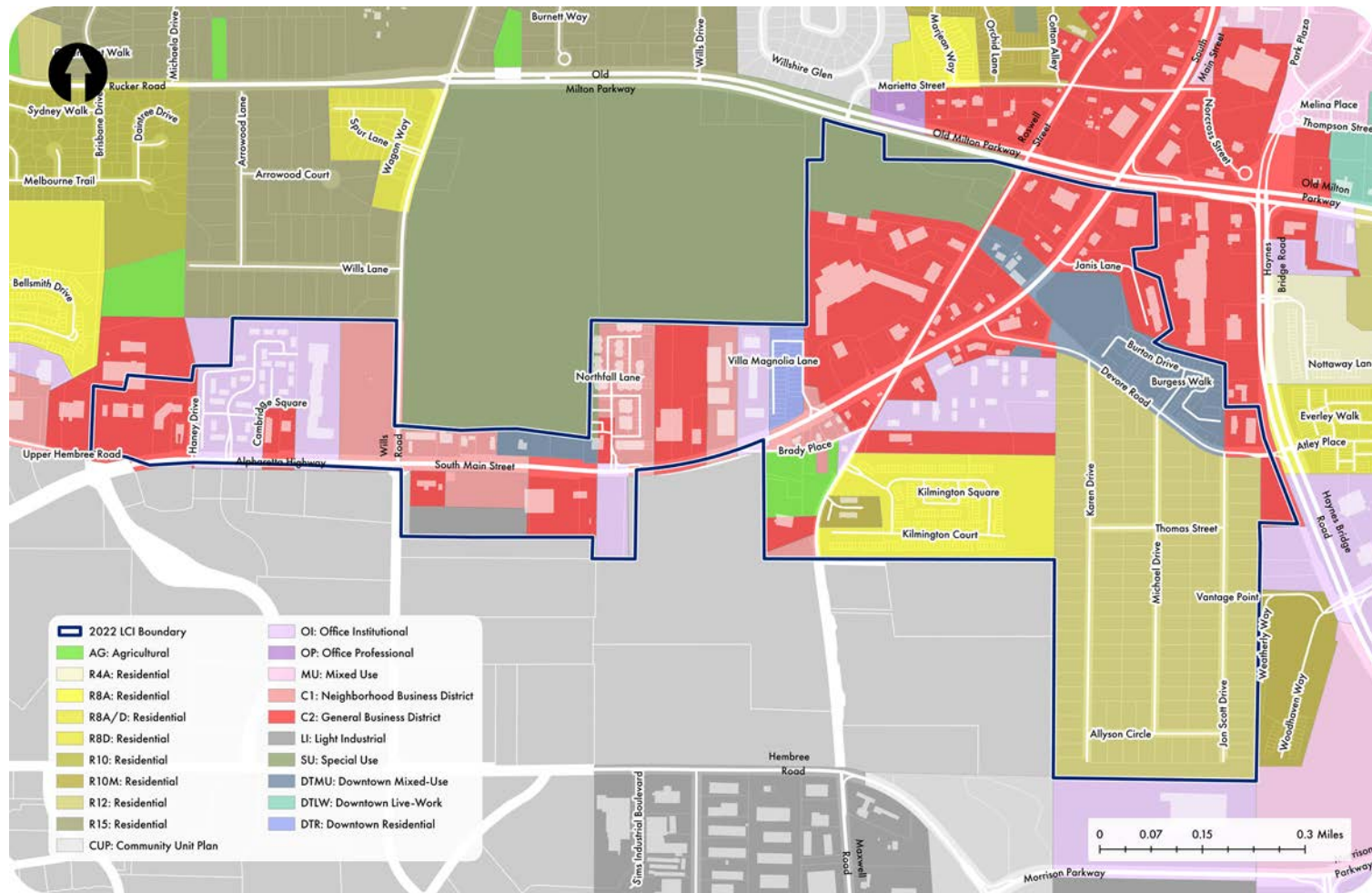
The current ownership pattern in the LCI Study Area is shown in the map below, with the respective owners of parcels greater than 3 acres labeled. Given the various property sizes as well as property uses, there is a challenge in planning for future investment and redevelopment.



Property Ownership

Existing Zoning

Existing zoning in this Study Area is largely comprised of general business district (C2), and residential (R8D and R12), depicted in the map below. This zoning framework highlights the lack of walkability, focus on auto-oriented transportation, as well as the upcoming developments that are beginning to drift into this area from the surrounding downtown area.

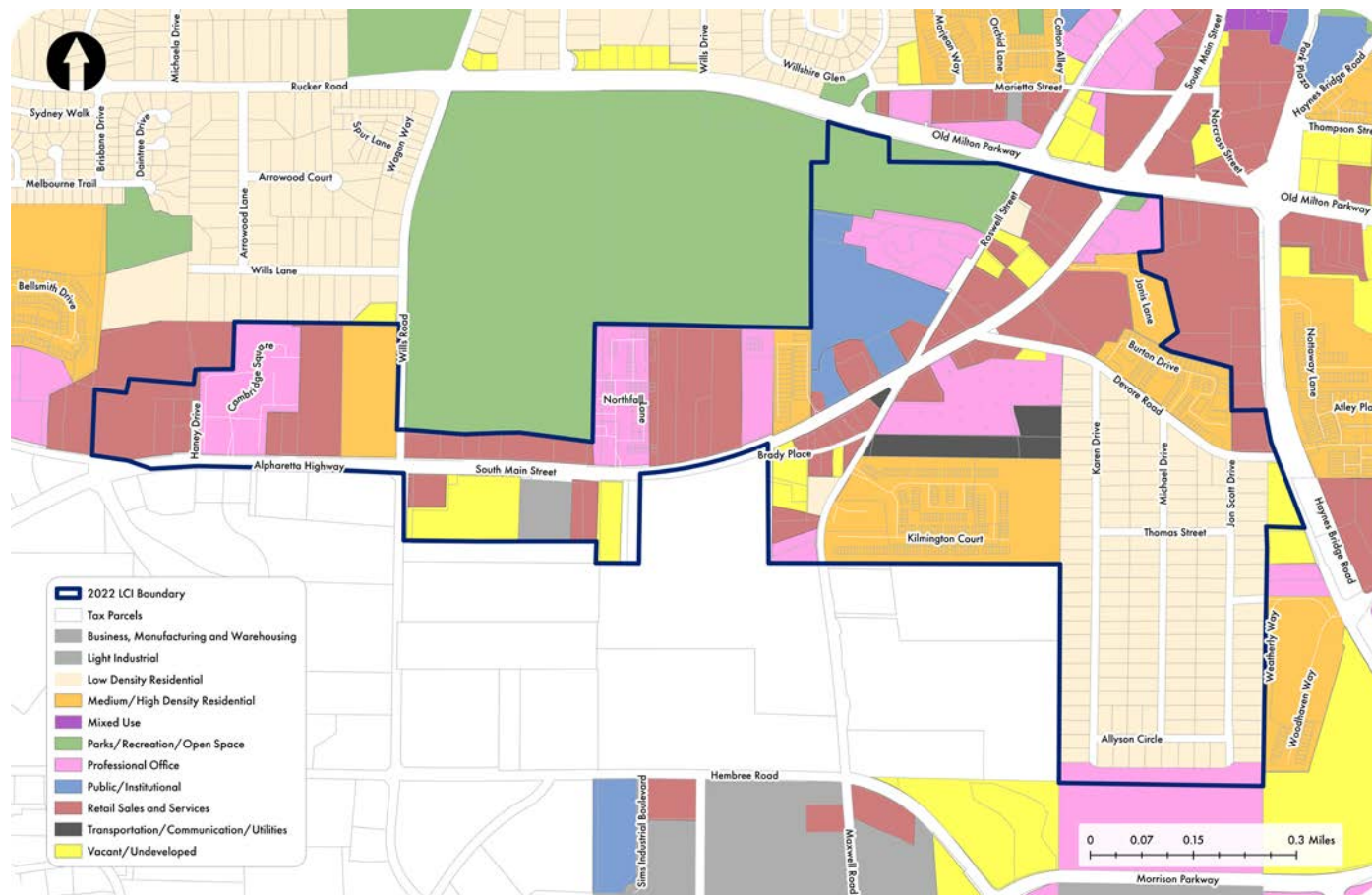


Existing Zoning

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Existing Land Use

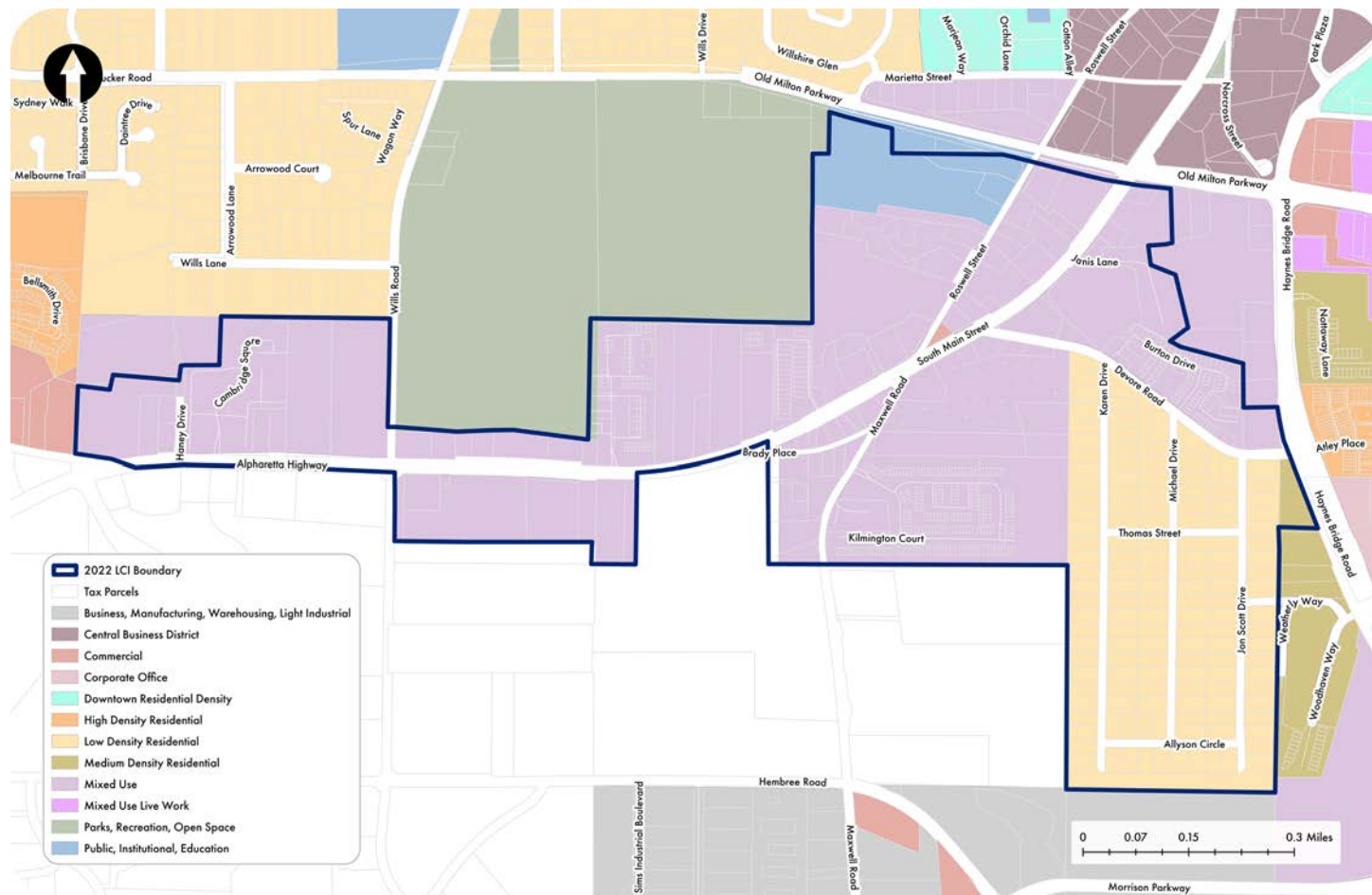
Land uses and the relationship between them contribute significantly to an area's character. The Study Area is characterized by a variety of land uses, including low-density residential and smaller office uses off the South Main Street Corridor as well as retail, office, and medium/high density residential along the South Main Street Corridor. A few vacant and undeveloped parcels remain within the Study Area. There are parks/recreation/open space directly north of the study area, constituted by Wills Park. The Study Area contains approximately 241 acres in 805 individual tax parcels.



Existing Land Use

Future Land Use

Future land use in the Study Area includes low density residential, mixed use, and public/institutional/education. The mixed use the primary future land use, designated along South Main Street/Alpharetta Highway starting at the top of the study area at Old Milton Parkway, carrying down the corridor to the southern edge of the Study Area. The low density residential in Alpha Park is predicted to remain, as shown in the map below.

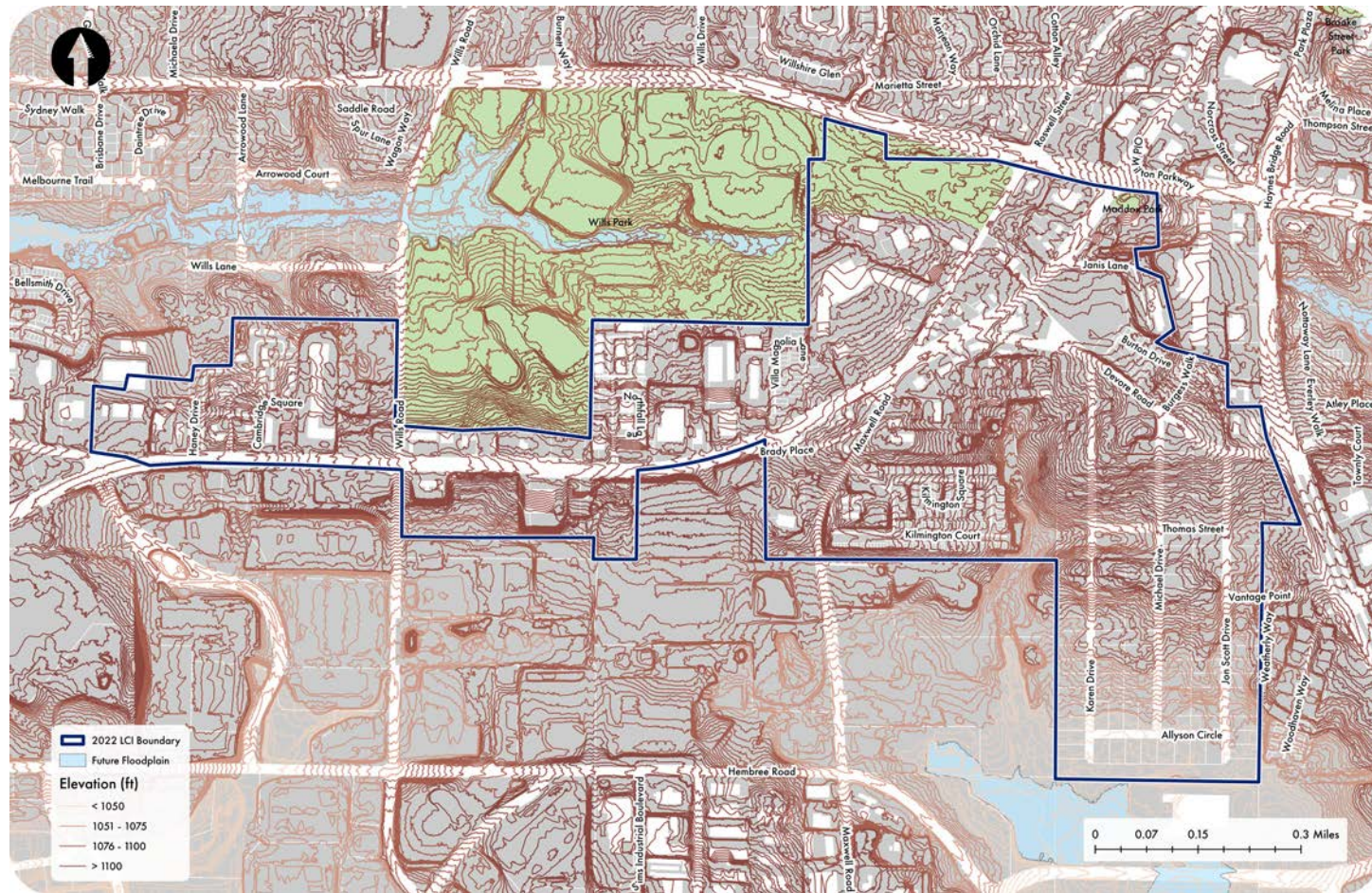


Future Land Use

SOUTH MAIN LCI Study

Environmental Features

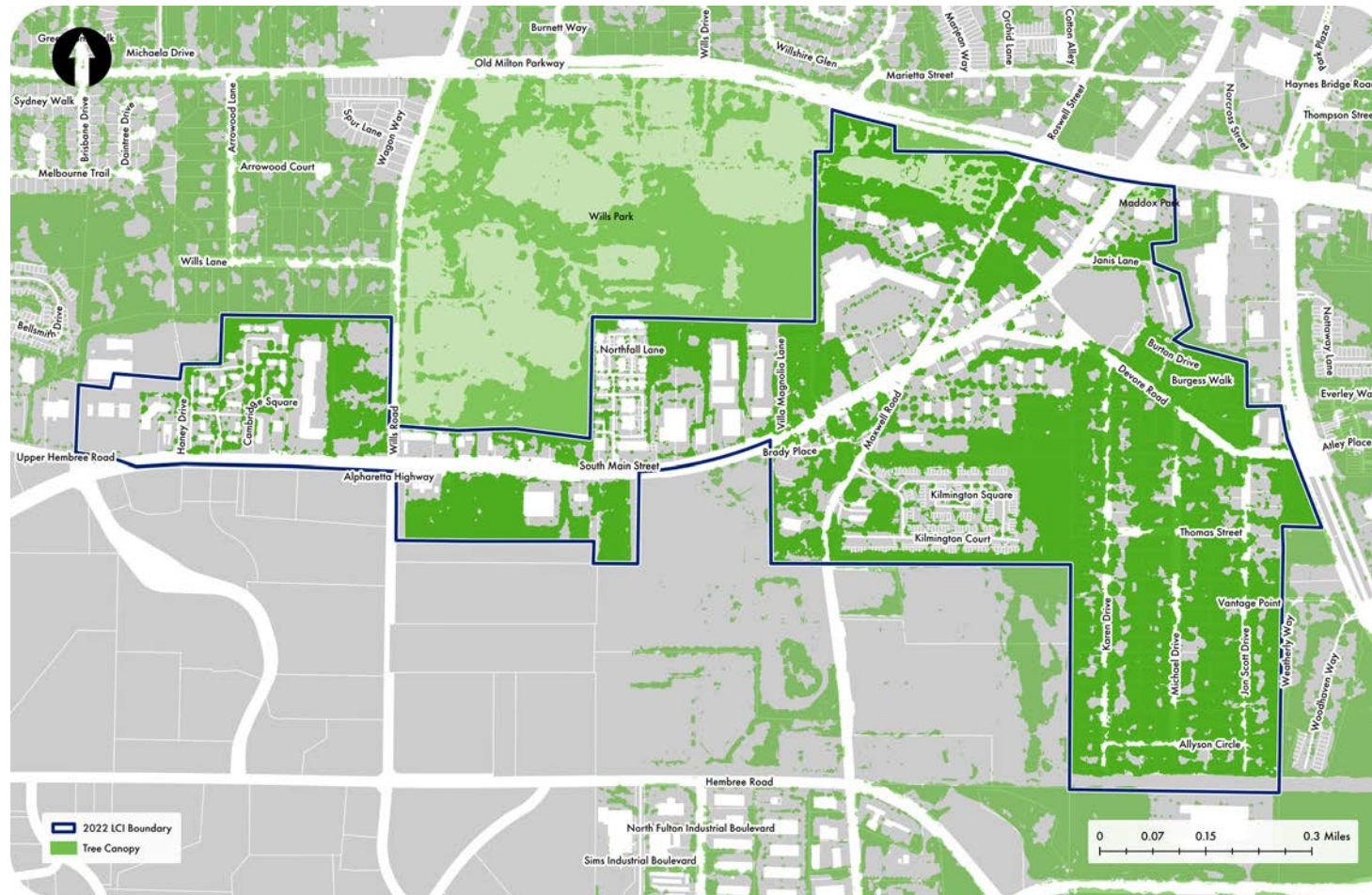
Based on available data, there are no water bodies within the Study Area, but there are floodplains surrounding the Study Area on three sides. The topographic conditions of the Study Area are the result of mass grading commercial/office development along South Main Street. The most challenging topographic conditions are in and adjacent to existing residential development – specifically between Karen Drive and Maxwell Road.



Environmental Features

Tree Canopy

The South Main area's tree canopy covers 60 percent of the land area within the study boundaries. The larger canopy is associated with the established, single-family residential parcels in the southeast area of the study area while the lighter canopy is associated with the commercial and new multi-family developments along the South Main Corridor. Additionally, the tree canopy is concentrated in the area around the community facility on the edge of Wills Park south of Old Milton Parkway as shown below.

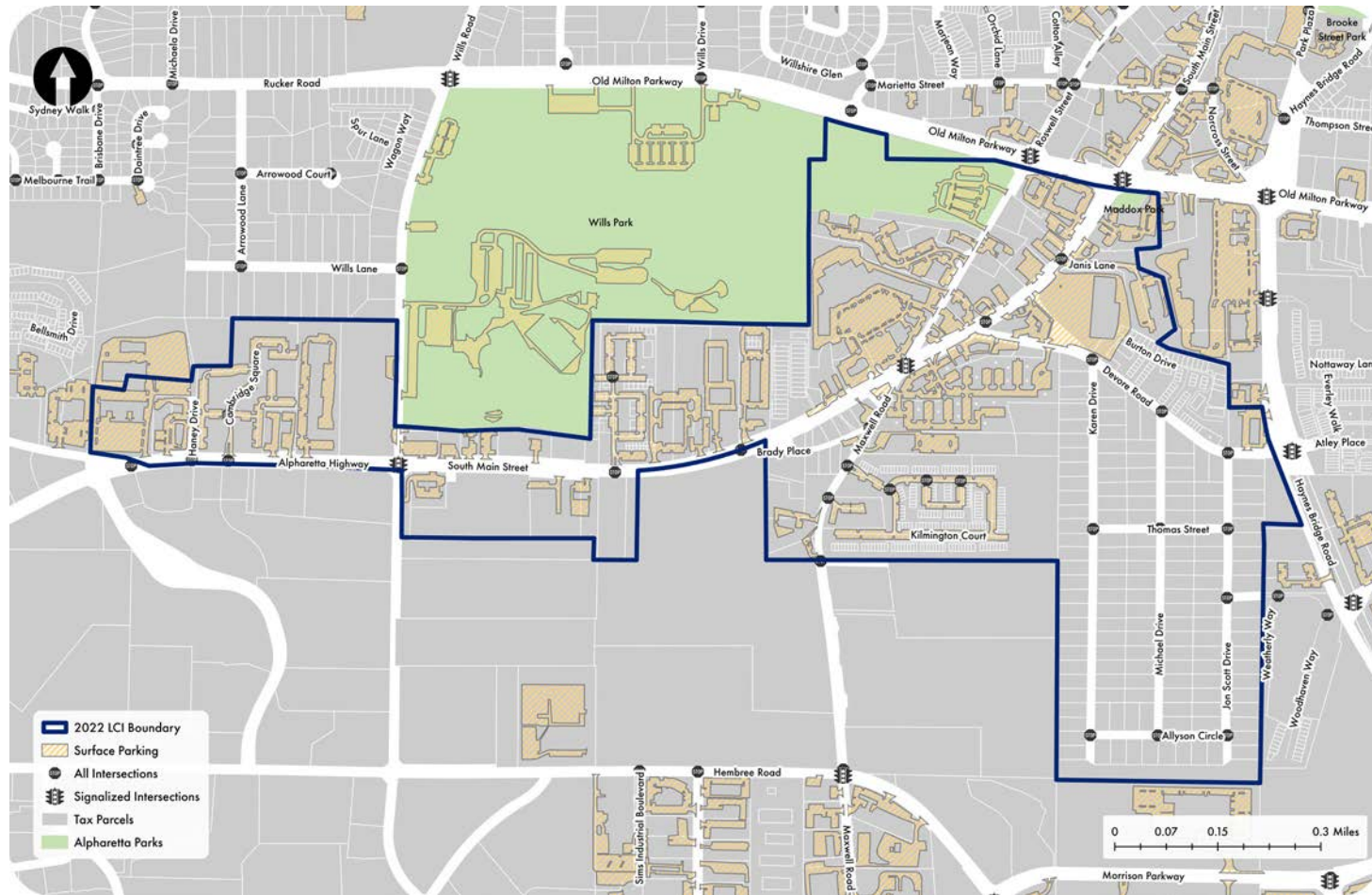


Tree Canopy

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Surface Parking and Automobile Facilities

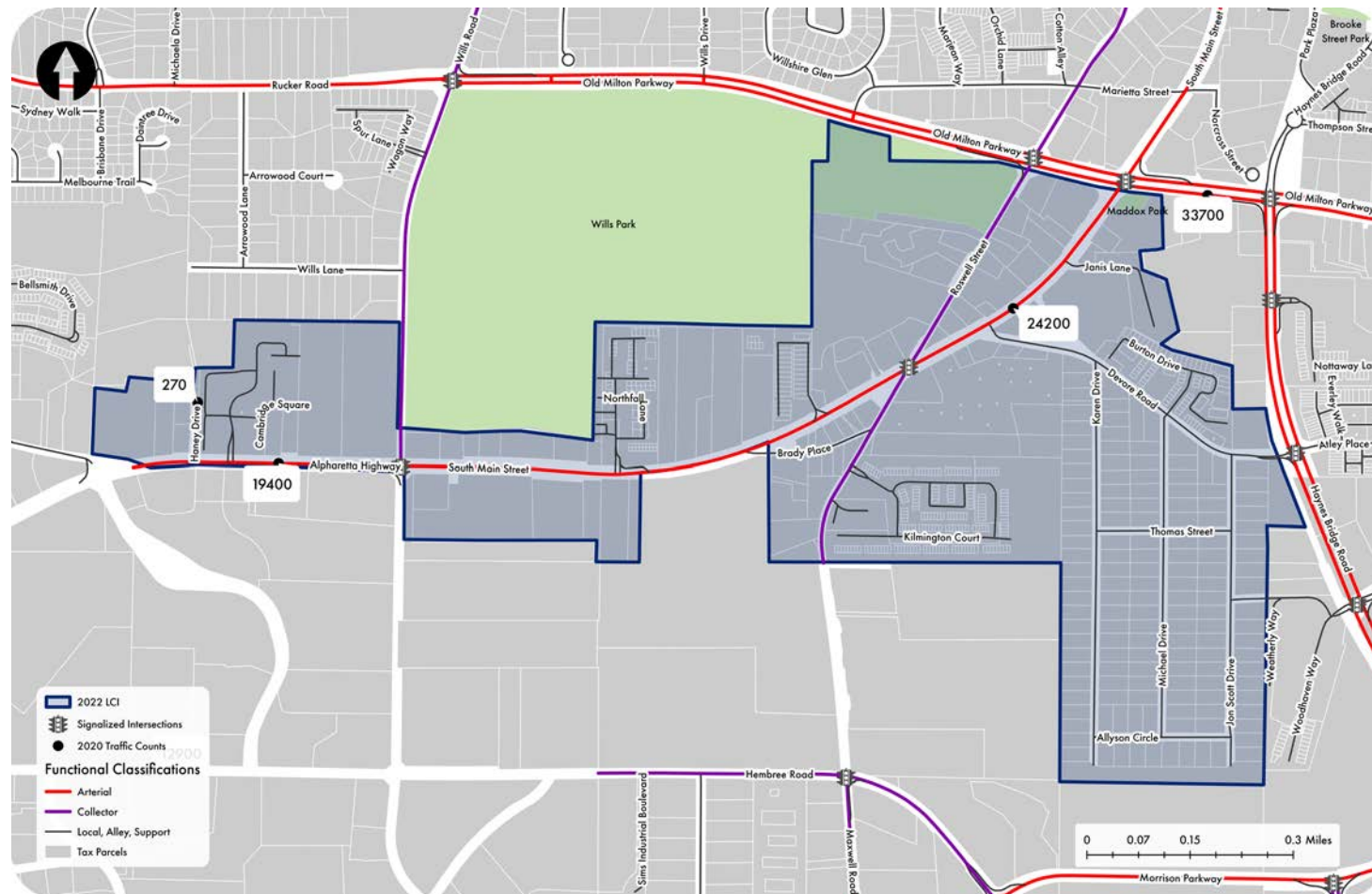
Between surface parking lots and land dedicated to roadways, the South Main Area has a large percentage of impervious paved surfaces, accounting for more than 23 percent of the total land within the Study Area (56 of 241 acres). There are two signalized intersections within the Study Area, and three additional signalized intersections just outside the border of the Study Area. The surface parking and automobile facilities are shown in the map below.



Surface Parking

Road Classification

Within the South Main Area, there are three road classifications: one arterial (Alpharetta Highway/South Main Street), two collector roads (Maxwell Street/Roswell Road and Wills Road), and many local interior streets and private drives. South Main Street serves as a primary spine for the Study Area connecting to Old Milton Parkway and downtown Alpharetta. The 2020 traffic counts provided by Georgia Department of Transportation identified 19,400 and 24,200 daily vehicles traveling along South Main Street as shown below.



Road Classification

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Transit Facilities

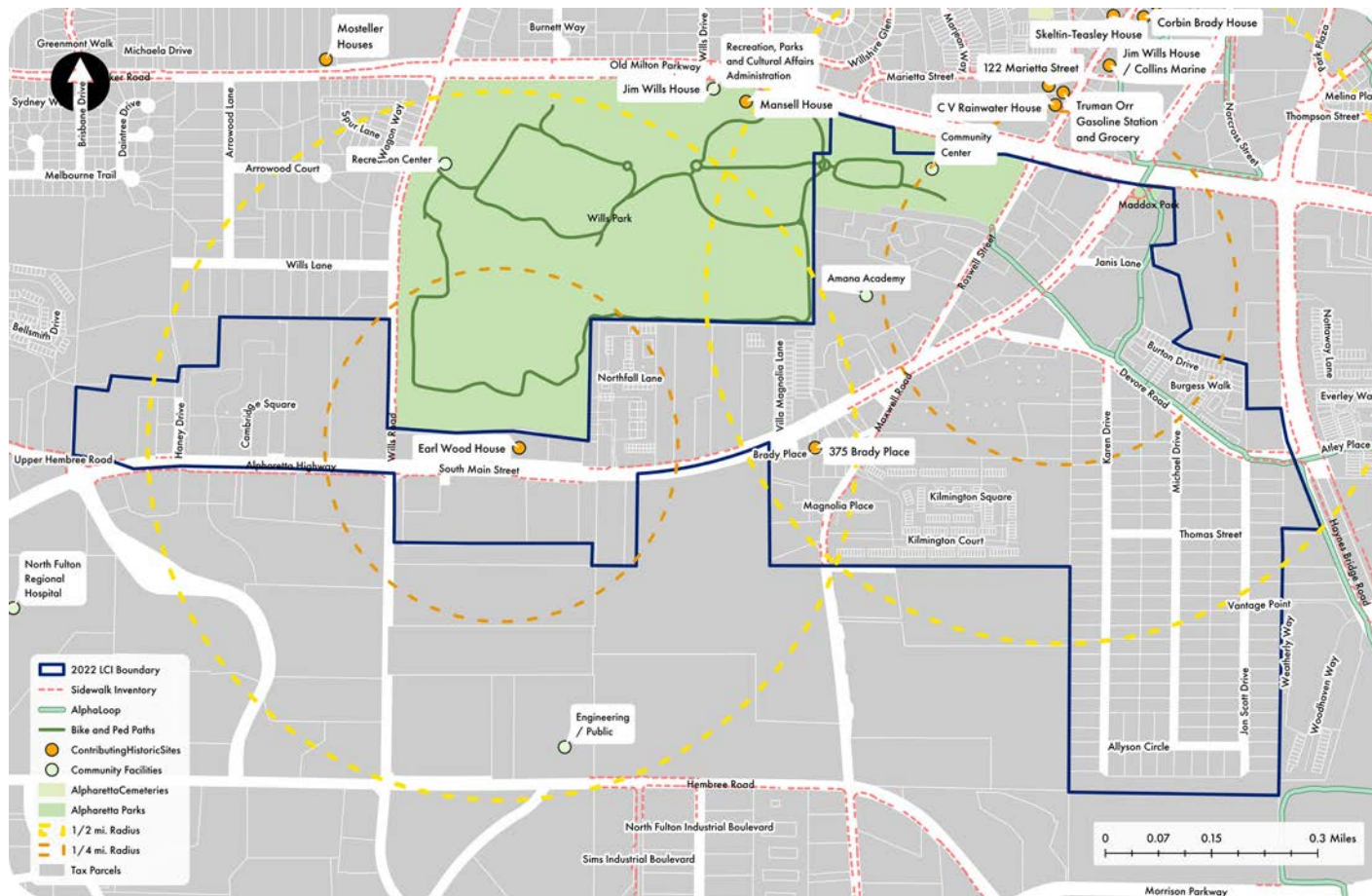
Transit in the South Main Area includes one local MARTA bus route (Route 185). MARTA Bus Route 141 runs bi-directional on Haynes Bridge Road, directly adjacent to the Study Area. There are approximately 12 bus stops within the area, some with amenities such as shelters, trash cans, and benches, while others do not have these amenities. According to MARTA's ridership statistics, Route 185 has approximately 70 daily boardings in this section. The transit facilities are depicted in the following map.



Transit Facilities

Community Resources

The Study Area provides a diverse collection of community resources including two buildings listed on the National Register of Historic Places. The majority of resources are clustered to the eastern side of the study area with a few located at the center. Key resources include Amana Academy, Community Center, Wills Park (extension that includes the Community Center), and the Alpha Loop. Currently, connectivity from the study area to Wills Park is limited. Increasing connectivity between Wills Park and the Study Area would greatly contribute to the community. These community resources are shown in the map below as well as 0.25 mile and 0.5 mile radii, corresponding to 5 and 10 minute walksheds.

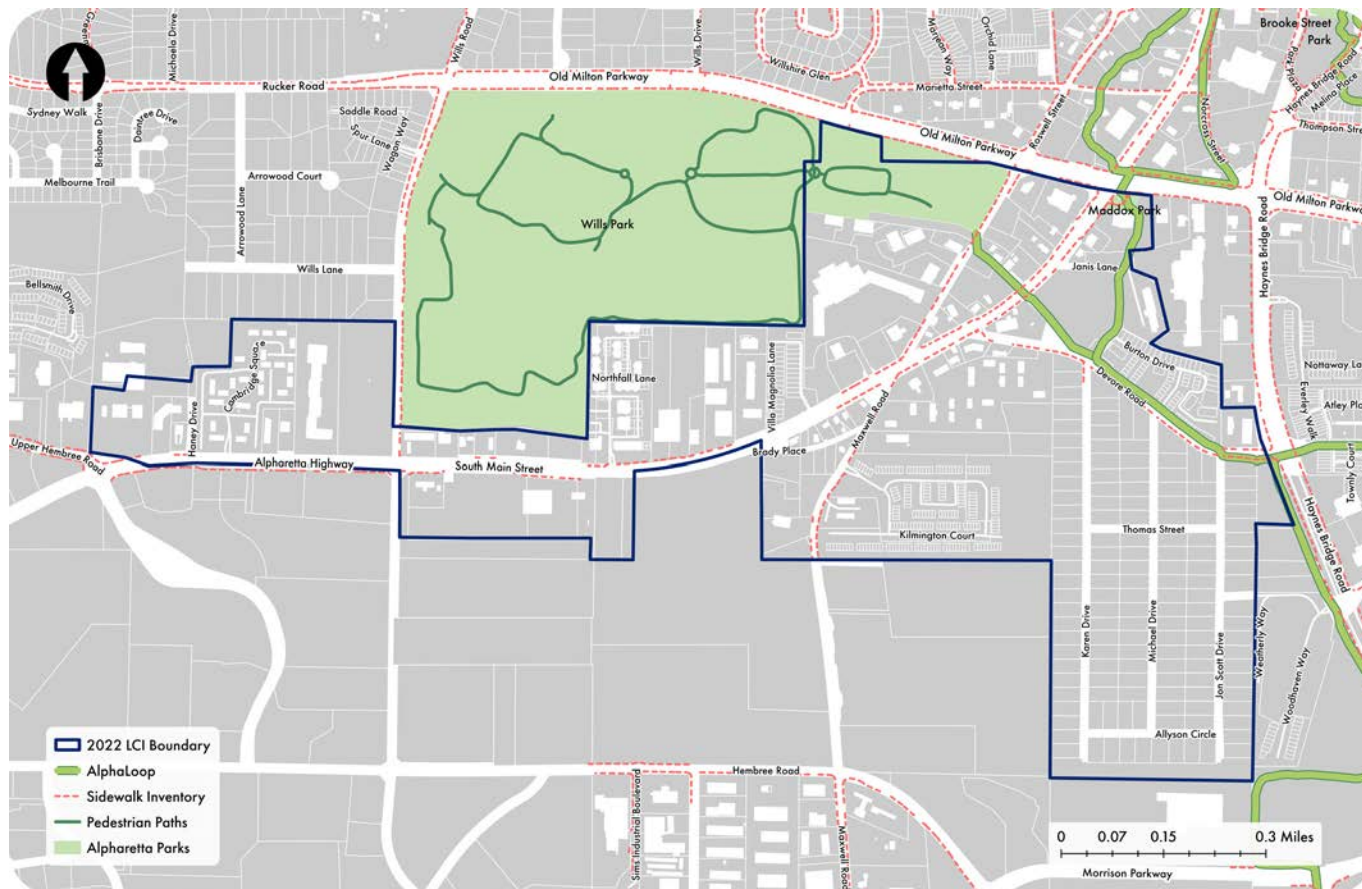


Community Resources

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Bike and Pedestrian Facilities

There are minimal bike and pedestrian facilities currently in the study area. However, future alignment of the AlphaLoop connecting to Wills Park near Roswell Street and along Devore Road is planned / under construction. The City of Alpharetta completed a sidewalk inventory in 2017, identifying many gaps along South main Street and Alpharetta Highway that do not have sidewalk facilities; however, the GDOT SR 9 project along this corridor includes sidewalk expansions. Additionally, there are no sidewalks in the single-family residential portion of the study area. These sidewalk and bicycle facilities are depicted in the following map.



Bike and Pedestrian Facilities

Market Potential

The eastern portion of the LCI Study Area is neighbored by Downtown Alpharetta. The western portion is directly adjacent to Wellstar North Fulton Hospital and medical office. Wills Park sits centrally along the corridor with the rear of South Main retail oriented towards the park. According to Fulton County tax records, the study area contains approximately 241 acres in 805 tax parcels. Roughly 54 acres (22.5% of the total) remains undeveloped. The existing market conditions are shown below.

MARKET CONDITION	STUDY AREA
Number of Tax Parcels	805
Total Acreage	241
Total Assessed Value	\$ 111,417,120
Undeveloped / Vacant Areas (Parcels w/o improvements)	54
Percent Undeveloped / Vacant Areas	22.5%

A few of the demographic highlights from the Study Area are highlighted below:

- The estimated current study area population is just under **1,400 people** and has increased by approximately 95% since 2000
- In the long term, the Study Area is expected to grow faster than the whole City through 2027
- Nearly 1/3 of residents living in the study area are Millennials. Compared to the City of Alpharetta, the area experiences a **smaller share of Boomers and Gen Z** residents as well as fewer children.
- Seniors over 65 comprise a decent share of the population with **9% aged 73 or older**.
- The median age in the Study Area is approximately **40.8 years**, while the median age in the City of Alpharetta is about 37.9.
- In the Study Area, just over **50% of the residents are white, 18% are black, 19% are Asian, approximately 5% are another race alone, and 5% are two or more races**, reflecting similar trends to that of Alpharetta and North Fulton.
- More than half of the residents in the Study Area hold a **bachelor's degree or higher**.
- 47% of households in the Study Area **earn above \$100,000 annually**.

SOUTH MAIN LCI Study

- The **median household income is \$35,000 lower in the Study Area**, compared to the entire City of Alpharetta.
- Nearly **60%** of households in the Study Area are **smaller households** (1 or 2 people)
- Approximately **22%** of the households in the Study Area are **without children**
- The area has a **smaller share of medium and large households** (3-4/more than 5 people) compared to surrounding areas
- Approximately **25%** of the Study Area is comprised of **non-family households**
- Over **50%** of the households in the Study Area are **renters**, representing a significantly larger share of renters within Alpharetta and North Fulton.
- The **average housing stock age** in the Study Area is **8.9 years** (versus 20.1 years old in the City of Alpharetta)

Employment and Workforce

The majority of those living within the Study Area commute to nearby job cores in Alpharetta and Roswell as well as regional job centers closer to Atlanta's urban core, such as Perimeter Center, Buckhead, and Midtown. As of 2019, there were no residents working and living within the Study Area. Where residents commute to is shown in the table on the right.

While the local workforce is generally employed in Professional Services, Information, and Health Care industries, the Study Area employment opportunities are mismatched. Additionally, job growth within the area has been on the decline following a growth spike from 2012 to 2014. Lack of appealing office space has likely contributed to this trend. Within the Study Area, there are approximately 700 jobs, anchored by F&B / retail, medical offices, and the Amana Academy, representing less than 1 percent of the jobs available in the City of Alpharetta (91,000 jobs).

WHERE RESIDENTS COMMUTE TO	STUDY AREA
Alpharetta	20.6%
Roswell	12.1%
Atlanta	10.9%
Sandy Springs	7.3%
Brookhaven	4.2%
Dunwoody	3.0%
Milton	2.4%
Peachtree Corners	2.4%
Smyrna	1.8%
Chamblee	1.2%

Real Estate Assessment: Commercial

The Study Area is largely dominated by retail and office space. Much of the inventory is dated but performs well due to its good visibility along a high-trafficked corridor and geographically convenient location. The most notable commercial property was delivered in 2020. The Maxwell has been able to attract engaging retail tenants at rates competitive with newer retail in Downtown Alpharetta. The multi-family and industrial markets are severely limited within the corridor today.

Real Estate Assessment: Retail

The Study Area contains 3 percent of Alpharetta's retail space. The character of existing retail is a mix of free-standing retail abutting the corridor and large strip centers generally achieving rents in the mid \$20s. New retail offering within The Maxwell has performed well and demonstrated rents more competitive with surrounding local and regional retail destinations (Downtown Alpharetta, Avalon). The retail component anchors a residential development. While this is a promising sign, the ability of additional new retail in the area able to justify new construction is not yet proven. Excluding the area's newest retail, The Maxwell, much of the area's retail product fronts the South Main corridor and is not pedestrian friendly in nature. Surrounding retail space is competitive with Downtown Alpharetta, Avalon, and North Point Mall all within 2 miles of the corridor. While the average retail rent in the study area is higher than Alpharetta as a whole, this is primarily due to the demonstrated rents of The Maxwell and not the market power of the study area. Excluding this property, rents average in the low \$20 range.

RETAIL SUMMARY	STUDY AREA	ALPHARETTA
Buildings	47	831
SF	435,886	14,616,195
Vacancy Rate	0.7%	5.2%
Average NNN Rent (\$/SF)	\$34.93	\$22.84



SOUTH MAIN LCI Study

Real Estate Assessment: Office

The Study Area contains 2 percent of Alpharetta's office space. The office market within the Study Area comprises a significant portion of existing commercial space. Vacancy steadily dropped over the last decade with rents more recently seeing growth (2017+). The office submarket is steady, but not overly competitive with nearby office cores. The average vacancy rate remains low, likely due to convenient location and a less competitive submarket. Lastly, much of the inventory is used as suburban medical office space.

OFFICE SUMMARY	STUDY AREA	ALPHARETTA
Buildings	75	773
SF	552,349	25,741,559
Vacancy Rate	0.7%	18.6%
Average NNN Rent (\$/SF)	\$22.19	\$26.18

Real Estate Assessment: Industrial

The Study Area contains 0.4 percent of Alpharetta's industrial/flex space. Most of the area's industrial space is located just off the main corridor and is used as warehouse space. While inventory is limited, much of the area's industrial stays leased at stable rents, but this segment is not a large contributing factor within the commercial market overall.

INDUSTRIAL SUMMARY	STUDY AREA	ALPHARETTA
Buildings	3	574
SF	73,568	19,655,677
Vacancy Rate	0%	1.9%
Average NNN Rent (\$/SF)	\$14.00	\$10.19

Real Estate Assessment: Residential

Housing within the South Main corridor tends to be smaller and priced at a discount to more residentially desirable areas of Alpharetta. A lack of new construction homes contributes to lower homes value than surrounding areas. Smaller single-family detached and attached product has recently disrupted the residential offering within the Study Area. This new product is competitive with the city's market average. Rental product, however, lags behind the city with no new deliveries since the 1970s.

Only 25 percent of the housing is single-family detached compared to the city at 75 percent and North Fulton at 65 percent.

The Study Area deviates drastically from the typical housing stock of Alpharetta and North Fulton. 62% of units are in large multi-family buildings. Much of the single-family product is townhomes with less than 15% being detached single family product, compared to the city at 56% and North Fulton at 65%.

The area has had no new, rental multifamily product since the 1971. Of the 116 rental units along the corridor, 100 of these are affordable, senior housing. Residential growth within the South Main corridor was in line with the surrounding area until 2010. Given the relatively residential deliveries in the area historically, the emergence of new product after 2010 does not necessarily indicate volume. Rather, this area was a less appealing location during the area’s housing boom from the 1980s to early 2000s. The Alpharetta multifamily rental market performs well with low vacancy and health rent growth. The Study Area has not captured this multifamily market since 2000.

New townhomes and condos within the Study Area support the market potential for new construction housing. Smaller product sizes provide moderately attainable ownership options ranging from the mid \$300s to \$800k. Smaller format homes, particularly condos, provide new construction homes within the City of Alpharetta at more attainable prices, as shown in the table below.

DEVELOPMENT	TYPE	CLOSINGS	AVERAGE PRICE	AVERAGE SF
The Maxwell Condos	Attached	28	\$403,701	1,412
The Maxwell Townhomes	Attached	24	\$586,418	2,252
Villa Magnolia	Detached	19	\$681,081	2,380

Compared to surrounding areas, there are less homes valued over \$500k and more homes valued less than \$200k. With the majority of homes valued modestly, the median home value within the Study Area is \$381,300. The median home value in the City of Alpharetta is approximately \$550k. The tables below shows the owner-reported home values and home ages based on their built years.

SOUTH MAIN LCI Study

OWNER-REPORTED HOME VALUES	STUDY AREA	1-MILE RADIUS	ALPHARETTA	NORTH FULTON
< \$100k	0%	1%	0%	0%
\$100k - \$200k	12%	6%	3%	2%
\$200k - \$500k	61%	51%	39%	43%
> \$500k	26%	42%	58%	54%

UNIT AGE	STUDY AREA	1-MILE RADIUS	ALPHARETTA	NORTH FULTON
Units Built since 2010	45%	30%	21%	18%
Units Built 2000-2009	22%	17%	19%	17%
Units Built 1980 – 1999	25%	42%	53%	54%
Units Built pre-1980	8%	10%	7%	11%

Susceptibility to Change

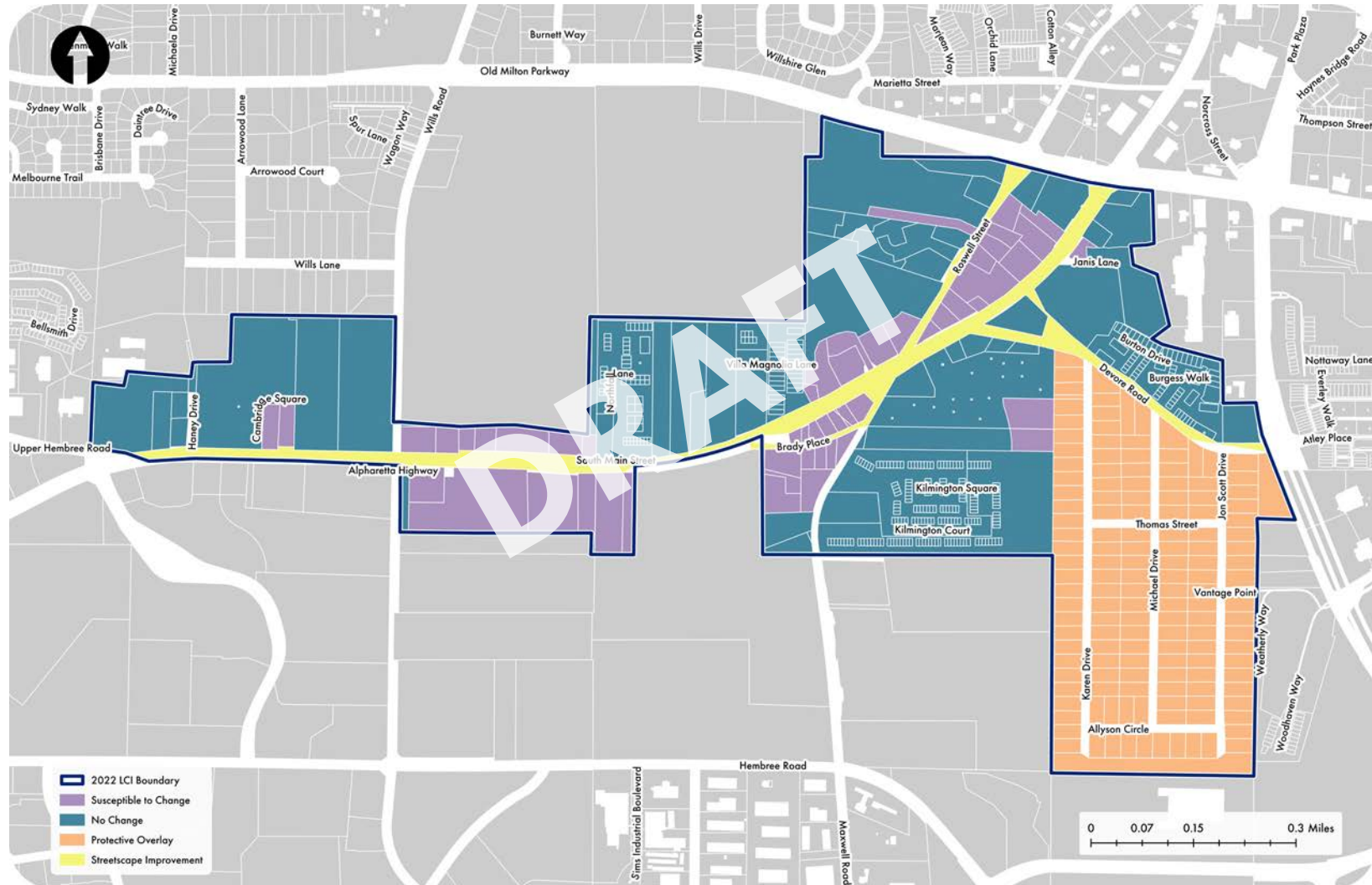
The following map reflects a visual analysis of the Study Area based on the a parcels susceptibility to change. This is expected to change and evolve throughout the public process.

Land not susceptible to change includes historic structures not in need of rehabilitation, newly constructed buildings, proposed development, single-family housing, and civic uses such as parks and schools.

Land susceptible to change includes vacant land, structures that are distressed or failing, areas with excessive surface parking, and development that does not reflect the highest and best use OR is not likely to remain for the foreseeable future.

A **protective overlay** is proposed for the established single family housing development off Devore Road. This overlay should provide appropriate regulations to preserve this scale of housing and allow for the addition of Accessory Dwelling Units (ADUs).

These areas are highlighted in the map on the following page.



Susceptibility to Change

SOUTH MAIN LCI Study

Vision and Goals

The following word clouds were developed by the Project Steering Committee and during the first Public Engagement effort to describe the Study Area as it exists now, and what the participants' vision is for the future of the Study Area. These words were used to help form the vision and goals for the Alpharetta South Main LCI Study. The vision and goals will help define future growth, identify desired placemaking elements for activation, and recognize transportation investments to enhance mobility in the South Main area.

Which one word describes the study area today?



Which one word describes your vision for the study area?



Study Vision and Goals



Improve **walkability and pedestrian safety** through the identification of sidewalk segments and intersections that may enhance the pedestrian experience: connections to the AlphaLoop and Wills Park, side street lighting, pedestrian signals and crosswalks.



Develop a **well-connected area that is navigable** for bicyclists, pedestrians, and motorists through the strategic use of lane markings, turn signals, driving signage, and wayfinding tools.



Identify **subareas** that may be designated to achieve or maintain a scale of **attainable housing**.



Create a **unique and vibrant sense of branding** in the area through the identification of community gathering spaces, public art, as well as a mix of destinations and quality establishments to create a reason to visit the area both day and night.



Continue to **preserve the lush greenery** of the area, including the mature tree canopy seen in many parts of the Study Area.



Encourage **redevelopment of lots** that have existing land use patterns that do not contribute to a walkable environment.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-23-01/Z-23-05/V-23-02 133 CUMMING STREET

PLANNING COMMISSION: MARCH 2, 2023

CITY COUNCIL: MARCH 20, 2023

II. RECOMMENDATION:

Approve CLUP-23-01/Z-23-05/V-23-02 133 Cumming Street, subject to the following conditions:

1. The 1.76-acre property shall be zoned DT-R and site shall be subdivided and developed substantially similar to the site plan prepared by AEC, revised 2/23/23, except for modifications required to comply with the conditions below.
2. The comprehensive land use plan designation of the property shall be 'Downtown Residential Density'.
3. Residential density shall not exceed 1.14 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, 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.
5. Gardner House shall be limited to a single-family detached home and shall be saved, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st CO. Exterior modifications and additions to the historic structure, accessory structures, and walls and fencing shall be consistent with the architectural style of the Gardner House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
6. Minimum building setbacks shall be as depicted on the site plan prepared by AEC, revised 2/23/23, except that a minimum 20' front setback shall be provided along Cricket Lane.
7. Developer shall dedicate a 30' half width right-of-way on Cricket Lane improved with a minimum 6' planter planted with street trees, minimum 6' sidewalk, 8' on-street parallel parking, 10' travel lane, and decorative pedestrian lighting, as approved by Staff.
8. Developer shall dedicate a 30' half width right-of-way on Cumming Street improved with a minimum 6' planter planted with street trees, minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
9. Minimum 10' landscape strip shall be provided along Cumming Street and Cricket Lane 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. Retaining walls shall be clad with a decorative brick or stone finish, as approved by DRB.
11. Walls and fencing visible from the public right-of-way shall be brick, stone, and/or decorative black metal fencing, as approved by DRB. Walls and fencing shall not be located in the public right-of-way.
12. Developer shall save the following specimen trees: #2 (36" Loblolly Pine), #6 (30" Loblolly Pine), #8 (32" Southern Red Oak), #9 (29" Southern Red Oak), #10 (30" Yellow Poplar), #12 (32" Yellow Poplar) and #13 (24" Red Maple). Construction within the CRZ of saved trees shall be limited to no more than 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 specimen trees shall be completed under the supervision of an ISA Certified Arborist.
13. Develop shall save additional trees of quality and tree groupings, as approved by Staff.
14. Stream buffer encroachment shall be as depicted on the site plan prepared by AEC, revised 2/23/23.
15. To mitigate stream buffer impacts, developer shall comply with a combination of the following measures, as approved by Staff:
 - a. Provide 50% or more 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, planting eroded or sparsely vegetated areas of stream banks with live stakes, adding enhanced buffer plantings where sparsely vegetated, and removing invasive vines.
- c. Streambank stabilization.
- d. Obtain any necessary state and federal approvals for the stream and buffer impacts.
- e. Or alternative mitigation measures, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Madewell Homes, is requesting a comprehensive land use plan amendment, rezoning and variances to allow for the subdivision a 1.76-acre property into two (2) single-family detached lots in the Downtown Overlay. A comprehensive land use plan amendment is requested from 'Low Density Residential' to 'Downtown Residential Density' and a rezoning is requested from R-15 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). Variances are requested to reduce stream buffers and reduce a rear building setback. In conjunction with the lot subdivision, the applicant proposes to save and restore the Gardner House which is on the City's Historic Resources Inventory – Contributing Historic Building. The subject property is located at 133 Cumming Street at the southeast corner of Cricket Lane and Cumming Street.

DISCUSSION

The submitted request, if approved, would allow for the subdivision of a 1.76-acre property into two (2) single-family detached lots in the Downtown Overlay. The proposed density is 1.14 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Low Density Residential' to 'Downtown Residential Density' and a rezoning is requested from R-15 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). Variances are requested to reduce stream buffers and reduce a rear building setback. In conjunction with the lot subdivision, the applicant proposes to save and restore the Gardner House which is on the City's Historic Resources Inventory – Contributing Historic Building. The subject property is located at 133 Cumming Street at the southeast corner of Cricket Lane and Cumming Street.

The subject property is zoned to R-15 (Dwelling, 'For-Sale', Residential) and is developed with a one (1) story, 2,316 square foot single-family detached home known as the Gardner House. Surrounding properties are zoned DT-R to the north and west, R-15 to the east and south, and SU (Special Use) to the southeast. Weyhill is located to the north, East of Main Phase 2 is located to the west, two (2) unplatted single-family detached lots to the east and south and Alpharetta Presbyterian Church to the southeast. The west and east sides of Cricket Lane have a future land use designation of 'Downtown Residential Density' and the subject property and three (3) lots to the south are designated 'Low Density Residential'. A comprehensive land use plan amendment is requested in order to apply the DT-R zoning district to the subject property.

As shown in the table below, the applicant requests variances to modify Unified Development Code (UDC) regulations pertaining to stream buffers and to reduce a rear setback in the DT-R district. According to the applicant, existing sewer easements, restoration of the historic structure and land costs are hardships necessitating the requested variances.

Applicant's Variance Requests

UDC Section	Applicant's Request
UDC Appendix A, Subsection 3.8.4 – DT-R Building Placement	Reduce rear setback for Lot 1 from 10' to 5'
UDC Section 3.3.2(D)	Reduce impervious setback and stream buffer on the north side of the perennial stream from 150' to 50' (33% reduction)

The applicant obtained a Nationwide Permit to pipe the perennial stream from the US Army Corps of Engineers (USACoE) and received variance approval from the State to remove the 25' State buffer. The applicant has since revised the initial plan to pipe the stream and now proposes to limit stream buffer encroachments to the north side of the stream. The applicant's current plan depicts the 150' perennial stream buffer and impervious setback on the south side of the stream to remain intact. On the north side of the stream, the buffer is depicted to be reduced from 100' to 35' and the impervious setback is reduced from 50' to fifteen-feet (15'). UDC Subsection 3.3.2(D)(2) requires that requests for stream buffer variances are presented to the City with mitigation to offset the encroachment. According to the applicant, no mitigation is proposed since a 3rd residential lot was removed in order to reduce the impacts to the stream. The City's Stormwater Engineer has reviewed the applicant's request for stream buffer variance and recommends the following mitigation measures to offset the encroachment: provide two-times (2x) the required runoff reduction volume in a variety of best management practices (BMPs), provide enhanced buffer plantings, as well as streambank stabilization.

Stream buffer variances have been approved on nearby properties related to the same stream. In recent years, three (3) new developments (East of Main Phase 2, The 1858, and 145 Cumming Street) have been approved for stream buffer variances along the same stretch of stream. Those stream buffer variances were limited to no more than a 50% reduction (150' to 75') in the stream buffers with on-site mitigation consisting of additional run off reduction measures and buffer enhancements.

SITE PLAN

The applicant's site plan depicts the property being subdivided into two (2) lots, yielding a density of 1.14 dwelling units per acre. Lot 1 is the Gardner House, which is depicted with a lot size of approximately 22,405 square feet (0.51 acres) and has access from Cumming Street. Lot 2 has a lot size of approximately 28,842 square feet (0.66 acres) and has access from Cricket Lane. Lot 2 is depicted to be rear loaded, and Lot 1 is side loaded. The remaining stream buffers are depicted on a separate lot, which is approximately 25,172 square feet (0.58 acres).

The Gardener House is depicted with a ten-foot (10') front setback along Cumming Street, which represents the existing setback of the structure. An addition is proposed on the east side of the Gardner House with a pool and cabana are proposed on the west side of the home. The home on Lot 2 is depicted with an eleven-foot (11') front setback along Cricket Lane. Front setbacks along Cricket Lane vary with the lots to the south having traditional front setbacks between 53' to 61' and the homes directly across Cricket Lane having Downtown setbacks between nineteen-feet (19') to 24'. If approved, the proposed lots should have a minimum twenty-foot (20') setback along Cricket Lane.

A five-foot (5') privacy wall with columns is proposed along the back of sidewalk on Cricket Lane and Cumming Street, as well as between Lots 1 and 2 and along the east property lines of Lots 1 and 2. As a result of additional right-of-way needed along Cricket Lane and Cumming Street, most of the wall is depicted to be in the public right-of-way. The privacy wall is proposed to be brick, stone, wood and black metal. A black vinyl chain link fence is depicted along the south and east property lines of the remaining stream buffer lot. Fencing is permitted within stream buffers as long as it does not obstruct the flow of water. If approved, privacy wall should not be located in the public right-of-way.

A six-foot (6') sidewalk, eight-foot (8') planter and four (4) on-street parallel parking spaces are depicted on Cricket Lane. A four-foot (4') planter and eight-foot (8') sidewalk are depicted on Cumming Street. If approved, a minimum six-foot (6') planter should be provided along Cumming Street in order to accommodate street trees.

The applicant submitted a tree survey and assessment identifying eight (8) specimen trees on the subject property, of which six (6) are located in stream buffers and will not be disturbed. The two (2) specimen trees located outside of stream buffers are not depicted to be saved. However, it appears that the 36" Loblolly Pine at the corner of

Cricket Lane and Cumming Street can be saved. Additional trees of quality and tree groupings will be saved in the stream buffers and the applicant proposes enhanced buffer plantings to offset stream buffer encroachments.

The stream running through the middle of the property is depicted with a reduced buffer (35') and impervious setback (15') on the north side of the stream. Stormwater management is not addressed on the site plan.

HISTORICAL SIGNIFICANCE OF THE GARDNER HOUSE

The Gardner House was added to the City's Historic Resources Inventory as a Contributing Historic Building in 2017. A public hearing request to demolish the house was denied in 2019. The property was first owned by Isham Teasley, whom was a member of the prominent Teasley Family from early Alpharetta history. Mr. Teasley also owned the adjacent property to the west, which was the original site of the New Prospect Camp Ground. The Gardner Family acquired the property around 1915 and built the present structure in 1930, owning the property for nearly 50 years. The structure was built in the Folk Victorian style. Local historians from the Alpharetta Historical Society and the City's Historic Preservation Commission (HPC) have provided the following information regarding the Gardner Family:

From Historic Homes in Alpharetta: Our Shining Stars, prepared by the Alpharetta Historical Society:

"Gardner House. Emiline Gardner, widow of John Gardner who died prior to 1900, purchased this property in 1907 (MC Deed Bk I, Pg. 146) House was built by Emiline's son Sherman (OMHGG & ROTP). Exact date is unknown, possibly 1910 - 1915. Cost of construction was less than \$500 (REVUE and News, date NA). US Census show Mrs. Gardner at this location in 1910. It's possible that the Gardner's lived in an older home on this property prior to the construction of the home described above."

From Connie Mashburn, Alpharetta Historic Preservation Commissioner:

"Sherman Gardner was born in Alpharetta around 1880. When his father died at age 36, Sherman dropped out of school at age 13 to support his mother and younger siblings. Around 1915, he cut timber off the 133 Cumming Street property and hauled the logs to Marietta where the logs were cut into lumber. After the lumber was dried and cured, he brought it back to Alpharetta and built the house at 133 Cumming Street. Three of Sherman's sisters became school teachers. He owned and operated a cotton gin located on Milton Avenue just west of the Teasley Place Building. Later in life, Sherman became Alpharetta's police chief."

From Alpharetta, Milton County: The Early Years, prepared by Connie Mashburn:

"W.J. Gardner was Alpharetta School's first Principal in the early 1900's. Sherman Gardner owned one of three Cotton Gins on the north side of Milton Avenue, just east of the Milton High School site. He also served as Police Chief in the 1940's. John Gardner was a volunteer for the Fire Department in the 1950's."

In 2016, Lehigh Homes rezoned the property to the north (Weyhill) from R-15 to DT-R with minimum 7,000 square foot lots. The request represented a change to the future land use designation of the property to allow smaller lots. In conjunction with this request, the applicant agreed to save and restore 122 Cumming Street, which is the O.C. Shirley/Paris House. In 2017, The Providence Group restored the 1,890 square foot Ben Manning House at the corner of Academy Street and Cricket Lane (East of Main), which was in very poor condition having sat vacant for approximately ten (10) to twelve (12) years. According to The Providence Group, the restoration was completed for approximately \$300,000.

RENDERINGS

Renderings were submitted depicting the two (2) homes. Renderings of the Gardner House depict a two (2) story addition on the east side of the home, which includes a four (4) car garage. The new home on Lot 2 is depicted to

be two (2) stories with a brick exterior and a seven (7) car garage. The City's Downtown Consultant reviewed the applicant's renderings and believes the concept is in compliance with the Downtown building regulations.

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: Not applicable.

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 future land use designation of the properties on the west side of Cricket Lane. In addition, the proposal saves a historic structure and limits impacts to the on-site stream. However, stream buffer encroachments should be offset with appropriate mitigation measures.

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

Response: The proposal would not increase residential density above that allowed in the current future land use designation of the property. The proposed amendment allows for the use of Downtown zoning, which has reduced building setbacks and increased lot coverage.

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

Response: The proposed amendment would not negatively impact public health, safety and welfare, if the stream buffer encroachments are offset with appropriate mitigation measures.

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

Response: Additional housing opportunities are needed in the City and in Downtown.

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 proposal will permit a use and density that is consistent with the zoning use and development of adjacent and nearby properties. The applicant is requesting the same Downtown zoning district, DT-R, as the properties to the west and southwest.

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

Response: Surrounding properties are primarily developed with single-family residential uses. The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if a greater front setback is provided along Cricket Lane and appropriate stream buffer mitigation is provided to offset impacts to the stream buffers.

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

Response: The zoning proposal should not have significant impacts on the natural environment if appropriate stream buffer mitigation is provided to offset impacts to the stream buffers.

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

Response: The applicant's proposal allows for the use of Downtown zoning, which has reduced building setbacks and increased lot coverage. The greater flexibility provided in the Downtown development regulations allow the applicant to save and restore the historic home while limiting impacts to the on-site stream.

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, if appropriate stream buffer mitigation is provided to offset impacts to the stream buffers. The requested rezoning would allow for one (1) additional single-family detached lot.

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 zoning proposal allows for reduced building setbacks and increased lot coverage, which provides the applicant with greater flexibility in order to save and restore the historic structure while limiting impacts to the on-site stream.

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 allowing the applicant to save and restore a historic structure. If approved, a greater front setback should be provided along Cricket Lane and appropriate stream buffer mitigation should be provided to offset impacts to the stream buffers.

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

Response: The applicant's proposal allows for the use of Downtown zoning, which has reduced building setbacks and increased lot coverage. The greater flexibility provided in the Downtown development regulations allow the applicant to save and restore the historic home while limiting impacts to the on-site stream.

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

Response: The comprehensive land use plan designation of the property is 'Low Density Residential', which requires an amendment to allow the proposed Downtown 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: There are extraordinary and exceptional conditions pertaining to the property as it relates to its topography. However, the requested variances are related to preservation of the historic Gardner House.

(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 allow the proposed subdivision of the property. The current proposal represents a compromise allowing for the preservation of the historic structure while limiting impacts to the on-site stream. If approved, appropriate stream buffer mitigation should be provided to offset impacts to 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: There are conditions that are peculiar to the property, including the presence of a contributing historic structure, as well as a perennial stream. Variances have been approved on adjacent and nearby properties to allow up to a 50% reduction in the stream buffer, of which the applicant proposes a 33% reduction in the overall stream buffer. If approved, appropriate stream buffer mitigation should be provided to offset impacts to 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: Approval of the applicant's proposal would not cause a substantial detriment to the public good, if appropriate stream buffer mitigation is provided to offset impacts to the stream. Protection of historic assets, such as the Gardner House, is important to maintain the traditional character and heritage of the community. In addition, variances have been approved on adjacent and nearby properties allowing up to a 50% reduction in the stream buffers, of which the applicant proposes a 33% reduction.

CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning and variance. The proposed residential density is consistent with a 'Low Density Residential' future land use designation and the greater flexibility provided in the Downtown development regulations allow the applicant to save and restore the historic home while limiting impacts to the on-site stream. If approved, a greater front setback should be provided along Cricket Lane and the privacy wall should not be placed in the public right-of-way.

The property has exceptional conditions due to the presence of a historic structure and on-site perennial stream. Preservation of historic assets, such as the Gardner House, is important to maintain the traditional character and heritage of the community. The proposed stream buffer reduction is less than stream buffer variances approved on adjacent and nearby properties in the last few years. If approved, appropriate stream buffer mitigation should be provided to offset impacts to the stream.

CITIZEN PARTICIPATION PLAN

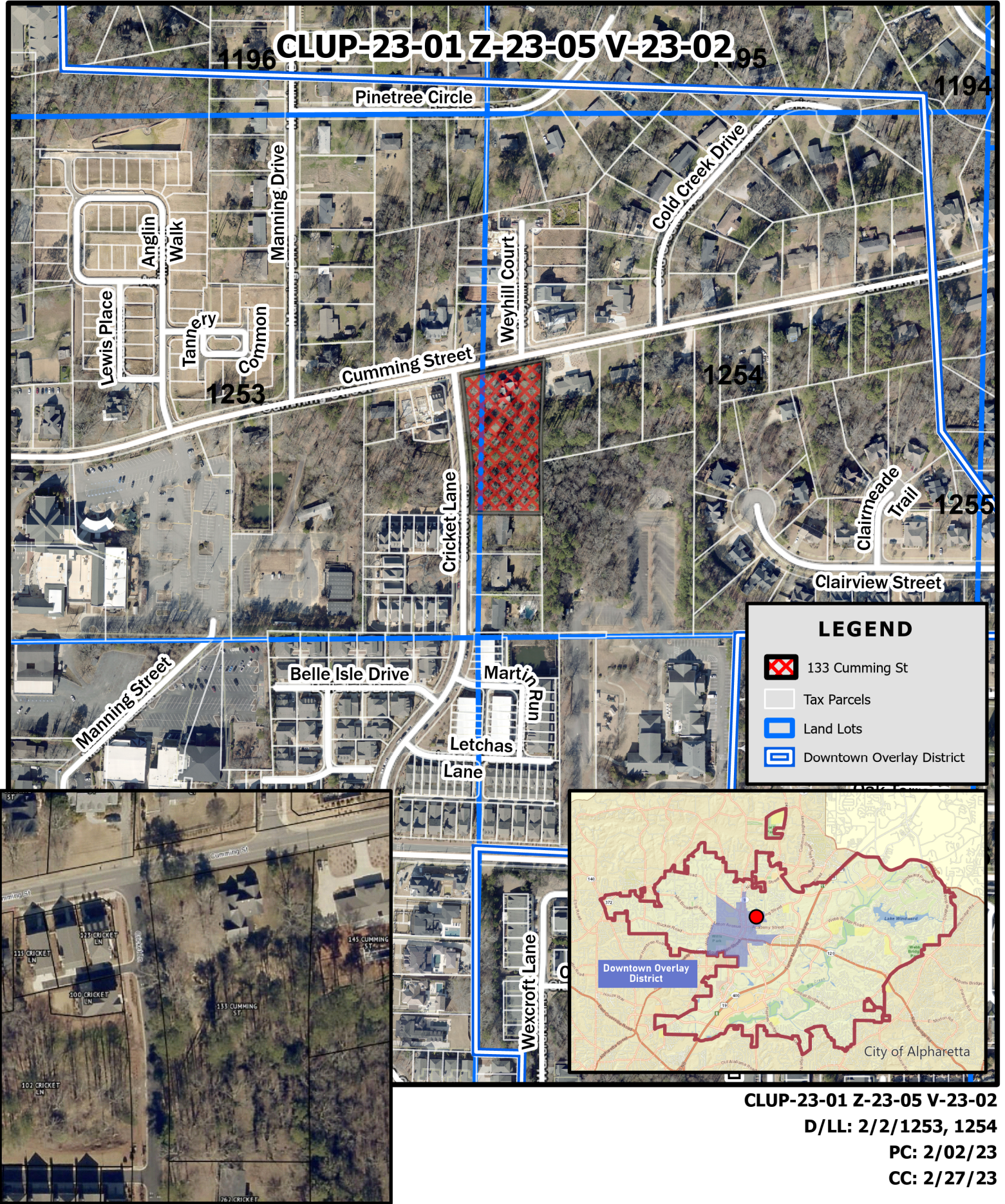
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that several public comments have been received, including concerns over the width of Cricket Lane and adding on-street parking to the street, setbacks along Cricket Lane should be consistent with surrounding properties, home sizes, stormwater runoff, and impacts to trees and the stream.

COMMUNITY ZONING INFORMATION MEETING (CZIM)

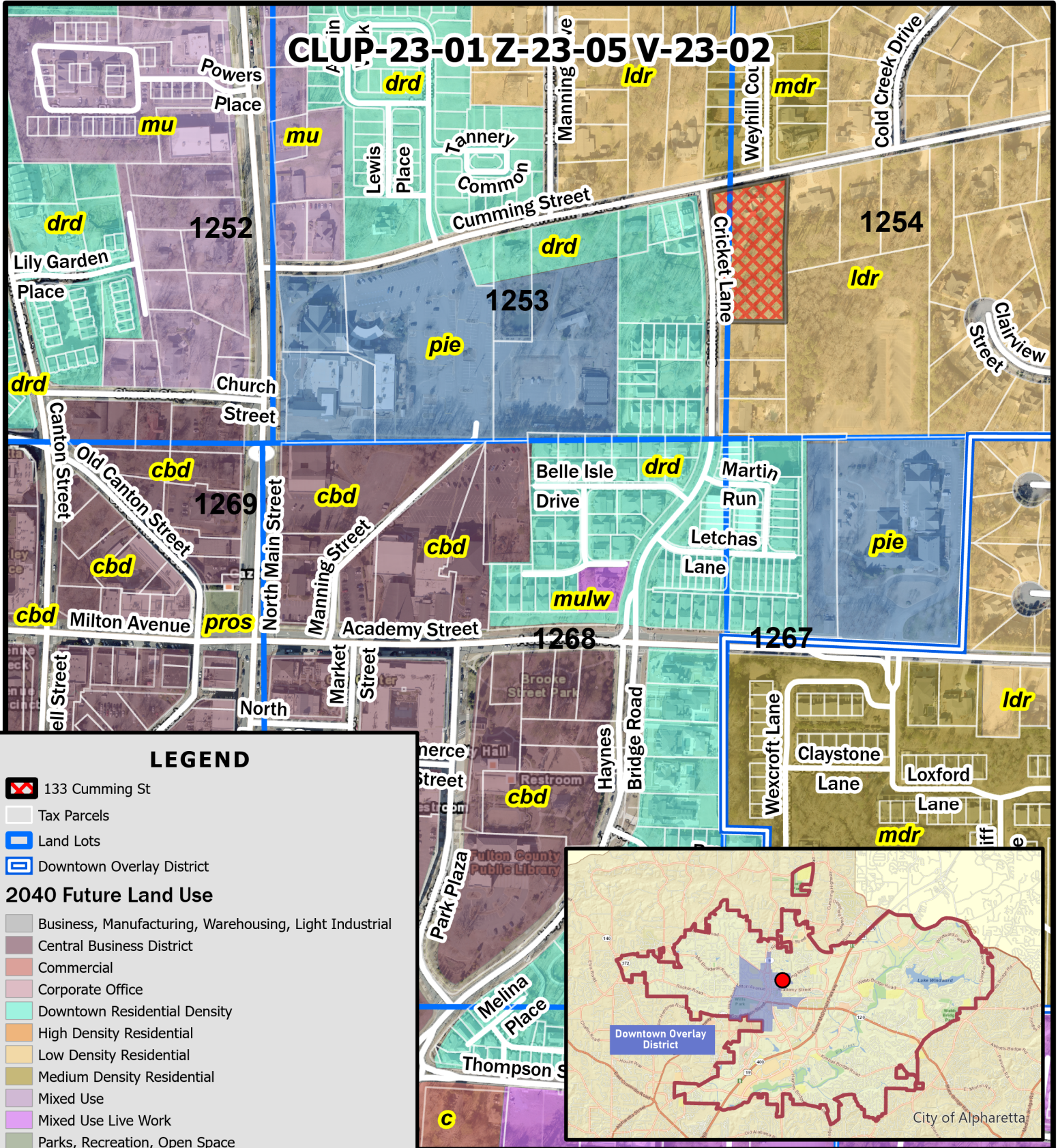
CZIM was held on January 11, 2023. There were several public comments with concerns over setbacks along Cricket Lane being inconsistent with surrounding development, width of Cricket Lane too narrow, Lot 2 home size is too large, adding on-street parking along Cricket Lane, maintain natural foliage around stream, impacts to the stream and tree canopy, and ensuring that appropriate stormwater is provided.

IV. ATTACHMENTS:

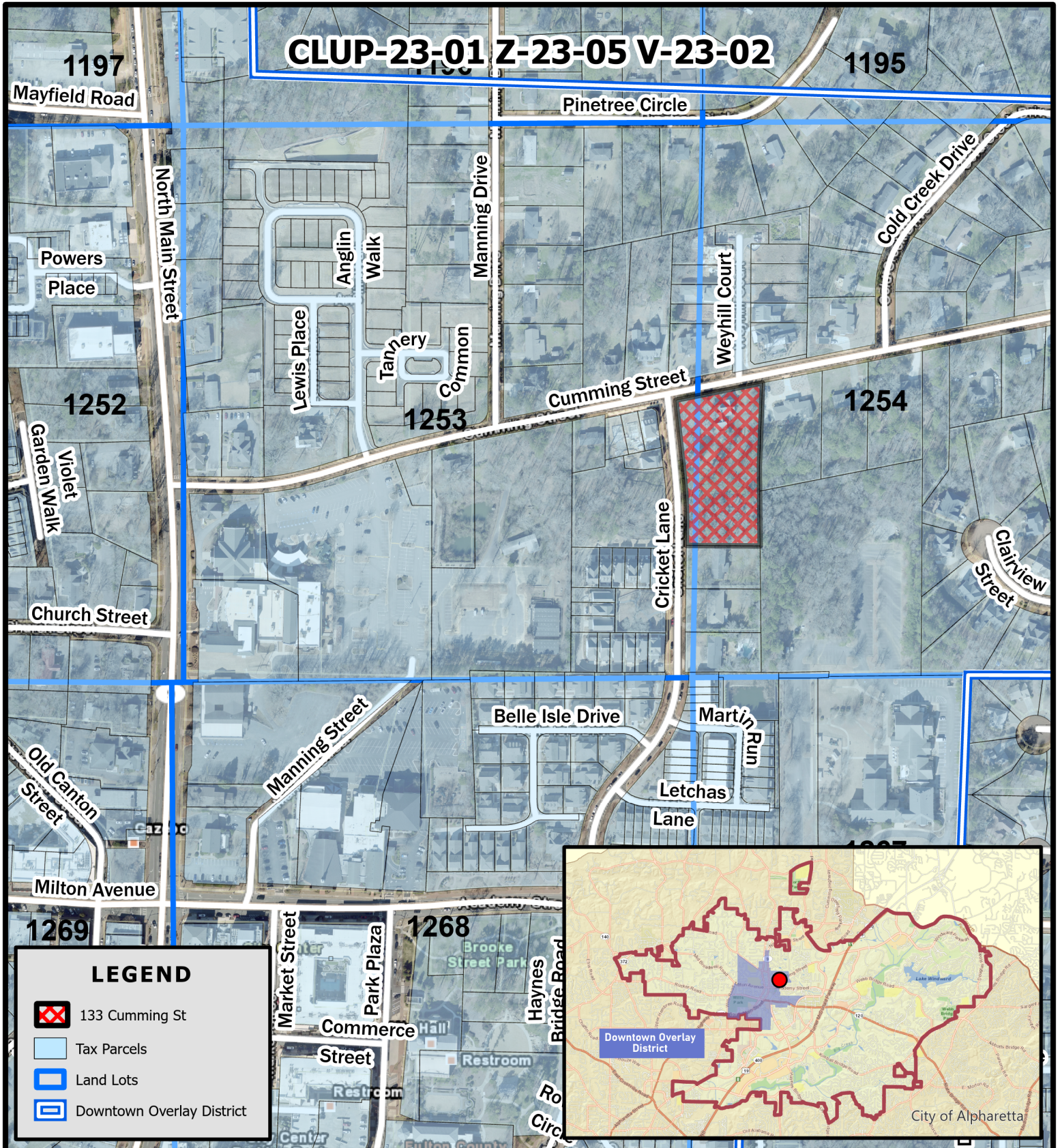
- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- CZIM Sign-In Sheet
- Citizen Part B
- Public Comment
- Application



CLUP-23-01 Z-23-05 V-23-02



CLUP-23-01 Z-23-05 V-23-02



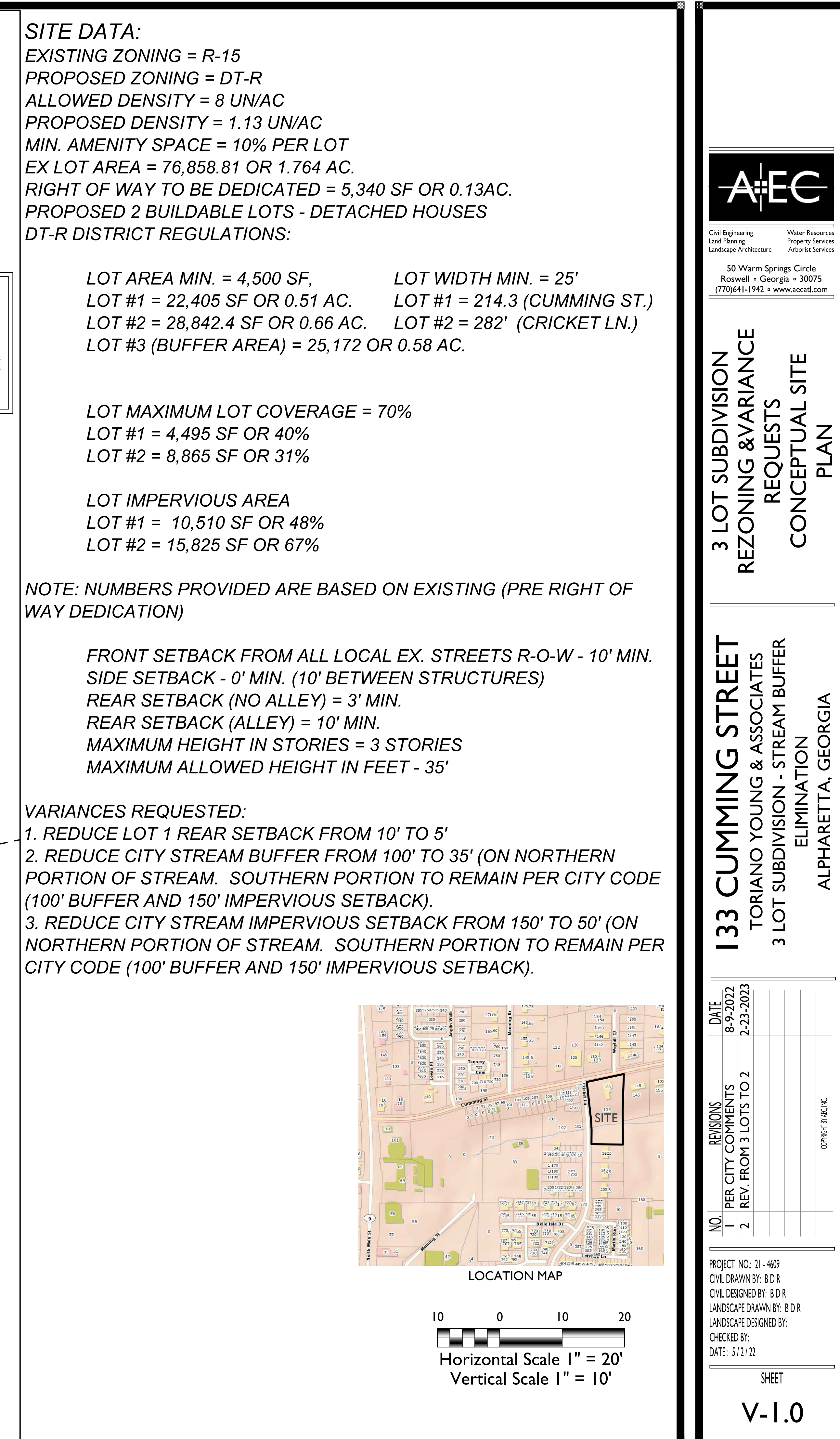
CLUP-23-01 Z-23-05 V-23-02

D/LL: 2/2/1253, 1254

PC: 2/02/23

CC: 2/27/23

Location Map 133 Cumming Street



Community Zoning Information Meeting (CZIM)

January 11, 2023

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

CLUP-23-01/Z-23-05/V-23-02 / 133 Cumming Street

NAME	ADDRESS	COMMENTS
STEVEN WARDROP	9560 OLD PRESERVE TRAIL BALL CROOK LA 30107	SWARDROP @ ALPHARETTA, GA. US REPRESENTING: ALPHARETTA PRESBYTERIAN CHURCH
MARCELO SALVATIERRA ANNE CINTRON	146 WEXHILL CT. ALPHARETTA	ALL SETBACK REQUESTS ARE MORE THAN 50' OF EXISTING, IS THAT CUSTOMARY?
Jim Dickey	255.00101 - Alpharetta.	LOT 2 - should BEHIND in note w/ THE REST OF CRICKET - Front too close to side walk.

Community Zoning Information Meeting (CZIM)

January 11, 2023

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

CLUP-23-01/Z-23-05/V-23-02 / 133 Cumming Street

NAME	ADDRESS	COMMENTS
John Hildreth	120 CRICKET LN. ALPHARETTA	Please keep me posted on future mtgs. Right now I am most concerned about width of Cricket Lane as intersects w/ Cumming
Jennifer Pinky	250 Cricket Lane Alpharetta, GA	The setbacks are significantly lower than all surrounding. How are parking spaces on right side going to work? Street is very dangerous now, esp there send
Wendy Karabin	707 Belle Isle Drive Alpharetta, GA	Concerned with width of Cricket, along w/ the parking. Keep nature/foliage around the riverbed. Other builders were not given
Andrei Kitter	285 Cricket Lane Alpharetta, GA	Concessions on variances, why should this builder?
Andrei Kitter	285 Cricket Lane Alpharetta	concerned about the reduction of the buffer and loss of quaintness of this area. It poses also for the size of the houses planned. Another concern is additional traffic on Cricket Lane
Charles Pellissier	715 Belle Isle Alpharetta GA	Concerned with stream buffer and increasing setback - consistency with setback on other side of Cricket. - Also trees and wildlife impact.

Community Zoning Information Meeting (CZIM)

January 11, 2023

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

CLUP-23-01/Z-23-05/V-23-02 / 133 Cumming Street

NAME	ADDRESS	COMMENTS
Jill Bernard	145 Cumming	No real concerns - as long as the detention ponds/areas can contain the water flow

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: 133 Cumming St.

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

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

The overall main concerns from the neighbors of 133 Cumming Street is the width of Cricket Lane with adding parking spaces, the setback reductions being consistent with other homes, and the trees being impacted with the building of 3 homes. The details from the sign in sheets are outlined below:

John Hildreth - 120 Cricket Lane – Concerned with width of Cricket Lane.
Jennifer Finky – 250 Cricket Lane – Setbacks are significantly lower than all surrounding. Parking on east side of Cricket is concerning with how dangerous that area is.
Wendy Karabin – 707 Belle Isle Drive – Concerned with width of Cricket Ln. along with parking and keeping foliage around riverbed.
Andrej Killer – 285 Cricket Lane – Concerned about the reduction of the buffers and size of houses planned.
Charles Pellissier - 715 Belle Isle Drive – Concerned with stream buffer and impervious setback – consistency with setback across side of cricket.
Also concerned about trees to be impacted.
Steven Wardrup- 9560 Old Preserve Trail – Representing Alpharetta Presbyterian Church – Concerned with runoff not effecting the church property.
Marcelo Salvatierra/Anne Cintron – 146 Weyhill Court – All setback requests are more than 50' of existing setbacks.
Jim Pixley – 255 Cricket Lane – Lot 2 house feels too close to sidewalk.
Jill Bernard – 145 Cumming Street – No real concerns as long as the detention ponds/areas can contain the water flow.

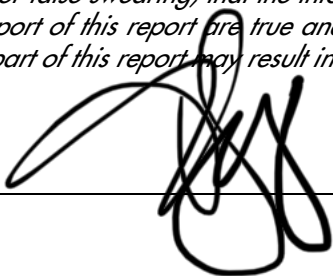
As we move forward with the city, we will include all future communication with these individuals via letters keeping them apprised with new information.

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

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

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

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

Signature of Authorized Agent:  _____ Date: 1/23/2023

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Wednesday, January 11, 2023 11:57 AM
To: Bazinet, Jill <jbazinet@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: FW: Rezoning Request

FYI

From: John Redmond <johnr126@gmail.com>
Date: January 11, 2023 at 9:28:26 AM EST
To: dmerkel <dmerkel@southernstatesinsurance.com>
Subject: Rezoning Request

Dan,

I was wondering what you knew about this upcoming rezoning request. East of Main and 1858 were both required to have stream buffer's and impervious setbacks much greater than what is being requested in this application. Does the City of Alpharetta require an Impact Study to the stream and wildlife in the area. Our density level is already a concern, not to mention the traffic on Cricket Lane and parking throughout East of Main. Feel free to give me a call with your thoughts on this. Thanks.

[133cumming-st-combined-application.pdf \(alpharetta.ga.us\)](#)

John Redmond
404-229-3253

Sent from [Mail](#) for Windows

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: Tori Young

Telephone: 678-878-9791

Address: 11770 Haynes Bridge Rd.

Suite: 205-463

City Alpharetta

State: GA

Zip: 30009

Fax: _____

Mobile Tel: 678-878-9791

Email: tori@madewell.homes

Subject Property Information:

Address: 133 Cumming St.

Current Zoning: R15

District: 2nd

Section: 2nd

Land Lot: 1253 & 1254

Parcel ID: 22 498112530415

Proposed Zoning: _____

Current Use: Residential Lot

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Comprehensive Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

To build 3 residential homes (lot 1 is the existing historic home). In order to build these 3 homes, we'll need to amend the comprehensive land use plan from 'Low Density Residential' to 'Downtown Residential Density'.

Applicant's Request (Please itemize the proposal):

Rezone to DT-R and the following variances:

1. ☐ Reduce lot 1 rear setback from 10' to 5'
2. ☐ Reduce city stream buffer from 100' to 35'
3. ☐ Reduce city stream impervious setback from 150' to 50'

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

Our intent is to build 3 residential homes (1 of the homes being the current historic home renovated) on the 1.76 acres of land off the southeast corner of Cricket Land and Cumming Street.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Toriano Young & Associates

Telephone: 678-878-9791

Address: 11770 Haynes Bridge Rd.

Suite: 205-463

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: _____

Telephone: _____

Address: _____

Suite: _____

City _____

State: _____

Zip: _____

So Sworn and Attested:

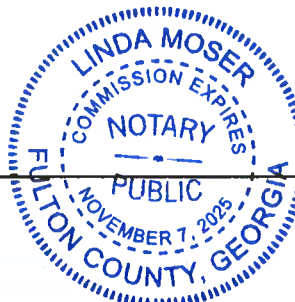
Owner Signature: _____

Date: 12.2.2022

Notary: _____

Notary Signature: _____

Date: 12/2/2022



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Tori Young

Subject Public Hearing Case: 133 Cumming St.

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: 12.2.2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

All the surrounding properties are single-family residential much in line with what we're asking to create.

Property is located in the downtown overlay.

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

Creating 3 residential homes will actually increase the value of surrounding properties significantly.

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

No, the restrictive set backs and impervious thresholds prevent the property from being financially viable to develop.

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

The increase to traffic, if approved, would be minimal since it's adding only 2 additional homes.

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

The increase to schools and utilities, if approved, would be minimal since it's adding only 2 additional homes.

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

It aligns with the Alpharetta Comprehensive Plan. Because the property is located in the downtown overlay, we are requesting to be rezoned as DT-R.

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

1. ☐ Reduce lot 1 rear setback from 10' to 5'
2. ☐ Reduce city stream buffer from 100' to 35'
3. ☐ Reduce city stream impervious setback from 150' to 50'
4. Historic home upon completion will be an asset to the city but as it stands, it is an encumbrance to the property.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

There's 2 sewer easements - one that dissects the property and another easement and one that runs along the eastern side of the property. We also have a stream and historic home, which makes it difficult to work around.

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

The current zoning code standards along with other confining factors on the property majorly limit our abilities to develop the project properly. Rezoning to DT-R will eliminate a majority of the hardships.

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

The existing historic home is in major disrepair and will require a substantial investment. While tearing down the existing home would be the most cost effective, it is our desire to restore the home and amplify its historical value. We are projecting this endeavor to cost us more than two times the investment of building a new home. As a result, it is vital that we are able to develop the remainder of the property and can only do so if we can rezone to DT-R and the variances we requested are granted.

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.

Everyone we've spoken to has commented on how thankful they are to eliminate the unsightliness of the home in disrepair and the homes we're building will greatly increase their home values.

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: 133 Cumming St.

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

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

See attachment for homeowners to be contacted...

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

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

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

The letter that will be mailed will include the contact's cell phone number and email address for any questions or concerns.

TPG HOMES FS L L C
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

H & R PROPERTY HOLDINGS LLC
6415 LAKE TRCE
CUMMING GA 30040

ROTH JEFFREY I & ALISA F
143 WEYHILL CT
ALPHARETTA GA 30003

REDDINGTON THOMAS J
180 CRICKET LN
ALPHARETTA GA 30009

HAEFNER DANIEL E & JENNIFER
154 COLD CREEK DR
ALPHARETTA GA 30009

MARCELO SALVATIERRA & CINTRON ANNE
M
146 WEYHILL CT
ALPHARETTA GA 30009

GRBK STRINGER LLC
2805 NORTH DALLAS PKWY STE 400
PLANO TX 75093

DEVLIN SALLY A
135 COLD CREEK DR
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

VOSS CHRISTINE
170 CRICKET LN
ALPHARETTA GA 30009

HATEM SELIM & ABDALLA ENGY
2565 CLAIRVIEW ST
ALPHARETTA GA 30009

ELLIOTT RICHARD A & SHANA
737 BELLE ISLE DR
ALPHARETTA GA 30009-3301

SHEARER MEREDITH
120 CRICKET LANE
ALPHARETTA GA 30009

SCHAEFFER JAMES T
109 CUMMING ST
ALPHARETTA GA 30004-1611

TPG HOMES FS L L C
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

CADY JOSH & KELLY STEPHANIE
160 CRICKET LN
ALPHARETTA GA 30009

ALPHARETA PRESBYTERIAN CH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

KEMPEN ANDREW PAUL & DECOUTO SOPI
220 CRICKET LN
ALPHARETTA GA 30009

MANNING ON THE SQUARE COMMUNITY AS
SN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

LANGLEY CRAIG & SANDRA
105 MARTIN RUN
ALPHARETTA GA 30009

MARTIN DAVID WARD III
210 CRICKET LN
ALPHARETTA GA 30009

BLANKENSHIP LINDA S
183 PINETREE CIR
ALPHARETTA GA 30004-1626

PELLISSIER CHARLES M & DENISE T
715 BELLE ISLE DR
ALPHARETTA GA 30009

MC GANNON TIMOTHY MICHAEL & SYLVIA
200 CRICKET LN
ALPHARETTA GA 30009

PIXLEY JAMES W JR & LECAIN THOMAS K
245 CRICKET LN
ALPHARETTA GA 30009

GRBK ACADEMY LLC
P.O. BOX 550345
ATLANTA GA 30355

SCOTT BRIAN & SCOTT SARAH
110 CRICKET LN
ALPHARETTA GA 30009

WILLIAMSON FRED III & SANDY K
211 PINETREE CIR
ALPHARETTA GA 30009-3628

MARBER JARED R & MARBER JILL
727 BELLE ISLE DR
ALPHARETTA GA 30009

BARDELL MICHAEL JAY & BARDELL KATH
LEEN FIELD
130 CRICKET LN
ALPHARETTA GA 30009

KBL INVESTMENTS LLC
1203 MACY DR
ROSWELL GA 30076

ALPHARETTA PRESBYTERIAN CHURCH INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

GRBK ACADEMY LLC
P.O. BOX 550345
ATLANTA GA 30355

MENTO CRAIG JAMES II & KINAST MENT
O JENNIFER
145 MANNING DR
ALPHARETTA GA 30009

MC CARTER CATHY
100 MARTIN RUN
ALPHARETTA GA 30009

REED MARK & WENDY
140 CUMMING ST
ALPHARETTA GA 30009

LAGUNITA LLC
135 MANNING DR
ALPHARETTA GA 30009

KALIBAN TIMOTHY D & ANGELA K
725 BELLE ISLE DR
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

VAUGHAN JANET T
262 CRICKET LN
ALPHARETTA GA 30009-3661

HORNYAK JOLIE
705 BELLE ISLE DR
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

STEWART MICHAEL T & REBECCA A
203 PINETREE CIR
ALPHARETTA GA 30009-3628

SADLER MICHELLE R & JAMES R
735 BELLE ISLE DR
ALPHARETTA GA 30009

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

SHIRLEY GORDON JR & MILLIKEN GERAL
DINE MARKEL
205 CUMMING ST
ALPHARETTA GA 30009

ATLANTA PRESBYTERY INC
180 ACADEMY ST
ALPHARETTA GA 30004-1704

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

JONES AUSTIN
144 COLD CREEK DR
ALPHARETTA GA 30009

WADE ROBERT B JR & TRACY G
745 FAWN RIDGE CT
ROSWELL GA 30075

130 CUMMING LLC
43 WOODSTOCK RD
ALPHARETTA GA 30009-3612

HALEY MICHAEL P & HALEY JULIE ISON
165 CUMMING ST
ALPHARETTA GA 30009

KILLER ANDREJ & PENNY
285 CRICKET LANE
ALPHARETTA GA 30009

TPG HOMES FS L L C
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

ALPHARETTA PRESBYTERIAN CHURCH INC
229 PEACHTREE ST NE
ATLANTA GA 30303

ELLIOT RICHARD A & SHANA G
737 BELLE ISLE DR
ALPHARETTA GA 30009

TPG HOMES FS L L C
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

RANIER SARAH
275 CRICKET LANE
ALPHARETTA GA 30009

LEITNER STEPHEN & JEAN
717 BELLE ISLE DR
ALPHARETTA GA 30009

TPG HOMES FS L L C
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

260 WAVETREE DRIVE LLC
P O BOX 2033
ALPHARETTA GA 30023

LOMBARDI RICHARD JAMES JR & LOMBAR
DI ANNE J
110 MARTIN RUN
ALPHARETTA GA 30009

THOMAS KRIS
234 BRAEDEN WAY
ALPHARETTA GA 30009

FLEMING GARY ALGER & KENDRA RENE
134 COLD CREEK DR
ALPHARETTA GA 30009

TPG HOMES FS L L C
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

TPG HOMES FS L L C
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

BERNARD JILL
145 CUMMING ST
ALPHARETTA GA 30009

LECAIN THOMAS K & PIXLEY JAMES WIL
LIAM JR
255 CRICKET LN
ALPHARETTA GA 30009

VICKERY DANIEL G
190 CRICKET LN
ALPHARETTA GA 30009

BRAMBLETT MICHAEL
145 COLD CREEK DR
ALPHARETTA GA 30009

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

RICE ROSSITZA RICE TIM
2640 CLAIRVIEW ST
ALPHARETTA GA 30009

LUCAS JEFFREY A & TERESA L
315 CRICKET LANE
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

BAILEY BEVERLY KAY
2630 CLAIRVIEW ST
ALPHARETTA GA 30009

HOBBOY SELIN & BERNDT
205 CRICKET LANE
ALPHARETTA GA 30009

AUTRAN BRIGITTE & CUNNINGHAM IAN T
175 PINETREE CIR
ALPHARETTA GA 30009

BROWER ROBERT W
2620 CLAIRVIEW ST
ALPHARETTA GA 30009

BOGDANOVICH RONALD A & NOELLE
325 CRICKET LANE
ALPHARETTA GA 30009

JULIA SYKES REAL ESTATE LLC
193 PINETREE CIR
ALPHARETTA GA 30009

GRBK STRINGER LLC
2805 NORTH DALLAS PKWY STE 400
PLANO TX 75093

KARABIN SCOTT & DODDS WENDY
707 BELLE ISLE DR
ALPHARETTA GA 30009

BRADLEY HEWETT HOMES LLC
111 HOLLYTRACE LN
BALL GROUND GA 30107

JOHNSON JOHN RANDAL & JUDITH P
120 CUMMING ST
ALPHARETTA GA 30009

GRBK ACADEMY LLC
P.O. BOX 550345
ATLANTA GA 30355

EQUITY TRUST COMPANY CUSTODIAN FB
& OF DANIEL M F
1 EQUITY WAY
WESTLAKE OH 44145-1050

CONNELL MICHAEL A & JOHNNA C
12460 CRABAPPLE RD STE 202-647
ALPHARETTA GA 30004

GRBK ACADEMY LLC
P O BOX 550345
ATLANTA GA 30355

STOVALL LINDA STRICKLAND
175 MANNING DR
ALPHARETTA GA 30004

BARDOWELL LLOYD S & KARINA J
3180 MATHIESON DR NE 1504
ATLANTA GA 30305

BISHOP RICHARD DANA & BISHOP LEIGH
ANN
150 CRICKET LN
ALPHARETTA GA 30009-3837

Toriano Young & Associates

11770 Haynes Bridge Rd.

Suite 205-463

Alpharetta, GA 30009

678-878-9791

www.madewell.homes

Tori Young

678-878-9791

November 14, 2022

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

Re: Toriano Young & Associates for Rezoning to DT-R, 3 variances, and a Comprehensive Plan Amendment for a tract of 1.76 acres on Cumming St, City of Alpharetta, Fulton County, Georgia; Rezoning and Variance letter request; Letter of Intent

Dear Mayor and Councilpersons:

Toriano Young & Associates, the Applicant, who is seeking approval of this Application for rezoning to DT-R, 3 variances, and amend the Comprehensive Plan from 'Low Density Residential' to 'Downtown Density Residential' for the construction of 3 single-family residences. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 1.76 acres and is located on the southeast corner of Cricket Lane and Cumming St. The area is predominately developed as single-family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future single-family subdivision. The density of the project will be .59 units per acre.

Because the neighboring homes are zoned DT-R and the subject property is in the Downtown Overlay, we are requesting to be rezoned as DT-R along with the following variances:

1. Reduce lot 1 rear setback from 10' to 5'
2. Reduce city stream buffer from 100' to 35'
3. Reduce city stream impervious setback from 150' to 50'

In the spirit of Alpharetta's desire to pay homage to all homes historical, it is our goal to make this project live up to our city's high standards. The investment will be substantial which is why it is vital that we include the piping of the creek in our Letter of Intent. The 3-home project as a whole will flow nicely together and give neighbors a street scape that they can be proud to live near. Understanding the city's future beautification plans for the areas, will also allow us to begin the pedestrian walkways along our property that faces Cumming Street as a part of our proposal.

The City has a critical need for larger, quality new single-family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short. There are sufficient public services in the area including, water, sewer, fire and the police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 3-lot subdivision is minimal. There will be no unusual impact on the environment. Storm water will be managed according to City standards. There is no adverse impact to the community occurring by virtue on the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property Low Density Residential and the UDC.

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

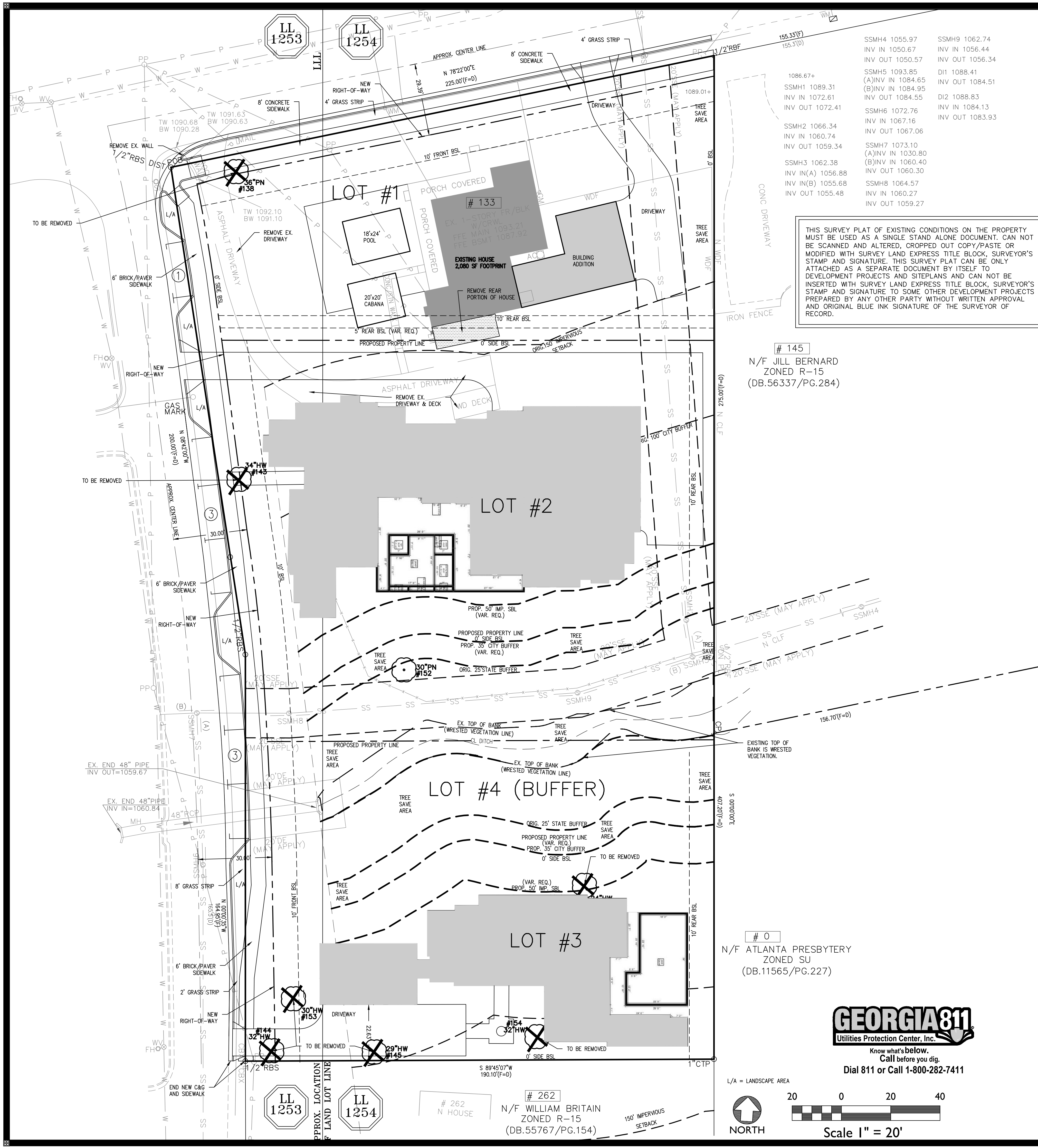
The granting of this Variance Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Toriano Young & Associates, is associated with a recognized builder of luxury homes in Alpharetta by the name of Madewell Homes.

Applicant respectfully requests that the Mayor and City Council approve this Application for rezoning to DT-R, amending the Comprehensive Land Use Plan from 'Low Density Residential' to 'Downtown Density Residential', and 3 Variances to allow the use of the property indicated on the site plan.

Very truly yours,

Toriano Young & Associates

Tori Young



SITE DATA:

EXISTING ZONING = R-15

PROPOSED ZONING = DT-R

ALLOWED DENSITY = 8 UN/AC

PROPOSED DENSITY = 1.7 UN/AC

MIN. AMENITY SPACE = 10% PER LOT

EX LOT AREA = 76,858.81 OR 1.764 AC.

RIGHT OF WAY TO BE DEDICATED = 5,274.0 SF OR 0.12AC.

PROPOSED 3 BUILDABLE LOTS - DETACHED HOUSES

DT-R DISTRICT REGULATIONS:

LOT AREA MIN. = 4,50000 SF,

LOT WIDTH MIN. = 25'

LOT #1 = 17,595.7 SF OR 0.4049 AC.

LOT #1 = 214.3 (CUMMING ST.)

LOT #2 = 23,530.6 SF OR 0.5402 AC.

LOT #2 = 130' (CRICKET LN.)

LOT #3 = 15,906.7 SF OR 0.3652 AC

LOT #3 = 114' (CRICKET LN.)

STREAM BUFFER LOT #4 = 14,551.81 SF

LOT MAXIMUM LOT COVERAGE = 70%

LOT #1 = 3,295 SF OR 19%

LOT #2 = 8,865 SF OR 38% (NOT INCLUDING BUFFER)

LOT #3 = 4,740 SF OR 30% (NOT INCLUDING BUFFER)

LOT IMPERVIOUS AREA

LOT #1 = 7,540 SF OR 43%

LOT #2 = 15,425 SF OR 66%

LOT #3 = 7,791 SF OR 49%

FRONT SETBACK FROM ALL LOCAL STREETS - 10' MIN.

SIDE SETBACK - 0' MIN. (10' BETWEEN STRUCTURES)

REAR SETBACK (NO ALLEY) = 3' MIN.

REAR SETBACK (ALLEY) = 10' MIN.

MAXIMUM HEIGHT IN STORIES = 3 STORIES

MAXIMUM ALLOWED HEIGHT IN FEET - 35'

VARIANCES REQUESTED:

1. REDUCE LOT 1 REAR SETBACK FROM 10' TO 5'
2. REDUCE CITY STREAM BUFFER FROM 100' TO 35'
3. REDUCE CITY STREAM IMPERVIOUS SETBACK FROM 150' TO 50'

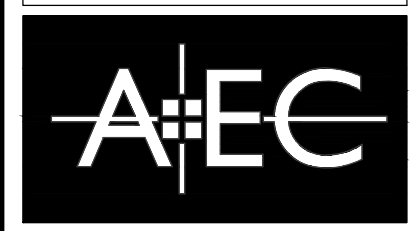


LOCATION MAP



Horizontal Scale 1" = 20'

Vertical Scale 1" = 10'



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arboret Services

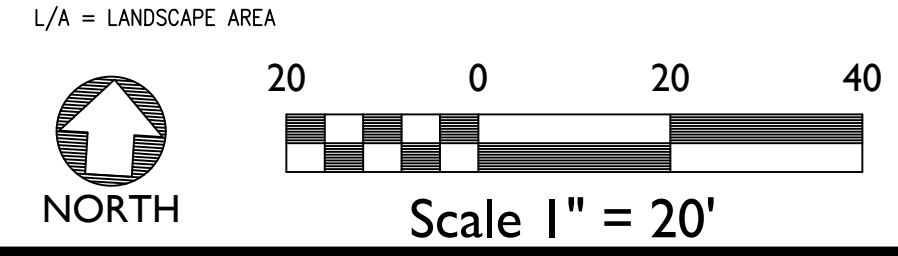
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecat.com

3 LOT SUBDIVISION
REZONING & VARIANCE
REQUESTS
CONCEPTUAL SITE
PLAN

133 CUMMING STREET
TORIANO YOUNG & ASSOCIATES
3 LOT SUBDIVISION - STREAM BUFFER
ELIMINATION
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	8-9-2022
PROJECT NO.: 21-4609 CIVIL DRAWN BY: B D R CIVIL DESIGNED BY: B D R LANDSCAPE DRAWN BY: B D R LANDSCAPE DESIGNED BY: CHECKED BY: DATE: 5/2/22		
SHEET		
V-1.0		

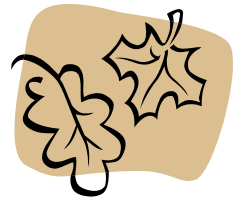
GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411











April 25, 2021

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

RE: Arborist report for 133 Cumming Street, Alpharetta, GA

Dear Mr. Young:

Thank you for asking HRH Trees, LLC to verify the specimen trees on the site at 133 Cumming Street in Alpharetta. The site visit was completed on April 20, 2021. Diameters, species and conditions were verified and have been noted in this report. Thirteen specimen size trees were identified on site and have been tagged with a numbered metal tag. Five of which do not meet specimen conditions.

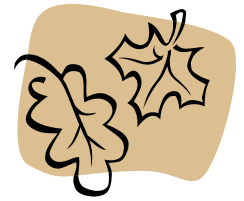
If you have any further questions, please do not hesitate to contact me.

Sincerely,

Heidi R. Harrington

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

heidi@hrhtrees.com
404-444-5824



ARBORIST REPORT
 133 Cumming Street, Alpharetta

Overview:

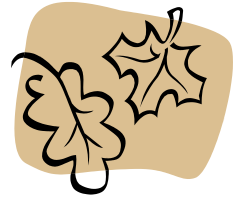
This site is located at 133 Cumming Street, Alpharetta, Georgia. This is a residential lot with a historic house on site. The lot is approximately 1.76 acres according to the site plan provided. The site visit took place on April 20, 2021. Diameters were measured at breast height (DBH), 4 ½ feet above ground or below split if multi-trunked with a diameter tape. Tree conditions were noted. Thirteen specimen size trees were identified on site and have been tagged on site with a numbered metal tag and pink with black flagging tape. Five of which do not meet specimen conditions.

Alpharetta Specimen Tree Size Criteria

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

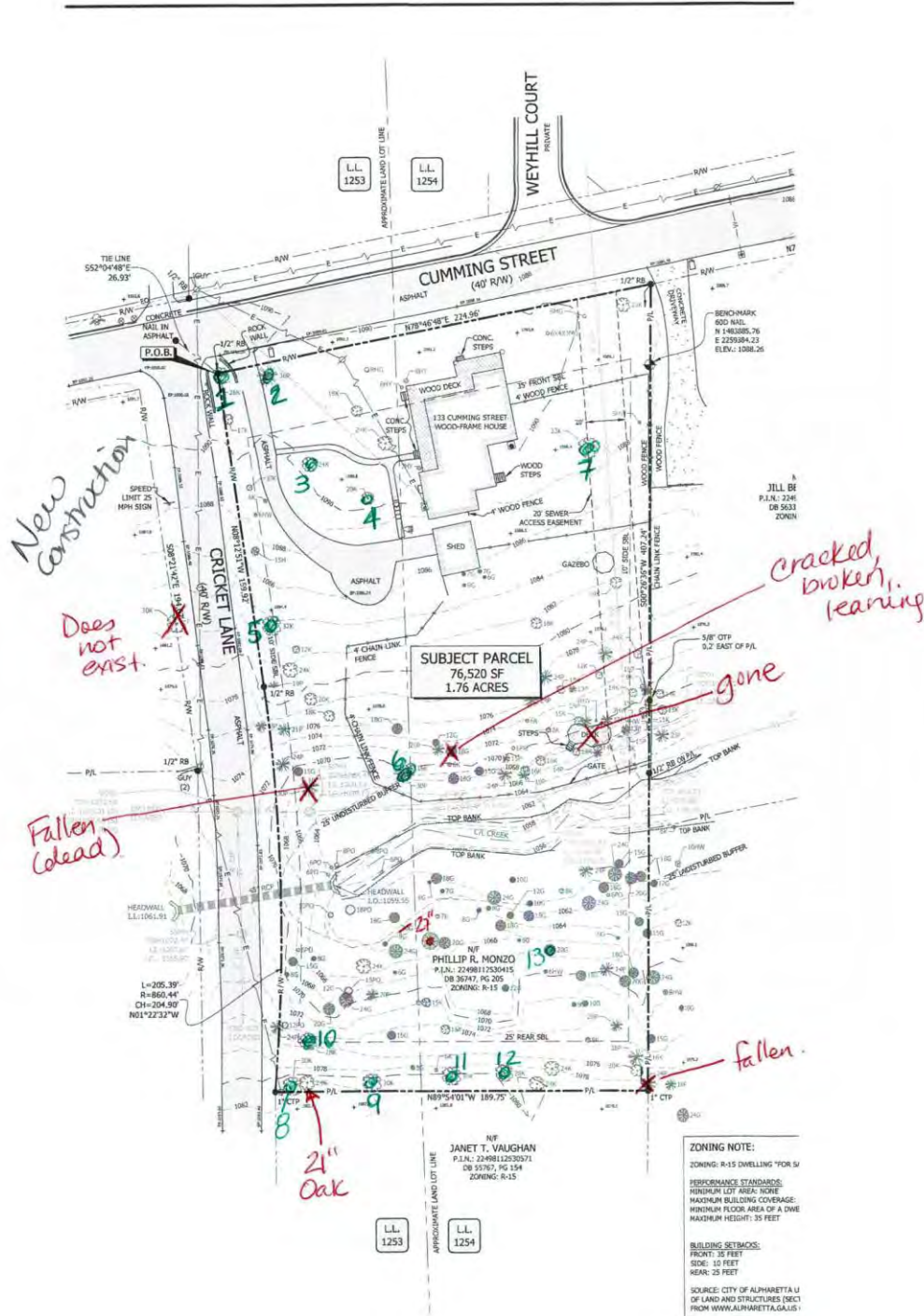
Specimen Trees on Site:

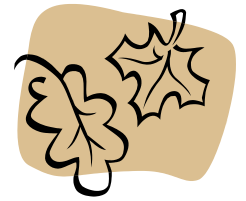
Tree #	Tag #	Species	DBH	Condition	Specimen
1	139	So. Red Oak	28"	Bifurcated trunk at ~12', top & side crown dieback	NO
2	138	Loblolly Pine	36"	Good	Yes
3	140	Water Oak	25"	Upper crown dieback, epicormic sprouting on scaffold limbs, 4 main dead limbs	NO
4	151	Silver Maple	24"	3-trunks at ~5-6' with decay at crotch union	NO
5	143	Water Oak	34"	Slightly one-sided due to shading, minor dead limbs	Yes
6	152	Loblolly Pine	30"	Good, cut poison ivy	Yes
7	142	Pecan	35"	3-trunk at ~15', 1 lg dead scaffold, one with damage and 2 main broken limbs - overmature	NO
8	144	So. Red Oak	32"	Good	Yes
9	145	So. Red Oak	29"	Good, slight lean	Yes
10	153	Yellow-poplar	30"	Good	Yes
11	146	Yellow-poplar	44"	Co-dominant where 1 trunk previously cut now with decay	NO
12	154	Yellow-poplar	32"	Good	Yes
13	155	Red Maple	24"	Good, cut vines	Yes



PAGE 2
133 Cumming Street, Alpharetta

Site Plan with Tree Locations:





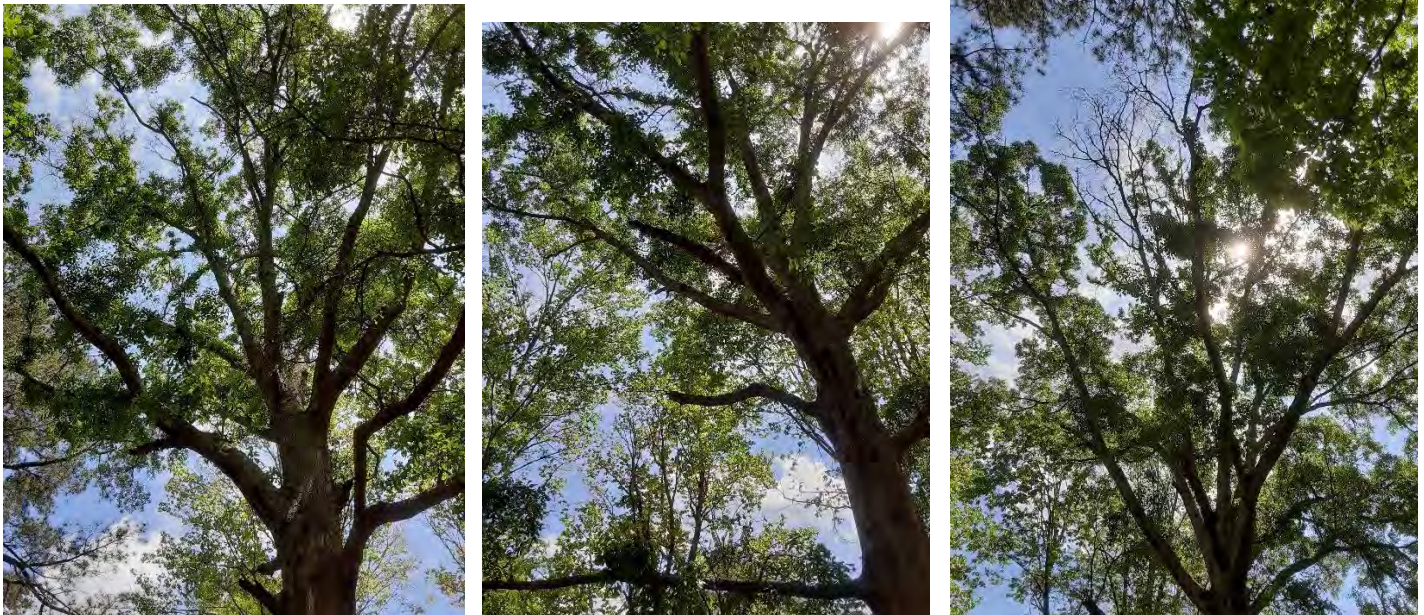
PAGE 3
133 Cumming Street, Alpharetta

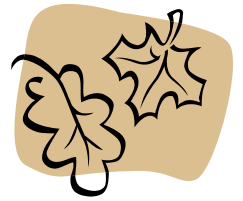
Pictures of Specimen Trees NOT in good condition:

Tree 1 Tag#139 – So. Red Oak



Tree 3 Tag#140 – Water Oak



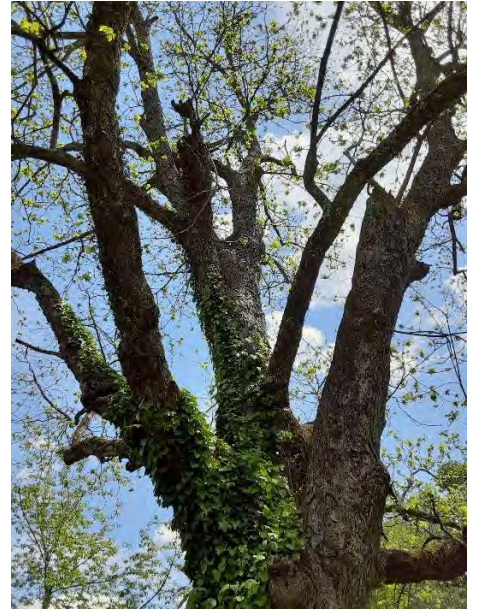


PAGE 4
133 Cumming Street, Alpharetta

Tree 4 Tag#151 – Silver Maple

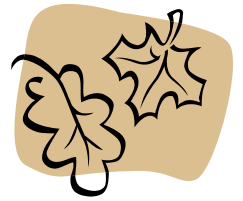


Tree 7 Tag#142 - Pecan



Tree 11 Tag#146 – Yellow-poplar





PAGE 5
133 Cumming Street, Alpharetta

Comments:

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

Final Notes:

Please note that every tree will fail. No arborist can state when, where or how a tree will fail. I certify that all the statements in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

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



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

CITY COUNCIL SPONSOR: DAN MERKEL

I. AGENDA ITEM TITLE: PH-23-01 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – CRABAPPLE OVERLAY DISTRICT

PLANNING COMMISSION: MARCH 2, 2023

CITY COUNCIL: MARCH 27, 2023

II. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Article II to add Section 2.11 Crabapple Overlay.

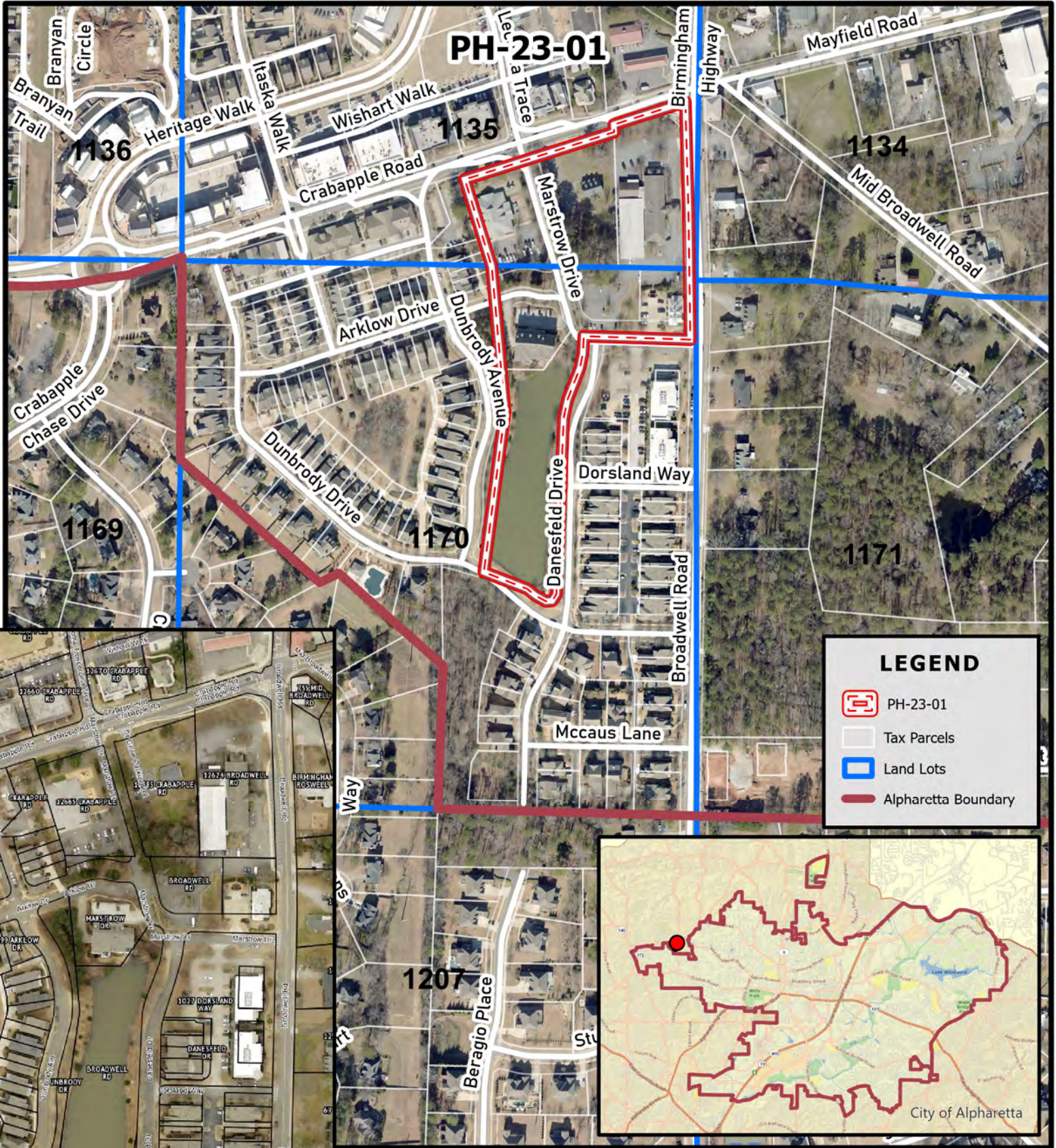
DISCUSSION

Approximately nine (9) acres of land in the Crabapple area is located in Alpharetta, with the remaining area located in the City of Milton. Through various planning efforts, Milton has established and is implementing their vision for Crabapple, which promotes the area as Milton's Downtown. In order to implement a cohesive look and vision for the area, it is recommended that the City adopt an overlay district to ensure compatible with the City of Milton's vision for Crabapple.

In preparing the Crabapple Overlay, City Staff reviewed Milton's zoning regulations, zoning map, applicable long-range planning documents, and GDOT plans for Crabapple Road. In coordination with City of Milton staff, the proposed Crabapple Overlay addresses regulations related to site design standards, streetscapes, parking and loading, landscaping and screening, building design and street furniture.

III. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- City of Milton Crabapple Zoning Map
- UDC Section 2.11 Crabapple Overlay



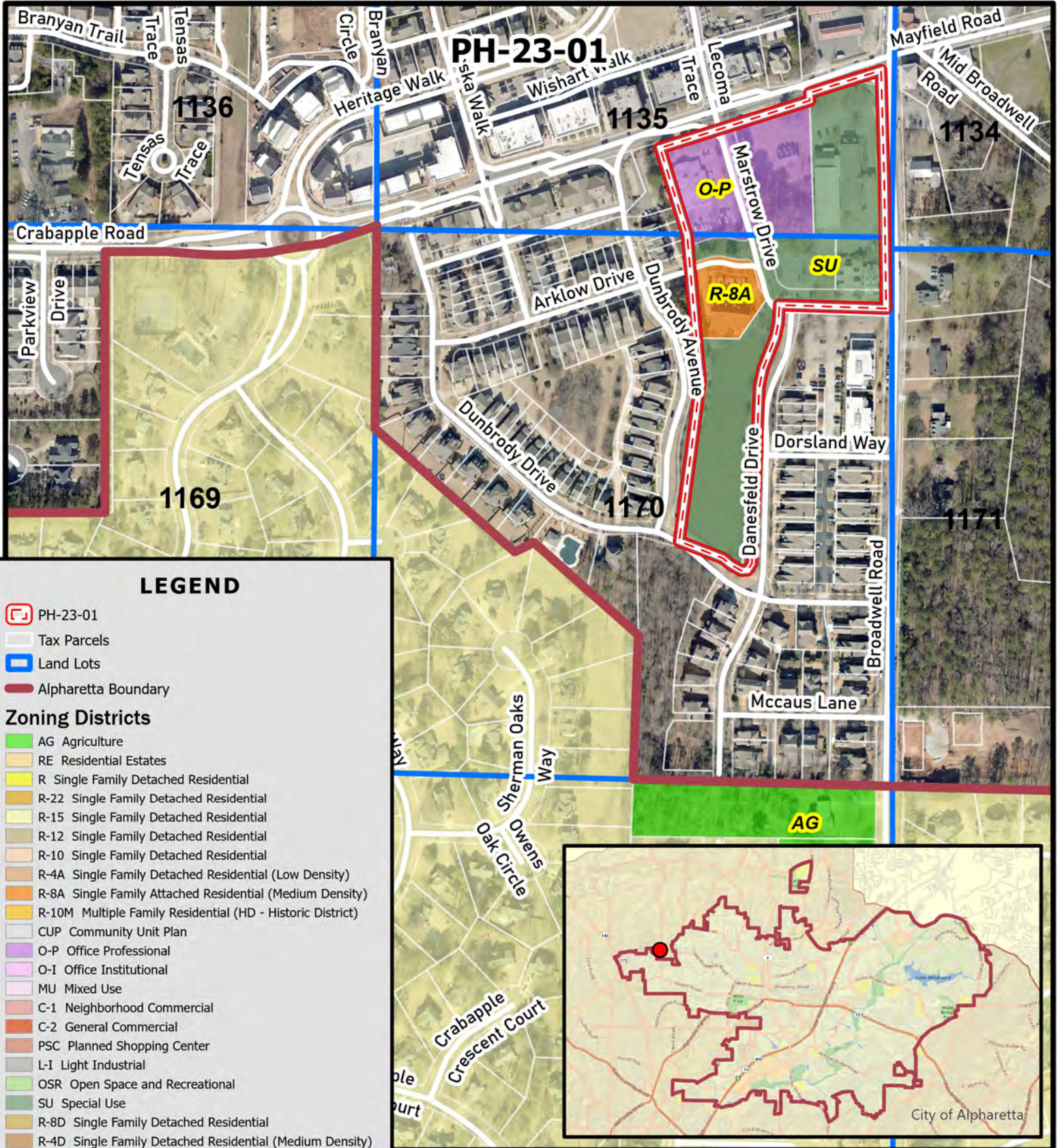
LEGEND

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

PH-23-01
D/LL: 2/2/1135, 1170
PC: 2/02/23
CC: 2/27/23



Aerial Map **Crabapple Overlay**



LEGEND

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

Zoning Districts

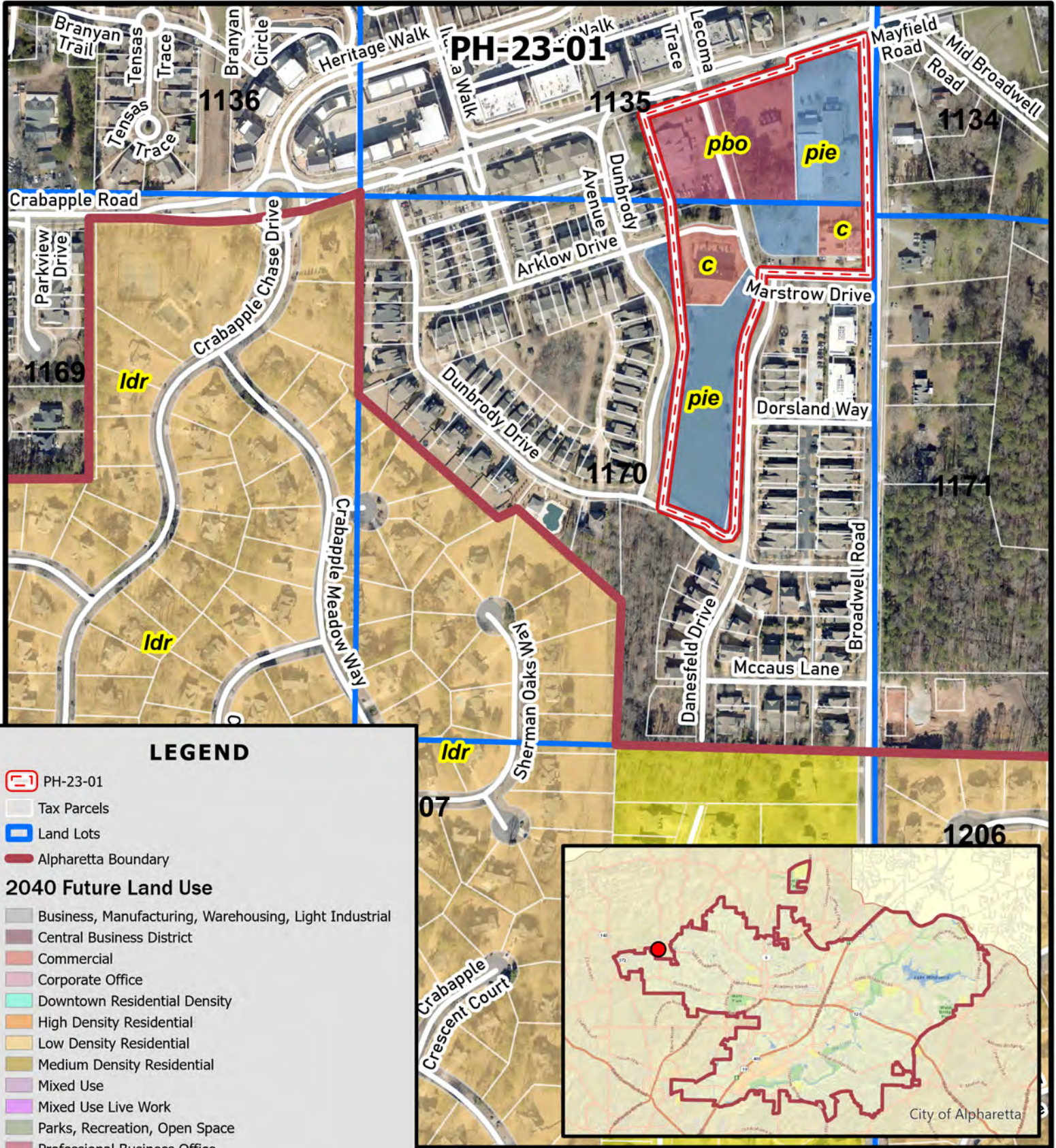
- AG AG Agriculture
- RE RE Residential Estates
- R R Single Family Detached Residential
- R-22 R-22 Single Family Detached Residential
- R-15 R-15 Single Family Detached Residential
- R-12 R-12 Single Family Detached Residential
- R-10 R-10 Single Family Detached Residential
- R-4A R-4A Single Family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

PH-23-01

D/LL: 2/2/1135, 1170

PC: 2/02/23

CC: 2/27/23

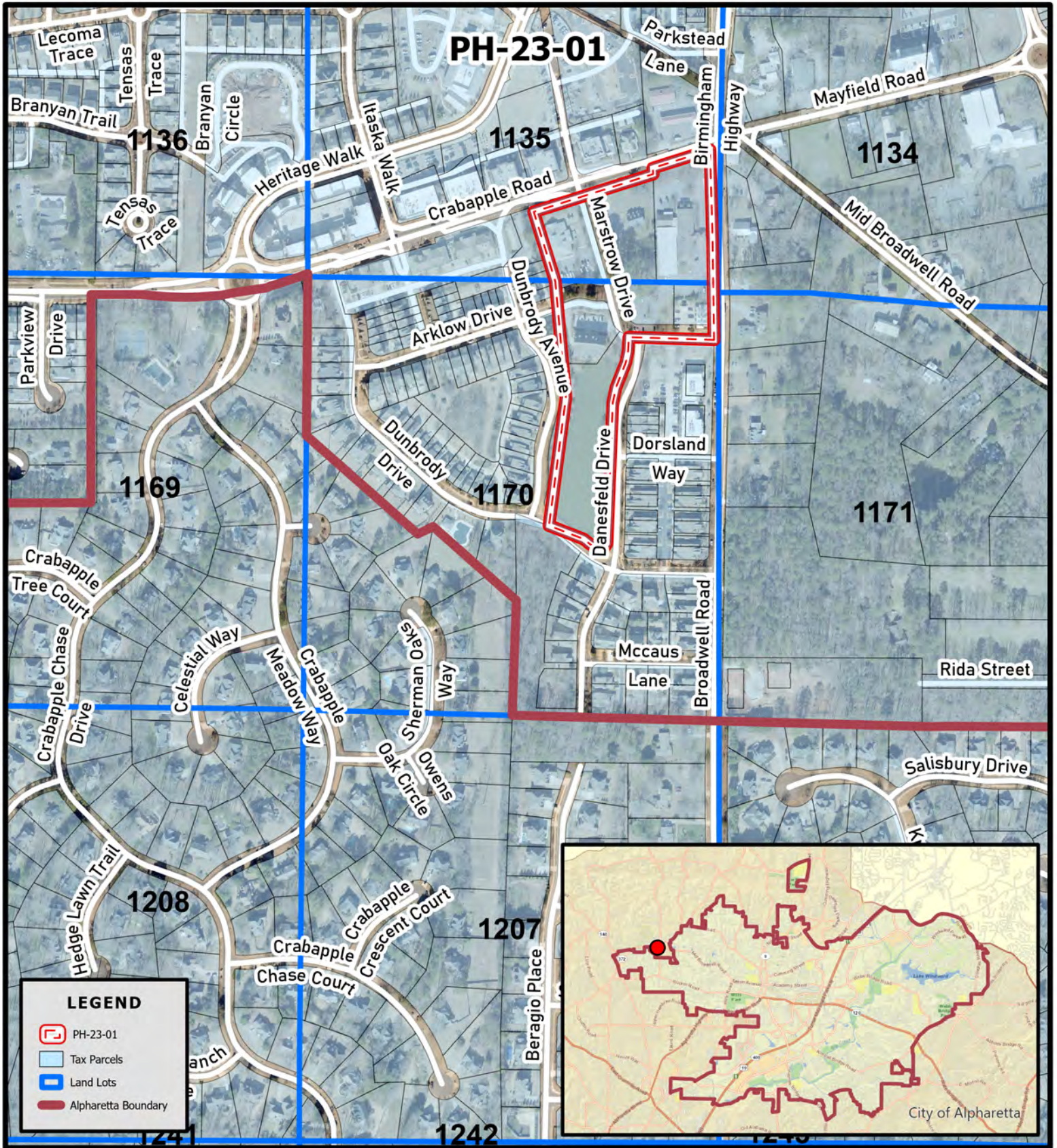


PH-23-01
D/LL: 2/2/1135, 1170
PC: 2/02/23
CC: 2/27/23



Future Land Use Map Crabapple Overlay

Location Map Provided by:
Community Development - GIS



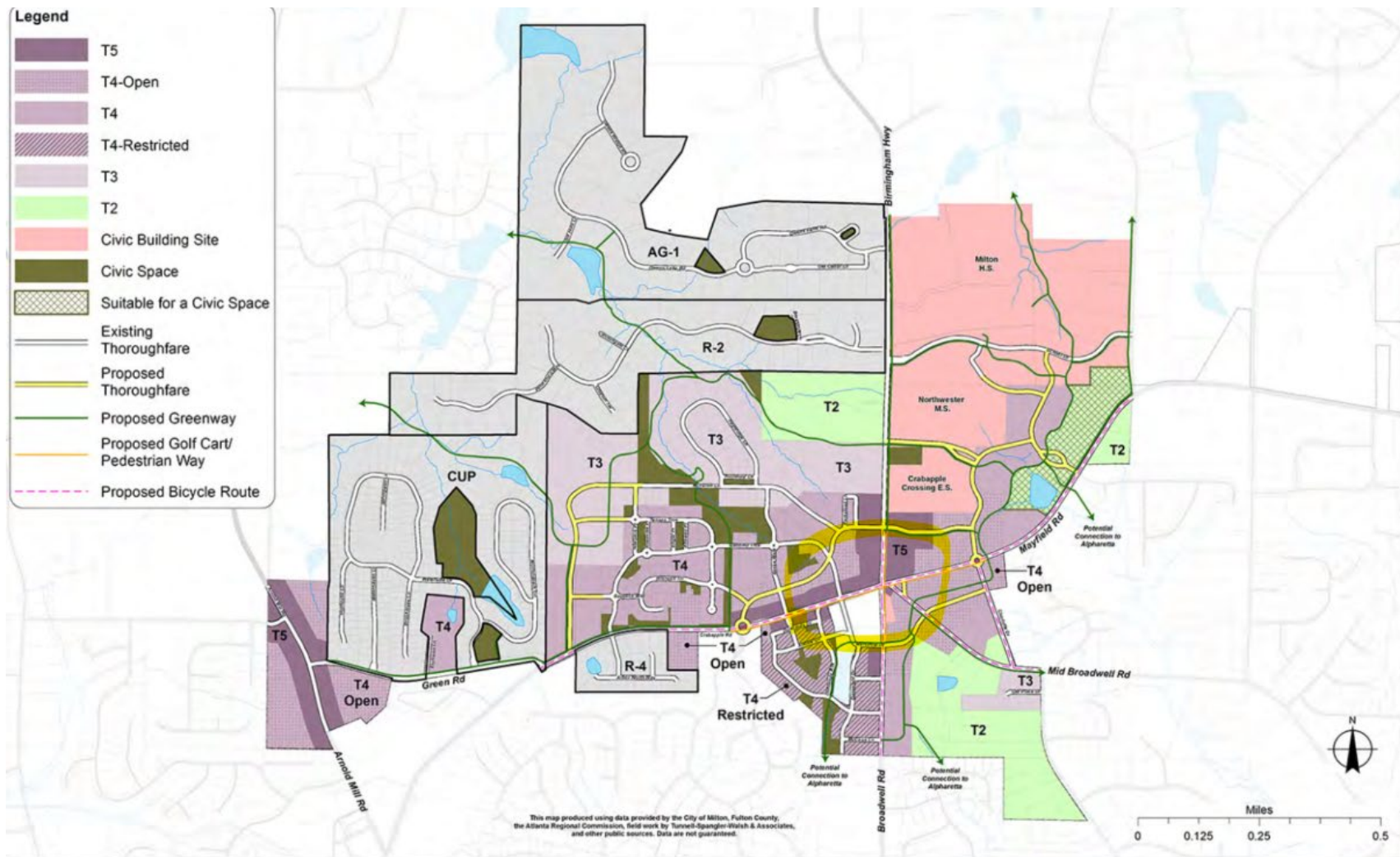
Location Map Crabapple Overlay

PH-23-01

D/LL: 2/2/1135, 1170

PC: 2/02/23

CC: 2/27/23



Crabapple Regulating Plan

IABAPPLE FORM-BASED CODE

ril 27, 2015



SECTION 2.11 CRABAPPLE OVERLAY

2.11.1. General Provisions.

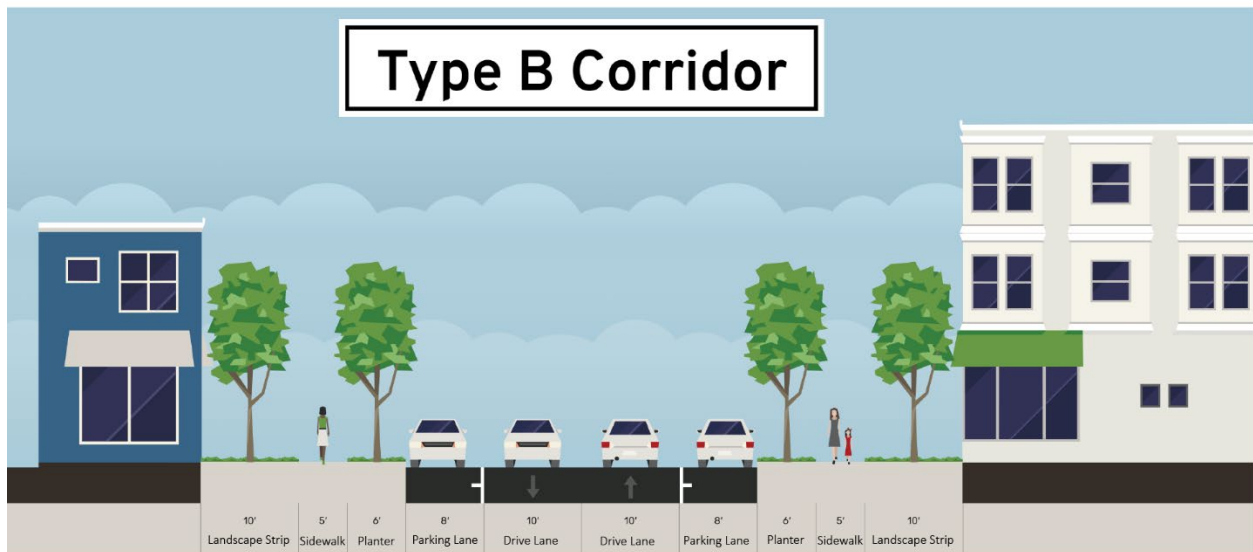
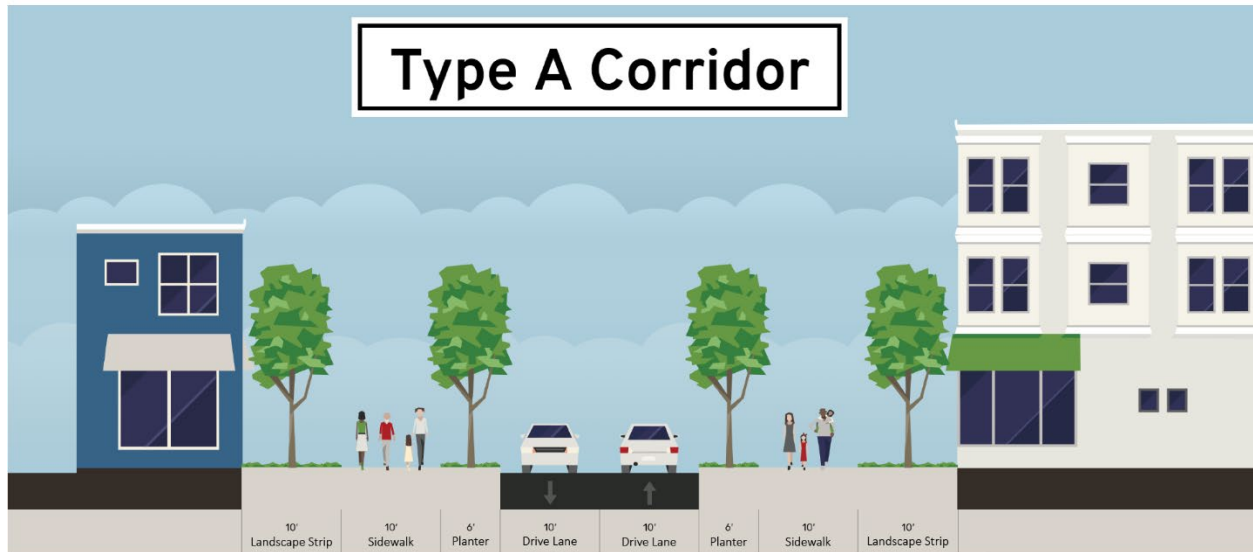
- A. *Title.* This Section shall be known as the "Crabapple Overlay" or may be internally cited as "this overlay."
- B. *General Purpose.* The purpose of this overlay is to enable and support a cohesive vision for the Crabapple area.
- C. *Applicability.*
 - 1. This overlay applies within the area be shown on the Official Zoning Map and labeled "Crabapple Overlay."
 - 2. Parcels within this overlay shall be subject to both the requirements of this Section and the requirements of their underlying zoning district, subject to the conflict provisions in "3" immediately below.
 - 3. When requirements of this overlay conflict with any requirement of the underlying zoning or any other provision of the City Unified Development Code (UDC), the requirements of this overlay shall prevail.
 - 4. When the word "street" is used it means both public and private streets unless stated otherwise.
- D. *Conformance Requirements.*
 - 1. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this overlay. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this overlay.
 - 2. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion.
- E. *Conflicting Provisions.*
 - 1. It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property, or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.
 - 2. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances, or use permits issued prior to the existence of this overlay; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance UDC Section 4.2.
- F. *Place Making.* The design of streets, streetscapes, open spaces, civic spaces, and other features regulated by this overlay must incorporate signage, plantings, lighting, materials, and other placemaking elements as follows:
 - 1. In accordance with placemaking plans adopted by the City of Alpharetta; or
 - 2. As submitted by the applicant and approved by the Director of Community development if no plans identified in "1" immediately above have been adopted.

2.11.2. Site Regulations.

- A. *Corridor Types Established.* This overlay uses corridor types to regulate the design of sidewalks, sites, buildings, and other purposes, as shown in the Site Regulation Table and as referenced in other Sections. Corridor types include:
1. **Type A Corridors**, which include Crabapple Road and Broadwell Road.
 2. **Type B Corridors**, which include Marstrow Road, Arklow Drive, and new streets.
- B. *Site Regulation Table.* Sites must be developed in accordance with the following Site Regulation Table.

Site Regulation Table

Site Design Standards		
	Type A Corridors	Type B Corridors
Building Setback (from the back of required sidewalk)	10 ft. min./ 20 ft max.	10 ft. min./ 60 ft. max.
Building Height (as measured along the applicable corridor)	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.11.3.D.	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.11.3.D.
Surface Parking Lots (see UDC Sec. 3.2.8.C and Sec. 2.11.5.A)	No parking allowed between primary buildings and a public street.	Only one row of parking (parallel with the road) is allowed between primary buildings and a public street.
Streetscape Standards		
	Type A Corridors	Type B Corridors
Sidewalk	10 ft. min.	5 ft. min.
Planter	6 ft. min.	6 ft. min.
Planter Pedestrian Light Spacing (see Sec. 2.10.4.C.2)	40 ft. on-center max.	40 ft. on-center max.
Planter Tree Spacing (see Sec. 2.10.4.C.1)	40 ft. on-center max.	40 ft. on-center max.
On-Street Parking	8 ft. min. (if required)	8 ft. min.
Landscape Strip	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D (see note 1)



Note 1: The Director of Community Development has the authority to reduce or eliminate UDC Sec. 3.2.8.D landscape strips adjacent to buildings with ground floor commercial uses that front and are accessible from the adjacent sidewalk.

C. *Minimum Lot Size.*

1. Minimum lot size in accordance with the underlying zoning district.

D. *Maximum Building Height.*

1. Maximum building height shall not exceed 3 stories or 40'.

2.11.3. Streets.

A. *Applicability.*

1. The Section applies to:
 - a. New development;
 - b. Existing developed sites when more than 25% of the site area is disturbed, except as provided for in "2" immediately below;
 - c. Existing principal buildings that are expanded, except as provided for in "2" immediately below; and
 - d. Existing principal buildings that are renovated or repaired and the value of said work exceeds 50% of the building's replacement cost, except as provided for in "2" immediately below.
2. The Director of Community Development may grant variances to any requirement of this Section for existing developed sites and existing buildings (except as specifically delegated to the City Transportation Engineer) when one or more of the following exists:
 - a. The streetscape would render a site non-conforming with regard to vehicular parking; or
 - b. Existing topography, trees, buildings, bridges, utilities, retaining walls, or other existing features render this Section unreasonable.
3. This Section does not apply on a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

B. *Streetscapes.*

1. *Streetscapes Required.*
 - a. New public and private streets must include sidewalks and planters as identified in the Streetscape Standards of the Site Regulation Table prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.
 - b. Existing streets that do not meet the Streetscape Standards of the Site Regulation Table must be brought into compliance with said standards along the site's frontage prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.
 - c. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
 - d. On streetscapes that are or will be within the public right-of-way, root barriers are required between the sidewalk and any adjacent landscape strips or planters, subject to approval of the City Arborist.
 - e. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, and planting type be varied to accommodate runoff reduction measures.

C. *Planter.*

1. Street trees must be planted in the planter as follows:
 - a. Overstory trees must be planted in the planter in accordance with the Streetscape Standards of the Site Regulation Table. Newly planted trees shall be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
 - b. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.
 - c. Shrubs, groundcover, or mulch must be installed in the tree planting area identified in "c" immediately above when tree grates are not installed. Shrubs must conform to "1" immediately above.
2. Pedestrian Lights.
 - a. Pedestrian lights must be installed in the planter in accordance with the Streetscape Standards of the Site Regulation Table.
 - b. Pedestrian lights must be spaced evenly between overstory street trees.
 - c. Pedestrian light spacing may be increased by the Director or Community Development along existing streets when trees, traffic control devices, or other existing conditions prevent the required spacing.

D. *On-Street Parking.* Newly-created on-street parking on public or private streets must conform to the following:

1. A bulbout must be provided at the end of every three (3) parallel parking spaces.
2. Each bulbout must include at least one overstory tree. Newly planted trees must be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
3. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

2.11.4. Parking and Loading.

A. *Vehicular Parking.*

1. Minimum parking requirements are as required by UDC Section 2.5. Parking requirements may be reduced based upon an Urban Land Institute shared parking analysis or other parking analyses acceptable to the City, subject to approval of the Director of Community Development.
2. Where on-street parking spaces exist in the public right-of-way, one on-street parking space may be substituted for every required parking space, provided:
 - a. The on-street space immediately abuts the subject property.
 - b. Each on-street parking space may only be counted for one property. Where a space straddles an extension of a property line, the space may only be counted by the owner whose property abuts 50% or more of the on-street parking space.
 - c. The Director of Community Development, in consultation with the City Transportation Engineer, may determine that to ensure future roadway capacity or other public purposes, the on-street parking credit may not be available.

B. *Driveways.*

1. *Applicability.* The following applies to driveways, including those serving alleys, but not to new streets in conformance with Sec. 2.10.4.A.
2. *Location.* Driveways may not be located on a Type A Corridor when access is available from a Type B Corridor.

C. *Design of Parking Structures.*

1. When a parking structure fronts a Type A Corridor its ground story must have active uses (such as, but not limited to, residential, commercial, office, or civic space) between the parking structure and said street. The active use must be at least 20 feet deep.
2. Where any portions of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not visible from ground level view from the adjacent parcel or adjacent street (not including an alley). Screening must include:
 - a. Evergreen trees, vines, and landscaping that physically attached to the parking; or
 - b. A facade having the appearance of a horizontal storied building; or
 - c. A combination of "a" and "b" immediately above.

D. *Loading.*

1. Loading areas for new buildings must be located to the rear of buildings. Loading areas may not be placed between a building and the closest adjacent street.
2. If a loading area is provided, it must meet the following:
 - a. Screening must consist of either:
 - i. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or
 - ii. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

E. *Parking Locations.* Driveway and off-street parking lots are only allowed between a building and the closest street when indicated in the Site Regulations Table.

2.11.5. Landscaping and Screening.

A. *Parking Lot Landscaping.* All parking lots must conform to the requirements of UDC Sec. 3.2.8.C and these additional standards.

1. Landscaped areas within the interior of the parking area may be designed as bio-retention areas, using inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs, provided that each parking space provides a wheel stop and provided that depressed areas adjacent to driving aisles are surrounded by painted lines or flush curbing to separate landscaping from driving aisles.
2. Landscape design and material selection may incorporate practices of water conservation and xeriscape. Use of native materials is encouraged. Plant materials should be arranged so that plants that require similar amounts of irrigation are placed together wherever possible.

B. *Foundation Plantings.* All building foundations facing a public street must conform to these standards, except as provided for in "3" immediately below:

1. Foundations must be screened with continuous evergreen or semi-evergreen shrubs

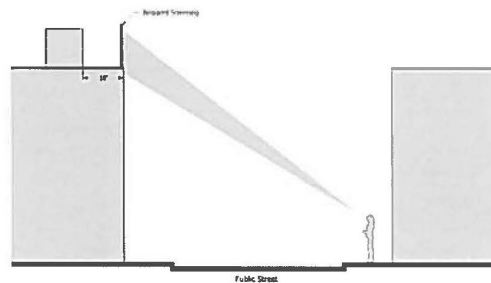
2. At the time of installation, the screening must be at least 1 foot in height and reach a height of 3 feet within 3 years of planting.
3. Foundation plantings are not required adjacent to ground floor commercial fenestration when said plantings would obstruct views into the commercial establishments, subject to approval of the Director of Community Development.

C. *Service Areas.*

1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
2. Service areas must be screened on 3 sides and on the 4th side by a solid gate at a minimum of 6 feet in height.
3. Screening must consist of:
 - a. A 6-foot high wall; or
 - b. Evergreen plant material that can be expected to reach a height of 6 feet with a spread of 4 feet within three years of planting.
4. Screening walls must be opaque and be constructed of one or a combination of the following: architectural block; brick; stone; cast-stone; or stucco over standard concrete masonry blocks.
5. The gate must be self-locking and maintained in good working order.

D. *Roof-Mounted Equipment.*

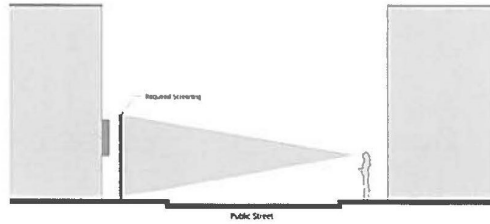
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from the abutting parcel or street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

E. *Wall-Mounted Equipment.*

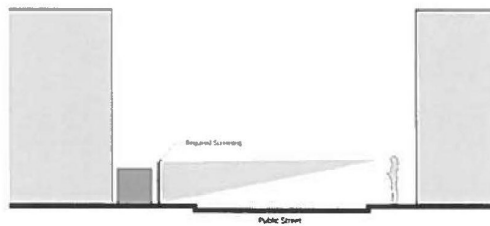
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. If required, screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

F. *Ground-Mounted Equipment.*

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

G. *Plant Material.* All plant material shall conform to UDC Sec. 3.2.8.A, Sec. 3.2.8.C, and the following standards:

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health. However, irrigation may be provided as the option of the property owner.
3. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening.

H. *Maintenance of Landscaping.*

1. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.
2. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

2.11.6. Building Design.

A. *Applicability.* This Section applies to all new buildings, additions to existing buildings, and any change to a building facade except ordinance maintenance and repairs.

B. *Building Architectural Standards.*

1. All buildings, except single-family detached residential, shall be designed in one of the following styles:

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- a. Vernacular
 - b. Greek Revival
 - c. Italianate
 - d. Gothic
 - e. Queen Anne
 - f. Colonial Revival
 - g. Adams/Federal
2. Specific elements of the required styles can be found in *A Field Guide to American Houses* by Virginia Savage McAlester, *Residential Architectural Styles in Georgia* by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.

C. *Exterior Walls.*

1. Technical and aesthetic requirements.
 - a. Wall finishes on sides of individual buildings seen from a public road shall be the same on all visible sides; architecturally significant portions must conform; appendages or secondary wings assume a differing finish according to visibility and architectural merit.
 - b. Wood shingles shall be level at the bottom edge. Corners shall be mitered. Decorative novelty shapes are prohibited.
 - c. Trim shall be consistent on all sides of the building; the primary building mass or the Façade may be further embellished or enhanced.
 - d. Service wings may be expressed in a more simplistic manner, but shall exhibit clear design intent.
2. Materials.
 - a. No more than three different exterior materials, exterior colors, or any combination thereof may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details.
 - b. Materials may be combined on exterior walls only horizontally, with the heavier below the lighter.
 - c. Exterior material shall be limited to brick, natural stone, clapboard, board and batten, hard-coat stucco, or wood shingles.
 - d. Vinyl or aluminum siding, and synthetic stone veneer are prohibited.
 - e. Stone, brick, and mortar color and style shall match building style.
 - f. Hard-coat stucco shall be a 3-coat plaster finish, integral finish, applied on brick or concrete block; control joints shall be concealed where possible.
 - g. Clapboards and board and battens shall be wood or cementitious board. Hardi board shall have a 4 inch maximum exposure, while Artisan series Hardi board or full three-quarter inch wood siding may have up to an 8 inch lap. False wood graining is prohibited.
 - h. Wood shingles shall be level at the bottom edge.

D. *Roofs.*

1. Technical and aesthetic requirements.

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- a. The roof slope on a single mass shall be the same on all sides, except for cat-slides and sheds.
 - b. Roof slopes shall match building style.
 - c. Vents and stacks shall be painted to match the roof material and hidden from view to the extent possible.
 - d. Overhangs that shed water within 5 feet of an adjacent lot shall be guttered or piped, and diverted away from adjacent lots.
2. Materials.
- a. Materials shall be wood shingles, wood shakes, standing-seam paint grip galvanized metal, slate or asphalt shingles (architectural weathered, wood, or classic green or red), or concrete simulated slate or wood shingles.
 - b. Gutters may be ogee or half-round with round downspouts, metal-lined wood, or architecturally formed or molded. Gutter finishes may be copper, unpainted galvanized metal, or color to resemble galvanized metal
 - c. Wood shingles shall not drain onto metal roofs.
- E. *Foundations.*
- 1. Foundations shall be constructed of poured concrete or concrete masonry units.
 - 2. Foundations may be finished with smooth stucco, brick, or stone.
 - 3. Front porches of wood shall be supported on masonry piers finished in smooth stucco, masonry, brick, or stone. Piers shall have a minimum width of 18 inches and a minimum depth of 8 inches.
- F. *Windows.*
- 1. The provision of windows shall match building style.
 - 2. Technical and aesthetic requirements
 - a. Windows and casings shall match building style.
 - b. Windows shall not be omitted on elevations.
 - c. Window sills shall have a minimum depth of 1.5 inches.
 - d. Ganged windows and bays shall have a continuous sill and 4 inch mulls minimum.
 - e. Grill between glass, reflective glazing, and pop-in grills are prohibited.
 - f. Windows shall be True Divided Lite or Simulated Divided Lite.
 - 3. Materials.
 - a. Windows shall have sash with a minimum face width of 2 inches; the dimensions of the glass surface to sash and muntin face shall be a minimum of 0.75 inch.
 - b. Non-glass exterior window components shall be faced in wood, clad wood, or polymer materials, and said materials shall be paint grade or pre-finished.
- G. *Doors and windows that operate as sliders are prohibited along Frontages.*
- H. *Doors.*
- 1. Technical and aesthetic requirements
 - a. Doors and casings shall match building style.
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- b. Exterior front doors or doors visible from a public way, shall be hardwood, and may be stained or painted.
 - 2. Materials.
 - a. Plastic laminated, stamped metal, and leaded/beveled glass doors are prohibited. Tropical hardwoods are prohibited unless Forest Stewardship Council certified.
 - b. Exterior doors shall be a durable, stable wood or clad in wood. Heart pine, wormy chestnut, walnut, cypress, pecan, are acceptable varieties.
 - c. Garage doors shall be wood, composite, or metal. Faux strap hinges, embellishments, standard paneled doors, and arched glass panels shall be prohibited.
 - I. *Shutters.*
 - 1. Shutter design shall match building style.
 - 2. Shutters shall be solid-core polymers or durable hardwoods.
 - 3. Vinyl, nail-on, false wood graining, and pre-finished shutters are prohibited.
 - 4. Shutters shall be authentic, fully operable, and capable of totally closing over the window sash. Plank or louver shutters are acceptable. The minimum thickness of shutters shall be 1.25 inches.
 - 5. Shutters Shall occur in pairs, except that windows narrower than 3 feet may utilize a single shutter.
 - J. *Chimneys.*
 - 1. Chimneys shall be proportioned, tapered, and shall match building style.
 - 2. Stacks shall be faced in smooth integral finish stucco, brick, stone, or detailed as exposed metal flues.
 - 3. Siding or stucco board is prohibited as a finish material for chimneys.
 - K. *Porches and Balconies.*
 - 1. Technical and aesthetic requirements.
 - a. Columns shall match building style
 - b. Classical columns shall be architecturally correct.
 - c. Railings shall be simple pickets or fretwork centered on rails.
 - 2. Materials.
 - a. Porch floors shall be wooden, brick, or stone, and shall rest on masonry piers finished in brick, stone, or smoothed stucco.
 - b. Porch ceilings shall be beaded nominal 1 by 4 inch or 1 by 6 inch, flush boards, tongue and groove boards, or exterior gypsum board with decorative nominal 1 by 4 inch or 1 by 6 inch shallow coffers or strips.
 - c. Plywood ceilings, with or without beads, are prohibited.
 - d. Areas between porch piers, if left open, shall be in-filled with custom wood lattice, wood louvers, brick lattice, or wire mesh planted with vines, and shall match building style. The opening is not required to be in-filled if the distance from grade to bottom of floor structure is less than one foot.
 - e. Columns shall be wood, resin material, or masonry.
 - f. Sheet metal and foam columns are prohibited.

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- g. Railing systems shall be painted wood, iron, or masonry.
 - h. Synthetic and prefabricated railing systems are prohibited.
 - i. Plain, round tapered, fretwork, and straight pickets are permitted.
 - j. Precast classical balusters and ornate spindle work are prohibited.

L. *Trim.*

- 1. Trim shall match building style.
 - a. Trim shall be consistent on all sides of building masses, with emphasis on the primary building mass and façade.
 - b. Trim for wings not along a Frontage may be simplified to match building style.
- 2. Materials.
 - a. Trim shall be of wooden or synthetic planks with enough thickness to conceal the edge of the siding. When used on buildings clad in horizontal siding, corner boards, casings, frieze boards, and similar architectural details shall be 1.25 inch thick material.
 - b. Pressure treated trim is prohibited.
 - c. All trim shall be dressed.

2.11.7. Street Furniture.

- A. Street furniture, including street lights, pedestrian lights, benches, and trash cans shall match the approved City of Milton cut sheets for these items.