



# PLANNING COMMISSION MEETING

## MAY 2, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
  - a. Approval of Meeting Minutes from April 11, 2024
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
  - a. **MP-24-03 Costco/Oxford Green Master Plan**

Consideration of a master plan amendment to allow for a 13,500 square foot expansion of the Costco building. A master plan amendment is requested to Oxford Green Master Plan Tract A to increase the maximum allowable square footage of the building from 138,500 to 152,000 square feet. The property is located at 2855 Jordan Court and is legally described as being located in Land Lots 1120 & 1121, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - b. **PH-24-11 Unified Development Code (UDC) Text Amendments – Exceptions**

Consideration of text amendments to Subsection 4.5.5 of the Unified Development Code (UDC) to amend regulations pertaining to Exceptions.
  - c. **MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/North Point Business Center Master Plan Pod 7**

**This item has been deferred by the Applicant to June 6, 2024. It will not be considered at this meeting.**

Consideration of a master plan amendment, conditional use and variance to allow for the re-use of the 34,313 square foot former Ethan Allen building for Tractor Supply Company on 4.6 acres in North Point. A master plan amendment is requested to the North Point Business Center Master Plan Pod 7 to add 'Home Improvement Store' and 'Retail Establishment, Mixed Sales' as conditional uses. A conditional use is requested to allow 'Home Improvement Store' and 'Retail Establishment, Mixed Sales' for Tractor Supply Company. A variance is requested to Unified Development Code (UDC) Section 2.5 Parking and Loading, to reduce parking requirements. The property is located at 6800 North Point Parkway and is legally described as being located in Land Lots 687 & 702, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
7. **ADJOURNMENT**



## PLANNING COMMISSION MEETING

### UNOFFICIAL MINUTES

APRIL 11, 2024

ALPHARETTA CITY HALL

COUNCIL CHAMBERS 2 PARK PLAZA

6:30 PM

#### 1. CALL TO ORDER

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

#### 2. ROLL CALL

##### A. Commissioners Present

- o Francis Kung'u (Chair)
- o Martine Zurinskas (Vice- Chair)
- o D.C. Aiken
- o William Perkins
- o Jill Reynolds
- o Jeremy Scott
- o Todd Stratton

##### B. Staff present:

- o Kathi Cook, Director of Community Development & Economic Development
- o Michael Woodman, Planning + Development Services Manager
- o Nikisha Mistry, GIS Specialist/Planner
- o Elle Taylor Planning & Zoning Coordinator

#### 3. APPROVAL OF MEETING MINUTES

##### a. Approval of Meeting Minutes for 3-7-2024

- ❖ Vice-Chair Zurinskas offered a motion to approve.
- Commissioner Perkins seconded the motion.
- The motion carried (6-0-1) (Reynolds)

#### 4. ITEMS FROM BOARD MEMBERS

#### 5. ITEMS FROM STAFF

#### 6. PUBLIC HEARING

##### a. CLUP-24-02/Z-24-07/CU-24-04/V-24-07 Park Walke II

Michael Woodman, Planning & Development Services Manager, presented consideration of a comprehensive land use plan amendment, rezoning, conditional use and variances to allow for the construction of 34 'For-Sale' townhomes on 3.41 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) to DT-LW (Downtown Live-Work). A conditional use is requested to increase density above 8 dwelling units per acre and variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.2.3 to eliminate interconnected streets, block requirements, stub-out streets and allow dead end streets, to UDC Appendix A Subsections 2.4.6 and 2.7.2 to allow parking between the building and the street, and to Appendix A Subsection 3.7.3 to increase maximum lot coverage from 70% to 80%. The property is located at 2220, 2240, 2260, 2270, and 2300 Old Milton Parkway and is legally described as being located in Land Lots 748, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

The submitted request, if approved, would allow for the construction of 34 'For-Sale' townhomes on 3.41 acres in the Downtown. The proposed density is 9.97 dwelling units per acre. The applicant proposes a comprehensive land use plan amendment for the western portion of the property from 'Commercial' to 'Mixed Use Live-Work' and rezoning from C-2 (General Commercial) to DT-LW (Downtown Live-Work). A conditional use is requested to increase density and variances are requested to modify Downtown block and access standards (interconnected street, blocks, stub-out streets, and dead-end streets) and vehicle parking location, as well as to increase maximum lot coverage. The subject property is located at 2220, 2240, 2260, 2270, and 2300 Old Milton Parkway at the northeast corner of Old Milton Parkway and Haynes Bridge Road.

The eastern portion of the property is zoned DT-LW and was approved in 2018 for two (2) office buildings (52,000 square feet) with structured parking. The western portion of the property is zoned C-2. Of the five (5) parcels, only the middle parcel is currently developed which was a former funeral home. The eastern and western parcels are undeveloped, and the two (2) remaining parcels were previously developed with single-family homes; however, those structures have since been demolished. Surrounding properties are zoned DT-LW to the north, O-I (Office-Institutional) to the east, DT-LW, O-I, and C-2 to the south, and C-2 to the west. Cadence Bank is located to the east, Thompson Street Flats and Park Walke I (under construction) are located to the north, Publix stormwater pond is located to the west, and Sabri Guven Fine Jewelry, My First Academy and a recently approved townhome development are located to the south. The comprehensive land use plan designation of the property is 'Commercial' and 'Mixed Use Live Work', of which the applicant is requesting an amendment to change the designation of the western half of the property.

- Location Map.
- Variance Requests
- Residential Approvals on Haynes Bridge Rd and Thompson St.
- Site Plan.
- Parking - Each townhome unit will have two (2) side-by-side parking spaces within a garage and a Code- compliant driveway accommodating two (2) additional cars. Four (4) guest

parking spaces are provided at the mail kiosk near the project entrance. The Downtown Code requires 85 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 140 spaces are provided on the site plan.

- Trees -. There are approximately fourteen (14) specimen trees on the property. Of those, the applicant proposes to save three (3) specimen trees and 83" of tree groupings in a tree save area in the northwest corner of the property. The proposed tree save area is contiguous to a required tree save area on the adjacent property to the north, which is being developed by the same homebuilder. As confirmed by the City Arborist, most of the specimen trees on the property are in various states of declining health and therefore are not good tree saves. An underground stormwater facility is depicted to the west of the project entrance along Old Milton Parkway in an area called out as a pocket park.
- Renderings of two- and three-story townhomes in three product types reviewed by the City's Downtown Consultant.
- Traffic.
- Schools – Impact estimates 3-15 students.
- Standards for CLUP & Rezoning.
- Conditional & Variance Use Criteria.
- Exceptional Conditions of the property - unusual shape, topography, and two (2) deceleration turn lanes along its frontage which contributes to the requested variances.
- Citizen Participation Plan.

Staff's recommendation was to approve, subject to 23 Conditions.

- There was discussion from the Commission:
- Condition #15 – Wall at East of Main.
- Type of material for Plaza Area.
- Wall facing Old Milton Pkwy.
- Old Milton Pkwy Streetscape
- Shared Amenity space with Park Walke 1
- Only one point of access
- Density – precedent and good location for this in t Downtown.
- Plan was reviewed by Fire Marshall.
- Applicant's markups to Conditions.

Alex Brock and Warren Jolly presented for the Applicant.

- Zoning and Variance Requests.
- Zoning history of the property.
- Original proposed Site Plan.
  - Grading and Drainage issues.
  - No power lines allow for better streetscape.
  - Hammerhead turnaround.
  - 2 Story living.



- Current Site Plan
  - Brick Paver Turnaround
  - Condition # 10
  - Presented End Unit Photo of Lot # 5 on Site Plan
  - 4 ft wall
  - Planting Plan.

There was discussion from the Commission:

- Shared Amenity Space and HOA with Parke Walke 1
- Condition # 23 – gap between Lots # 23 & 24.
- Width of Lot #'s 15-28 is 20' wide.
- Price points planned from \$1 to \$1.6 million.

**Public Comment:**

**In Opposition:**

1. Carla Shaw, 2621 Traywick Chase. Alpharetta, GA

**Concerns:**

1. Would like to see 2 Oak trees, specimen trees replaced in kind.

**Applicant Rebuttal:**

- There are 6' trees proposed along frontage as well as tree save areas and recompense.

There was discussion from the Commission:

- Possible additional screening around retention pond owned by Publix.
- Conditions # 10, 16 and 23.
- Support for change to Comprehensive Land use Plan.
- Support for residential as Gateway to the City.
- City has a tough Tree Ordinance that developers are required to follow.
  - ❖ Commissioner Aiken offered a motion to approve with Staff's conditions and the addition of the Developer's Condition #10 as is and 23 and 24.
  - Vice-Chair Zurinkas proposed a Friendly Amendment – on #23 Trees shall not be required between the driveways of Units 15-18, 19-20 and 24-28.
  - Commissioner Aiken accepted the Friendly Amendment.
  - Commissioner Perkins seconded the motion with the Friendly Amendment.
  - The motion carried (7-0)

**Final Conditions:**

1. Approximately 3.41 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Travis Pruitt & Associates, dated 3/21/24, 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, labeled Exhibit A, except for modifications required to comply with the Alpharetta Downtown Code, subject to final approval by DRB. All townhomes shall have 4-sided architecture, materials, and details.
4. Density shall not exceed 9.97 dwelling units per acre.
5. Block, access, and vehicle parking location shall be as depicted on the site plan prepared by Travis Pruitt & Associates, dated 3/21/24, or as approved by Staff and GDOT.
6. Maximum lot coverage shall be 80%, except that the developer shall utilize pervious hardscape materials to minimize lot coverage, as approved by Staff.
7. Front yards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by DRB.
8. Developer shall improve Old Milton Parkway streetscape with a minimum 2' planter planted with a row of shrubs or grass (subject to GDOT approval), minimum 8' sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
9. Project entrance, alleys, and sidewalks internal to the site shall be developed as depicted on the site plan prepared by Travis Pruitt & Associates, dated 3/21/24, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
10. Minimum 15' building setback and 10' landscape strip shall be provided along Old Milton Parkway. Stoops, stairs, and porches may encroach into the setback and landscape strip.
11. Developer shall plant minimum 6" caliper Nuttall Oaks as shown on the Conceptual Hardscape & Landscape Plan – Old Milton & Haynes Bridge prepared by Pollock & Associates, dated 4/8/24, or other species approved by Staff, along Old Milton Parkway frontage, as approved by DRB. Trees shall be planted approximately 35' apart unless design requires a deviation, i.e. a sidewalk connection or park, to be approved by Staff.
12. Minimum 10' landscape strips shall be required along both sides of the project entrance. Minimum 5' sidewalk shall be required along the west side of project entrance and shall connect to the sidewalk at the mail kiosk. Fulton County and secondary utilities shall be allowed in landscape strips. Should Fulton County require an unencumbered water easement, shrubs shall replace trees in the landscape strip on waterline side of entrance. There shall be no other landscape strips along internal roads, alleys, or drives.
13. Minimum 10' planted buffer shall be provided along the east property line, with final approval by DRB.
14. Project entrance shall include a decorative paver apron, landscape, and hardscape, as approved by DRB. Improvements shall be maintained by the HOA.
15. Decorative wall with fence along Old Milton Parkway shall be substantially similar to East of Main, as approved by DRB. Developer shall plant Creeping Phlox (pink or white), or

alternative plantings, at the top of the wall and creeping vines at the base of the wall, with final approval by DRB. Improvements shall be maintained by the HOA.

16. Open space shall be developed substantially similar to the Conceptual Hardscape & Landscape Plan – Old Milton at Haynes Bridge – Linear Park plan prepared by Pollock & Associates, dated 4/3/24, the Conceptual Hardscape & Landscape Plan – Old Milton & Haynes Bridge prepared by Pollock & Associates, dated 4/8/24, and site plan prepared by Travis Pruitt & Associates, dated 3/21/24, 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. Improvements shall be maintained by the HOA.
17. Developer shall save trees as depicted on the site plan prepared by Travis Pruitt & Associates, dated 3/21/24.
18. Per public hearing file #Z-18-05/E-18-07 Kairos Old Milton LLC/DT-LW, developer shall provide a City-approved bus shelter at the existing MARTA bus stop adjacent to the applicant's property, as approved by MARTA, GDOT, and Staff.
19. Unfinished wood fences and decks shall not be visible from the public street.
20. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
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. Trees shall not be required between the driveways of Units 15-18, 19-23, and 24-28.

**b. Z-24-06/PH-24-06/V-24-06 55 Canton**

Michael Woodman, Planning & Development Services Manager, presented consideration of rezoning, parking in-lieu fees, and variances to allow for the construction of a mixed-use building with 36 'For-Sale' condominium units and 7,303 square feet of restaurant space on 1.02 acres in the Downtown Overlay. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and parking in-lieu fees are requested for approximately four (4) parking spaces. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and to UDC Subsection 2.5.5(J) to allow tandem parking spaces to count toward minimum parking requirements. The property is located at 32, 38 & 44 Old Canton Street and is legally described as being located in Land Lot 1269, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

Staff presented:

- Applicant's Variance Requests.
- Site Plan.
- Parking Requirements.
- Renderings.

- Offsite Improvements.
- Traffic.
- Parking In-Lieu Fee Schedule.
  - o In- Lieu Fees owed for parking spaces \$91450.00
- Parking In-Lieu Fees Review Criteria
- Impact to Schools
- Standards for Zoning Changes
- Variance Review Criteria

The Variance request related to tandem parking is not supported. The Applicant should consider providing additional parking, reducing the development proposal, paying in-lieu fees for the shortfall of (9) spaces related to tandem parking.

There was discussion by the Commission:

- Condition #4 Maximum footprint of building.
- Definition of Tandem parking.
- Calculation of In -Lieu of parking fee.
- Condition # 9 Markups.
- Maintenance of Park.
- Easement Agreement.
- Exhibit B Parking.
- Structured Parking Deck – 87 spaces.
- Water Table effect on parking.

The Applicant gave a presentation:

- Renderings.
- Architect.
- Greenspace.
- Underground Parking.
- Building Elevations.
- Commercial Space.
- Parking Challenges.
- Square Footage of the Building 112,000 sf
- Balconies on upper floors and outdoor patios on ground floor.
- Park is City Land.
- Markups to Staff Condition # 9, 17
- Removal of Staff Condition #18.
- Parking Requirements.

There was discussion from the Commission:

- Employee Parking

- Outdoor Patios on ground floor.
- The Park is City Land.

Public Comment:

In Favor:

1. Matthew Khodahari, 41 Milton Ave.

Concerns:

1. Noise Impacts for total Downtown Area with additional Developments
2. Quality of Life.

In Opposition:

1. Mary Ann Slavik, 50 Canton St. Unit 403, Alpharetta, GA.
2. Seth Pratt, 50 Canton St. Unit 402, Alpharetta, GA

Concerns:

3. Problems with existing street parking.
4. Impacts of Deliveries backing up traffic.

There was discussion from the Commission:

- Water Table.
- Suggested that Applicant attempt to find additional parking prior to Council.
- Shortfall of 5 units of required parking.
- Parking Requirements per Code.
- Parking at Teasley Place.
- City Administration investigation and solutions to Parking Management, Loading & Deliveries.
- Condition # 17.
- Strategies for Teasley residents for help with Traffic Congestion.
- Impact of Downtown Parking.
- "Signature" Aesthetics of Building good, addition to Downtown.

❖ Vice-Chair Zurinkas offered a motion to approve Z-24-06/PH-24-06/V-24-06 55 Canton and to Deny the variance to allow tandem parking subject to the following conditions:

1. #9 as Applicant presented.
2. #17 to be left as Staff has presented,
3. Scratching # 18 per What Staff had said and then new #18 as presented by the redline.
  - Commissioner Perkins seconded the motion.
  - The motion carried (7-0)

## Final Conditions:

1. Site consisting of approximately 1.02 acres shall be rezoned to DT-C and developed substantially similar to site plan prepared by AEC, dated 4/3/24, except for modifications required to comply with the conditions below. Property shall be limited to no more than 36 'For-Sale' condominium units and 7,000 square feet of restaurant use.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Place Maker Design, dated 3/21/24, 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. Building shall have 4-sided architecture, materials and details.
3. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
4. Maximum building footprint shall not exceed 28,048 square feet.
5. Tandem parking shall be developed as depicted on the site plan prepared by AEC, dated 4/3/24, with 9 spaces counted toward the minimum parking requirements. Use of the tandem spaces shall be limited to the residential units and the spaces shall be clearly marked for each residential unit.
6. Foundation plantings, consisting of ornamental trees, shrubs, vines, and grasses, shall be required along Canton Street, Old Canton Street, and the pedestrian alley, with final approval by DRB.
7. Developer shall improve Canton Street streetscape with a minimum 8' planter (bump outs between on-street, parallel parking) planted with street trees (American Elms offset minimum 20' from building) evergreen ornamental shrubs, grasses, and ground cover, with final approval by DRB. Existing street trees along Canton Street and adjacent to the subject property shall be removed and area replaced with decorative bricks to match the existing sidewalk.
8. Developer shall improve Old Canton Street streetscape with a 6" header curb, minimum 4' planter (bump out b/w on-street parking) planted with street trees, grasses, and ground cover, minimum 5' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff.
9. Developer shall install a minimum of two, 6" caliper trees in the pedestrian easement adjacent to the subject property, per Pedestrian Ingress Egress Easement Agreement (DB 61427, PG 143), with final approval by Staff.
10. Decorative pedestrian lighting shall be required throughout the development and shall be maintained by the Condominium Association.
11. Developer shall improve adjacent City pedestrian alley and park with hardscape and landscape material similar to images depicted in Exhibits A & B, with final approval by Staff. Improvements shall be eligible for impact fee credits as agreed to in a development agreement.
12. Open space shall be developed substantially as depicted on the site plan prepared by AEC, dated 4/3/24. Open space shall be developed with decorative landscape, hardscape and

seating and landscaping shall include plant selections promoting the historic Downtown, with final approval by DRB.

13. Fences and walls visible from the public right-of-way or City-owned property shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping vines, as approved by DRB.
14. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way or City-owned property.
15. Garbage pickup shall be from within the parking deck of the development.
16. Developer shall pay a lump sum parking in-lieu fee of \$94,500 prior to the issuance of a building permit.
17. Developer shall provide creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
18. A construction staging plan shall be provided with the LDP, subject to final approval by Staff.
19. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

**c. PH-24-07 Unified Development Code (UDC) Text Amendments – Hotels**

Kathi Cook, Director of Economic & Community Development, presented consideration of text amendments to Articles I and II of the Unified Development Code (UDC) to amend the definition and miscellaneous regulations pertaining to 'Extended Stay Hotel', add a definition for 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, and add 'Hotel, Hybrid' miscellaneous regulations.

Staff recommends amendments to Unified Development Code (UDC) Articles I and II to amend the definition of 'Extended Stay Hotel', add a definition for 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, amend Miscellaneous Regulations pertaining to 'Extended Stay Hotels', and add Miscellaneous Regulations pertaining to the 'Hotel, Hybrid' use. Amend UDC Section 1.4. Definitions, amend UDC Section 2.2 Permitted Use Districts and Regulations, and amend UDC Section 2.7 Miscellaneous Regulations.

The amendments to the definition and miscellaneous regulations pertaining to 'Extended Stay Hotel' is necessary to distinguish the use from the proposed 'Hotel, Hybrid' use. The primary distinction proposed to the definition of 'Extended Stay Hotel' is to the average length of stay. Additional regulations related to 'Extended Stay Hotel' and 'Hotel, Hybrid' are proposed to address public health, safety, and welfare. These include prohibitions against vehicles backing into parking spaces with the license plate not visible from the drive aisle, as well as a maximum height for shrubs along the properties' road frontage.

The proposed 'Hotel, Hybrid' use is intended to address a new hotel concept allowing stays up to one (1) year. The new hotel concept typically has rooms equipped with a full kitchen

and laundry room. Currently, the City's Unified Development Code (UDC) includes three (3) hotel uses, 'Boutique Hotel', 'Hotel or Motel' and 'Extended Stay Hotel'. 'Extended Stay Hotel' use would not allow the new hotel concept due to the length of stay and in-room food preparation and laundry facilities.

The proposed definition of 'Hotel, Hybrid' limits the number of long-term stay rooms (up to one year) to no more than 30% of the total rooms in the hotel. All other rooms would comply with the definition of 'Hotel or Motel' which has an average stay of less than seven (7) days. Staff proposes to allow 'Hotel, Hybrid' by conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-2 (General Commercial), PSC (Planned Shopping Center), LI (Light Industrial), and MU (Mixed Use) zoning districts. As is the case with an 'Extend Stay Hotel', miscellaneous regulations are proposed for the 'Hotel, Hybrid' use, including a minimum three (3) acre parcel size, minimum 60,000 square feet of conference room or group meeting space, minimum 4-star hotel rating, specific parking rate, maximum number of long-term stay rooms, minimum 3,000 square foot on-site sit-down restaurant, minimum room size and maximum occupancy, to name a few. A conditional use request for this hotel type would be required to comply with the miscellaneous regulations in order to be considered for approval.

After presentation of changes and discussion:

- ❖ Vice-Chair Zurinkas offered a motion to approve as described by Ms. Cook with the comment that Staff is going to review that event space language.
- Commissioner Perkins seconded the motion.
- The motion carried (7-0)

## 7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 9:12 p.m.





# CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

## I. AGENDA ITEM TITLE: MP-24-03 COSTCO/OXFORD GREEN MASTER PLAN

PLANNING COMMISSION: MAY 2, 2024

CITY COUNCIL: MAY 20, 2024

## II. RECOMMENDATION:

Approve MP-24-03 Costco/Oxford Green Master Plan, subject to the following conditions:

1. Site shall be developed substantially similar to the site plan prepared by AEC, dated 3/1/2024.
2. Maximum gross developable square footage shall not exceed 152,000 square feet in the Oxford Green Master Plan Tract A.
3. Building additions shall complement the existing exterior of the building.
4. Property owner shall assess landscaping in the areas in close proximity to the proposed development activity and shall replace missing, dead or dying landscape material, with final approval by Staff.
5. A parking lot landscape tree shall be required in the landscape island adjacent to the proposed 1,525 square foot addition on the north side of the building.
6. A large canopy tree and shrubs shall be required in the newly created parking lot island near the entrance off Westfield Drive.
7. Loading dock shall be heavily screened with a wall and evergreen landscaping to complement the existing condition, as approved by Staff.
8. There shall be no outdoor storage on the property and semi tractor trailers shall only be parked in the loading dock area with the semi tractor attached to the trailer at all times.

## III. REPORT IN BRIEF:

The applicant, Costco, is requesting a master plan amendment to increase the maximum developable square footage in the Oxford Green Master Plan Tract A from 138,500 square feet to 152,000 square feet. Costco proposes an expansion of the sales area and relocation of the loading dock. The subject property is located at 2855 Jordan Court at the northwest corner of Jordan Court and Westfield Drive.

## DISCUSSION

The submitted request, if approved, would allow for an increase the maximum developable square footage in the Oxford Green Master Plan from 138,500 square feet to 152,000 square feet. Costco proposes an expansion of the sales area and relocation of the loading dock. The subject property is located at 2855 Jordan Court at the northwest corner of Jordan Court and Westfield Drive.

The 18.59-acre property is zoned O-I (Office-Institutional) and is subject to the Oxford Green Master Plan Tract A. The property is currently developed as a 1-story, approximately 138,500 square foot building. Surrounding properties are zoned O-I to the west, south and east, and C-1 (Neighborhood Commercial) to the north. Windward Pointe is located to the west and south, Connors Steak & Seafood, Bank of America, and a retail strip center are located to the east, and Windward Promenade is located to the north.

The Oxford Green Master Plan was approved in 1988 as an office park with incidental retail use and consists of approximately 255 acres along Windward Parkway and Westside Parkway. The applicant's request for master plan amendment relates to a condition of zoning approved for file# MP-99-11 Oxford Green/Pioneer Real Estate Development, which limited the maximum allowable square footage to 110,000 square feet. An administrative variance (AV2004007) was approved in 2004 to increase the allowable square footage to 132,000 square feet and a master plan amendment (MP-14-07) was approved in 2014 to further increase the allowable square foot to 138,500 square feet.

## **SITE PLAN**

The site plan depicts expansion of the building adjacent to the liquor store (1,525 square foot addition) on the north side of the building and in the existing loading dock area (5,425 square foot addition) on the south side of the building. When accounting for the gross area of the building, the actual requested increase to the sales area of the building is 6,950 square feet. The loading dock is proposed to be pushed forward to accommodate the expansion. The proposal results in a reduction of parking from 691 to 673 spaces due to the relocation of the loading dock. The Unified Development Code (UDC) requires one (1) parking space/250 square feet for retail shopping centers between 50,000 square feet and 400,000 square feet, or 608 parking spaces, including the proposed expansion. Therefore, the proposal exceeds the City's minimum parking requirements.

## **STANDARDS FOR MASTER PLAN AMENDMENTS**

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

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

*Response: The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with a mix of office, commercial and residential uses.*

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

*Response: The proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a mix of office, commercial and residential uses. The proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on traffic. Including the proposed expansion, the property exceeds the City's minimum parking requirements.*

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

*Response: The proposal would not have significant impacts on the natural environment. The only impacts to trees would be to a few parking lot landscape island trees adjacent to the loading dock area.*

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

*Response: The proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on traffic. Including the proposed expansion, the property exceeds the City's minimum parking requirements.*

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 proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on public facilities and services. Including the proposed expansion, the property exceeds the City's minimum parking requirements.*

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

*Response: Not applicable.*

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

*Response: The proposal reflects a reasonable balance. The proposal represents less than a five percent (5%) increase to the overall size of the building. The proposal would not have significant impacts on traffic and the property exceeds the City's minimum parking requirements.*

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

*Response: The proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on traffic. Including the proposed expansion, the property exceeds the City's minimum parking requirements.*

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

*Response: The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Commercial'.*

## **CONCURRENCES**

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment. The proposal would allow for a relatively small addition to the sales areas of the retail wholesale club. When accounting for the gross area of the building, the actual requested increase to the sales area of the building is 6,950 square feet which represents less than a five percent (5%) increase to the overall building size. While a small number of parking spaces would be impacted by the proposal, the site will continue to exceed the City's minimum parking requirements.

## **CITIZEN PARTICIPATION PLAN**

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant received a public comment in support of the expansion, as

well as a request for additional information from the Windward Pointe HOA President who also had concerns about traffic.

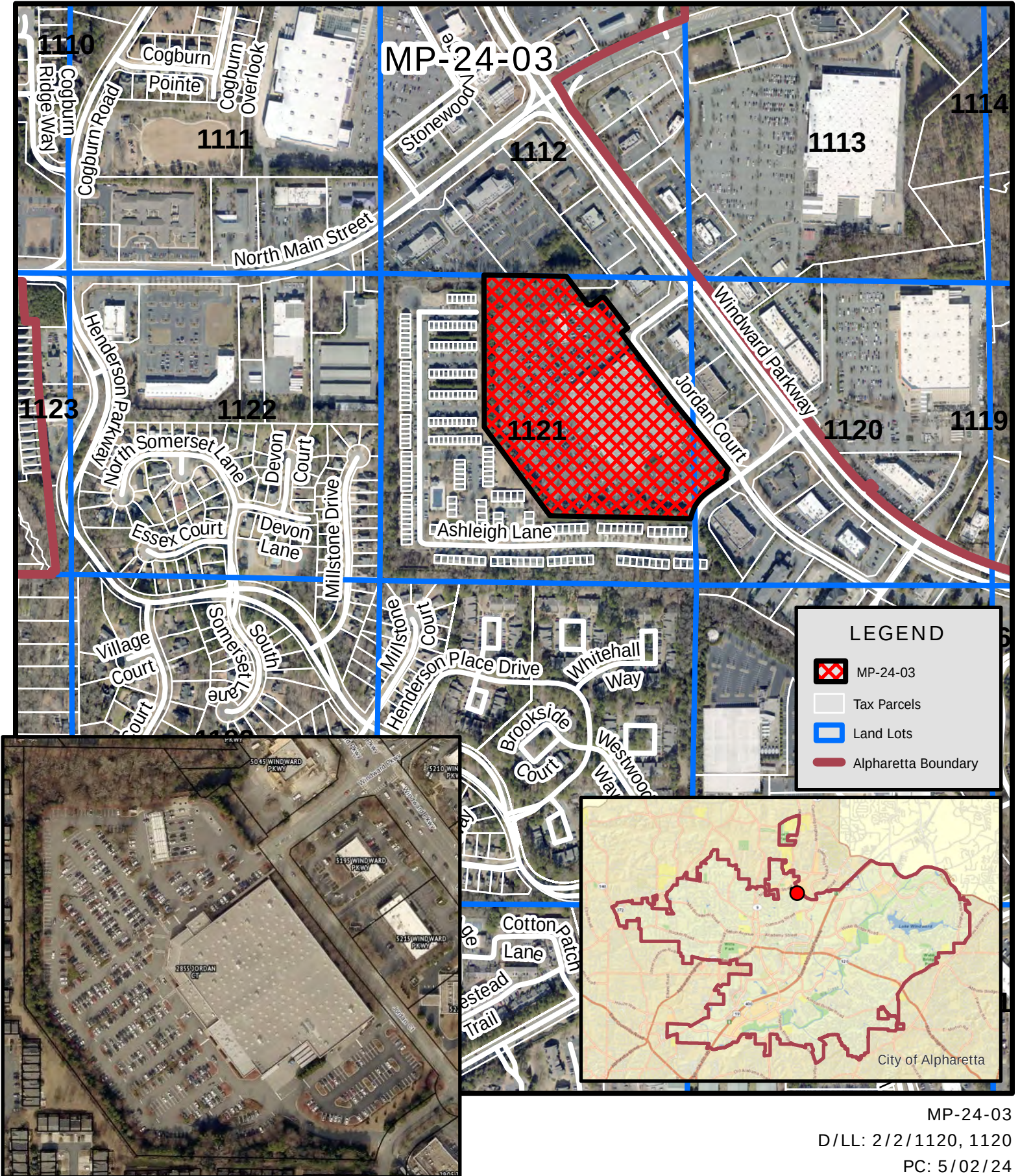
#### **COMMUNITY ZONING INFORMATION MEETING**

CZIM was held on April 10, 2024. There were no public comments.

#### **IV. ATTACHMENTS:**

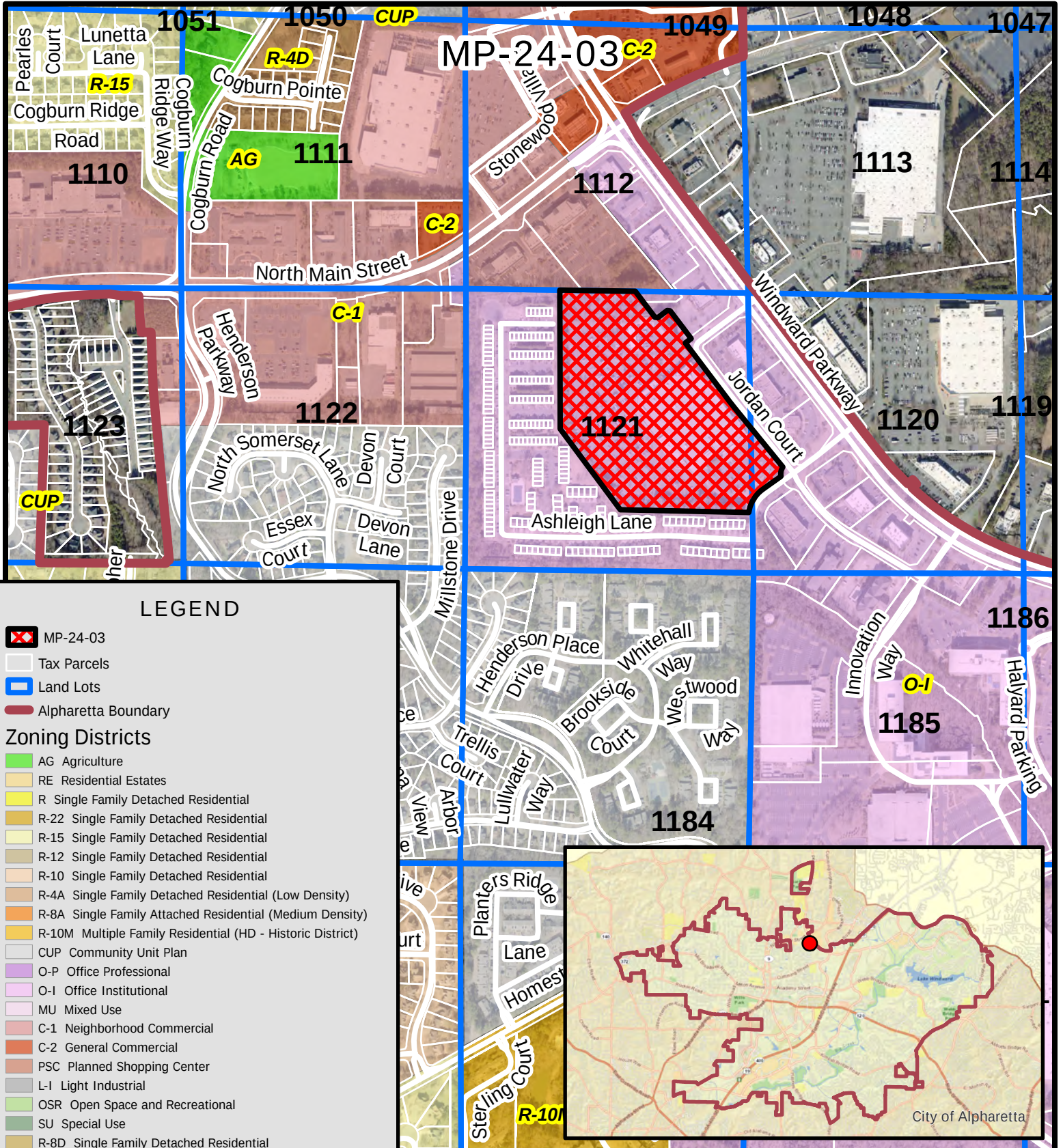
- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- CZIM
- Citizen Part B
- Application





Aerial Map  
 Oxford Green Master Plan  
 Costco Wholesale  
 2855 Jordan Court





## LEGEND

MP-24-03

Tax Parcels

Land Lots

Alpharetta Boundary

## Zoning Districts

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

MP-24-03

D/LL: 2/2/1120, 1120

PC: 5/02/24

CC: 5/20/24

## Zoning Map

Oxford Green Master Plan

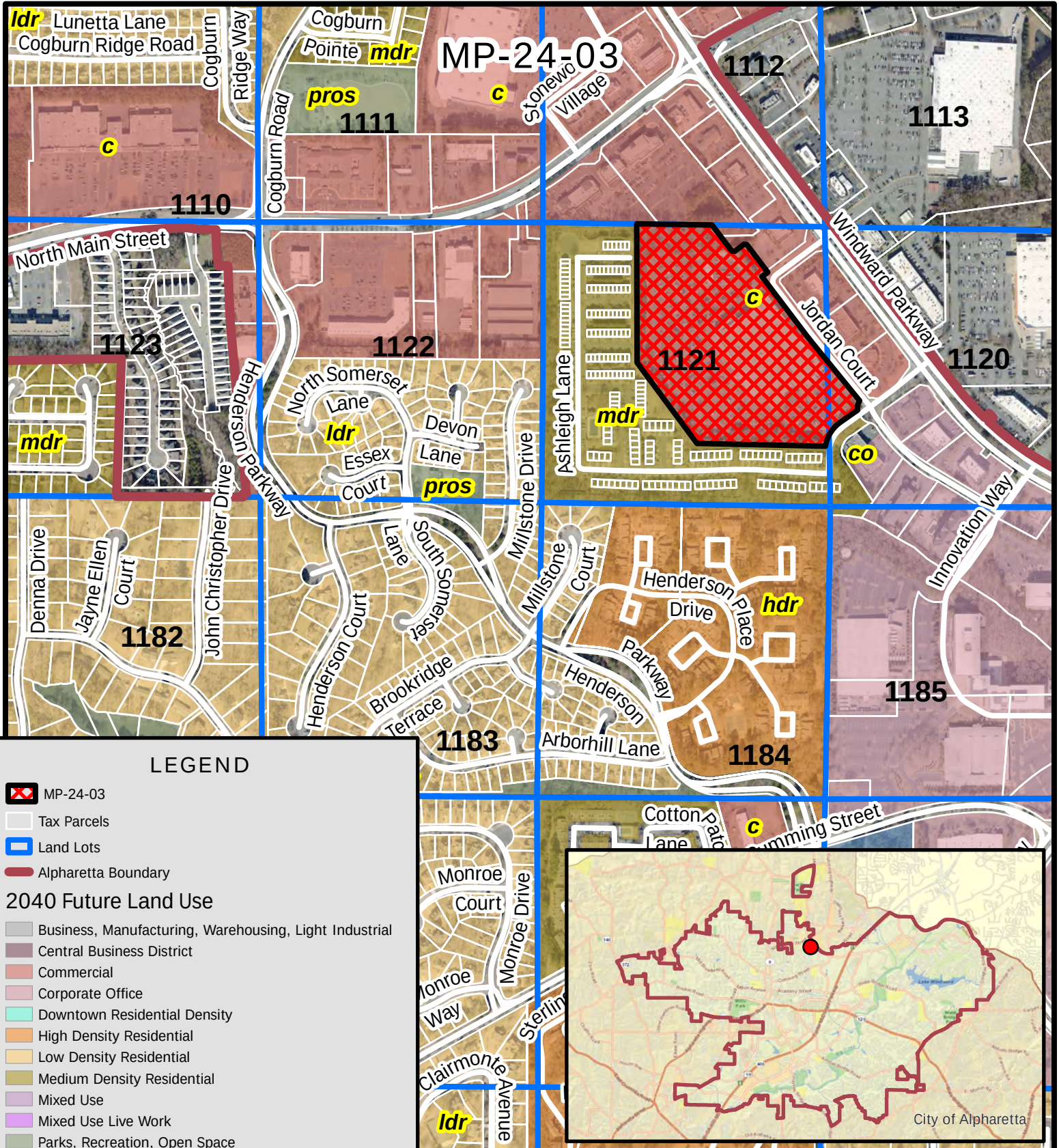
Costco Wholesale

2855 Jordan Court

Location Map Provided by:  
Community Development - GIS

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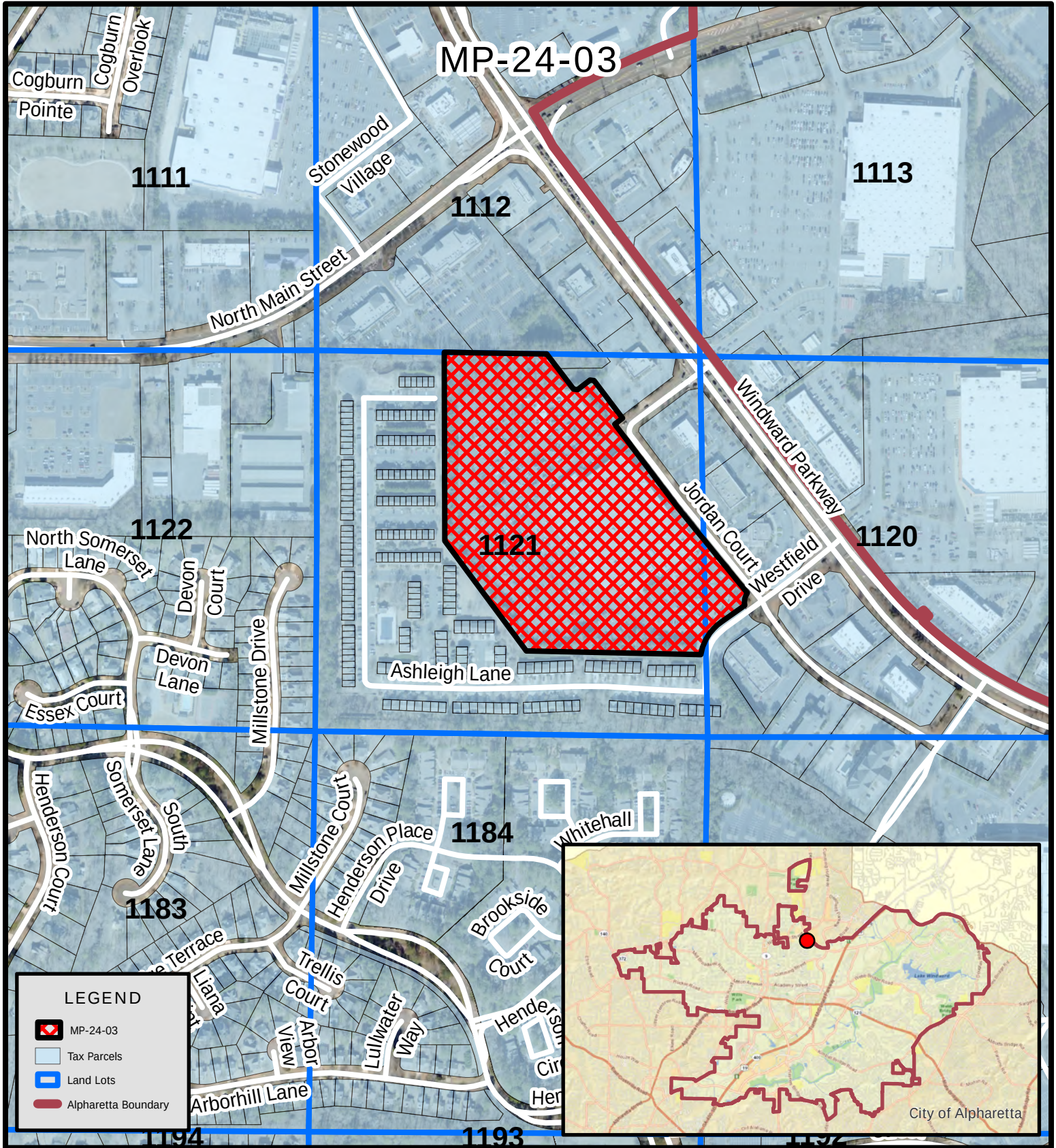




Future Land Use Map  
Oxford Green Master Plan  
Costco Wholesale  
2855 Jordan Court

MP-24-03  
D/LL: 2/2/1120, 1120  
PC: 5/02/24  
CC: 5/20/24





MP-24-03

D/LL: 2/2/1120, 1120

PC: 5/02/24

CC: 5/20/24

Location Map  
Oxford Green Master Plan  
Costco Wholesale  
2855 Jordan Court



Location Map Provided by:  
Community Development - GIS  
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**Community Zoning Information Meeting (CZIM)**

**April 10, 2024**

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

**MP-24-03 / Costco Wholesale/Oxford Green Master Plan**

| NAME | ADDRESS    | COMMENTS |
|------|------------|----------|
|      |            |          |
|      | No Comment |          |
|      |            |          |
|      |            |          |
|      |            |          |
|      |            |          |

## 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: Costco Alpharetta Master Plan Amendment

Contact Name: Julie Miller / Nick Tosi

Telephone: 678-990-2408 /  
703-885-4006

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.

3/27/24 via Phone : Nancy Johnson (5041 Brookside Ct) said she was  
in support of the expansion

3/28/24 via Email : Greg Harding (President of Windward Pointe HOA)  
requested information to view and expressed concerns  
about traffic.

4/10/24 CZIM : no attendees

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.*

- |                                               |                                                       |
|-----------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Letter               | <input type="checkbox"/> Personal Visits              |
| <input checked="" type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting                |
| <input checked="" type="checkbox"/> Email     | <input type="checkbox"/> Other (Please Specify) _____ |

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

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

Signature of Authorized Agent: Nick Tosi

Date: 02/28/24

Print Form



March 18, 2024

RE: **PH-24-0009 / Costco Alpharetta Master Plan Amendment**

Dear Property Owner:

We are representing the applicant, Costco Wholesale Corporation, in the above referenced case located at 2855 Jordan Court.

Please allow this letter to serve as public notice for consideration of a master plan amendment to allow for a 13,500 square foot expansion of the Costco building. A master plan amendment is requested to Oxford Green Master Plan Tract A to increase the maximum allowable square footage of the building from 138,500 to 152,000 square feet. The property is located at 2855 Jordan Court and is legally described as being located in Land Lots 1120 & 1121, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia. This will be a minimal change to the building and overall site development and will require no additional parking or other changes to the property.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, April 10, 2024, at 6:00 p.m. This meeting will take place in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 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 City Council on Monday, May 20, 2024, 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 above request, please feel free to contact me at your convenience. I can be reached at [jwm@aecatl.com](mailto:jwm@aecatl.com) or (770) 641-1942.

Sincerely,  
**AEC, Inc.**

A handwritten signature in black ink, appearing to read 'Julia Miller', written over a horizontal line.

Julia Miller, PE  
Vice President

JWM/slr  
Attachments



PRG INVESTMENT EQUITIES LP  
9454 WILSHIRE BLVD STE 220  
BEVERLY HILLS CA 90212-2903

LEUNG WAI PONG  
RM 2409 OI YAN HOUSE  
KOWLOON 000000 HONG KONG

PACHECO CHEROKEE & PACHECO VANESSA  
SUE  
4058 WHITEHALL WAY  
ALPHARETTA GA 30004

MUBARAK REAL ESTATE LLC  
5225 FIVE FORKS TRICKUM RD  
LILBURN GA 30047

LN REALTY LLC  
330 WELWYN WALK  
ALPHARETTA GA 30022

DE CARLO DENISE  
4051 WHITEHALL WAY  
ALPHARETTA GA 30004

EXTRA SPACE PROPERTIES TWO LLC  
2795 E COTTONWOOD PKWY # 300  
SALT LAKE CITY UT 84121

ALFONSO EUGENIO MANUEL JR  
4084 WHITEHALL WAY  
ALPHARETTA GA 30004

SHIPPEY GWEN E & EDWARD A  
4053 WHITEHALL WAY  
ALPHARETTA GA 30004-7410

SPIDALIERI ANDREA T  
4092 WHITEHALL WAY  
ALPHARETTA GA 30004

LEGUIZAMON GISELLE A  
4086 WHITEHALL WAY  
ALPHARETTA GA 30004

MAGUIRE GREGORY JAMES  
4055 WHITEHALL WAY  
ALPHARETTA GA 30004

FORTIER SHARON P & CAFFEY LYNDIA P  
4094 WHITEHALL WAY  
ALPHARETTA GA 30004

KIEVER CAROL R & WILLIAM R CO TR  
4087 WHITEHALL WAY  
ALPHARETTA GA 30004

HOLLINGSWORTH CARSON J  
4057 WHITEHALL WAY  
ALPHARETTA GA 30004

MISCH LESLIE J  
4096 WHITEHALL WAY  
ALPHARETTA GA 30004

CONSOR ROBIN & BRUCE JAY  
4083 WHITEHALL WAY  
ALPHARETTA GA 30004

ROE DONNA L  
4042 WHITEHALL WAY  
ALPHARETTA GA 30004-7410

BENDIAK MARIA & DUBELTMAN OLGA  
4155 BIG CREEK OVERLOOK  
ALPHARETTA GA 30005

HARRIS EARL & IOLA  
4085 WHITEHALL WAY  
ALPHARETTA GA 30004

KCHBS HOLDINGS LLC  
4 E LEXINGTON LN #D  
WEST PALM BEACH FL 33418

CARSWELL GAYLE CHARLENE  
4091 WHITEHALL WAY  
ALPHARETTA GA 30004

IBR LEASE MANAGEMENT LLC  
160 STONE ORCHARD CT  
ALPHARETTA GA 30004

SPILLMAN MINNIE JO  
4044 WHITEHALL WAY  
ALPHARETTA GA 30004

WOOD CINDY H  
4093 WHITEHALL WAY  
ALPHARETTA GA 30004

BEARD JERRY W  
P O BOX 932  
ALPHARETTA GA 30009

DONAHUE KELSEY A  
4043 WHITEHALL WAY  
ALPHARETTA GA 30004

DE CARLO NATHAN ROBERT & HOPE  
4095 WHITEHALL WAY  
ALPHARETTA GA 30004

HILTON PATRICIA ANNETTE  
4056 WHITEHALL WAY  
ALPHARETTA GA 30004-7410

CLATER TOMMY  
4046 WHITEHALL WAY  
ALPHARETTA GA 30004

LATEN MELANIE A  
4045 WHITEHALL WAY  
ALPHARETTA GA 30004

HACKMON OFIR & INBAL  
4024 WHITEHALL WAY  
ALPHARETTA GA 30004

JOHN A GIANOLA REVOCABLE TRUST THE  
4063 WHITEHALL WAY  
ALPHARETTA GA 30004-7411

WOODRUFF JENNIFER LEIGH  
4048 WHITEHALL WAY  
ALPHARETTA GA 30004

678 INVESTMENTS LLC  
1010 SIGNAL PTE  
ALPHARETTA GA 30005

CABRERA PEDRO NEL & CABRERA JONATHAN FERNANDO  
245 KAOLIN CT  
ALPHARETTA GA 30022

BUSTINZA MARIA J & MENDOZA DELQUIS R  
4047 WHITEHALL WAY  
ALPHARETTA GA 30004

STANLEY ANDREW  
4027 WHITEHALL WAY  
ALPHARETTA GA 30004

PERLIN MICHAEL & PERLIN DIANE M  
4061 WHITEHALL WAY  
ALPHARETTA GA 30004-7411

HAMEL RHONDA D  
4031 WHITEHALL WAY  
ALPHARETTA GA 30004

HOPKINS BETTY S  
4025 WHITEHALL WAY  
ALPHARETTA GA 30004-3866

GEMASSIST LLC  
407 NOTTAWAY LN  
ALPHARETTA GA 30009

BADEJO GLORIA L C  
4034 WHITEHALL WAY  
ALPHARETTA GA 30004

THOMPSON CLIVE & CHELLIS COLLEEN  
4023 WHITEHALL WAY  
ALPHARETTA GA 30004

PARK MI  
4074 WHITEHALL WAY  
ALPHARETTA GA 30004

APEX INVESTORS LLC  
700 CHAMPIONS CLOSE  
ALPHARETTA GA 30004

ALDRICH DANIEL H & ALDRICH SANDRA R  
556 OAKSIDE PL  
ACWORTH GA 30102

BROWNING PAMELA J  
4073 WHITEHALL WAY  
ALPHARETTA GA 30004

RYAN ERIC  
4036 WHITEHALL WAY UNIT 4036  
ALPHARETTA GA 30004

ADAMS DAVIE E.  
4067 WHITEHALL WAY  
ALPHARETTA GA 30004

PINA ANNA  
4076 WHITEHALL WAY  
ALPHARETTA GA 30004

BATES JOE N JR  
4035 WHITEHALL WAY  
ALPHARETTA GA 30004

NAJARIAN ENTERPRISES LLC  
12110 LAURELWOOD FARM DR  
ALPHARETTA GA 30004

SHACKELFORD JON DEREK  
4075 WHITEHALL WAY  
ALPHARETTA GA 30004

BREEN JUDITH  
86 WINDCHIME WAY  
FREEPORT FL 32439

HAMEL RHONDA D  
4065 WHITEHALL WAY  
ALPHARETTA GA 30004

GANTA SUDHA R  
4077 WHITEHALL WAY  
ALPHARETTA GA 30004

COMEAU JUNYE Z & COMEAU ERICH C  
4025 SCHOONER RDG  
ALPHARETTA GA 30005

POLITE GINA  
255 TRIPLE OAKS DR  
TUCKER GA 30084

SARABI NAZANINE GERAMI  
290 FRANCYNE CT  
ATLANTA GA 30328

QUEEN OPAL N  
4106 WHITEHALL WAY  
ALPHARETTA GA 30004

LIN JENNY C  
18 JACKIE DR  
MORGANVILLE NJ 07751

GRAY ALICIA LOUISE  
3087 WESTWOOD WAY  
ALPHARETTA GA 30004

CATO DONALD E  
4105 WHITEHALL WAY  
ALPHARETTA GA 30004

BRADLEY CHARLES  
4017 WHITEHALL WAY  
ALPHARETTA GA 30004

ALEX BYJU K  
11855 MORNING MIST DR  
ALPHARETTA GA 30005

MURPHY ROBERT & HARRIS MATTIE M  
4104 WHITEHALL WAY  
ALPHARETTA GA 30004

CONSOR BRUCE JAY & CONSOR ROBIN  
4015 WHITEHALL WAY  
ALPHARETTA GA 30004

HICKEY SANDRA  
3085 WESTWOOD WAY  
ALPHARETTA GA 30004

BASSETT PATRICIA A & BLALOCK SHANN  
AN JEAN  
4103 WHITEHALL WAY  
ALPHARETTA GA 30004

HANBERRY MACKENZIE R  
4014 WHITEHALL WAY  
ALPHARETTA GA 30004

SUPINSKI ALEXANDER D  
3072 WESTWOOD WAY  
ALPHARETTA GA 30004

KAPLE MARION H & DONALD  
4101 WHITEHALL WAY  
ALPHARETTA GA 30004

ELLIOTT PETER B & DIANA L  
4011 WHITEHALL WAY  
ALPHARETTA GA 30004

IBR LEASE MANAGEMENT LLC  
160 STONE ORCHARD CT  
ALPHARETTA GA 30004

PONSELLA B JANET LIVING TRUST THE  
4117 WHITEHALL WAY  
ALPHARETTA GA 30004

POPESCU FLORIN & BASIMAH  
9015 MOOR PARK RUN  
DULUTH GA 30097

GLOVER PETER D  
3074 WESTWOOD WAY  
ALPHARETTA GA 30004

BRADLEY ELIZABETH M  
4116 WHITEHALL WAY  
ALPHARETTA GA 30004

FOROOZANDEH RAD FAMILY TRUST THE  
6250 SHILOH RD STE 20  
ALPHARETTA GA 30005

OAKLEY ROBIN S & OAKLEY BILL M  
14695 TIMBER PT  
ALPHARETTA GA 30004

CLARK LLOYD G & ANDREW S  
4114 WHITEHALL WAY  
ALPHARETTA GA 30004

GARRIDO LAURA  
3081 W WOOD WAY  
ALPHARETTA GA 30004

NORTON CATHERINE  
3076 WESTWOOD WAY  
ALPHARETTA GA 30004-7409

CRAIL C FRANK & MONICA J  
4111 WHITEHALL WAY  
ALPHARETTA GA 30004

MARBURGER ELIZABETH A  
3084 WESTWOOD WAY  
ALPHARETTA GA 30004

DOSS DAVID CARL  
155 BAXTER RD  
ULM AR 72170

MURRAY NANCIE  
4115 WHITEHALL WAY  
ALPHARETTA GA 30004

WATERS JEFFREY L ET AL  
3086 WESTWOOD WAY  
ALPHARETTA GA 30004

VAUCHER JEANETTE L  
3078 WESTWOOD WAY  
ALPHARETTA GA 30004-7409

JONES ELEANOR M  
3077 WESTWOOD WAY  
ALPHARETTA GA 30004-7409

ROBERT EUGENE BAIRD REVOCABLE LIVI  
NG TRUST  
11887 BIG CANOE  
JASPER GA 30143-5151

BRANHUT CECILIA  
5017 BROOKSIDE CT  
ALPHARETTA GA 30004

WILSON BRENDA  
3062 WESTWOOD WAY  
ALPHARETTA GA 30004

EBERT SUSAN  
3096 WESTWOOD WAY  
ALPHARETTA GA 30004

MENSE REVOCABLE TRUST THE  
575 ESTATE CLUB CIR  
ROSWELL GA 30075

LONG CHRIS S & BELT DARRYL W  
3064 WESTWOOD WAY  
ALPHARETTA GA 30004

NYAZEMA LOVEMORE & NYAZEMA ROSALIA  
T  
3220 WARBLER WAY  
CUMMING GA 30041

DE CASTRO LEILA & DE CASTRO RHODER  
ICK  
5026 BROOKSIDE CT  
ALPHARETTA GA 30004

WILDER TARA L  
3066 WESTWOOD WAY  
ALPHARETTA GA 30004

GRANT CHRISTINE A  
3094 WESTWOOD WAY  
ALPHARETTA GA 30004

LOTZE KENDAL  
5024 BROOKSIDE CT  
ALPHARETTA GA 30004

FOSTER CHRISTOPHER P  
3068 WESTWOOD WAY  
ALPHARETTA GA 30004

TURNER PAIGE M  
3091 WESTWOOD WAY  
ALPHARETTA GA 30004

DORSEY SANDRA  
5021 BROOKSIDE CT  
ALPHARETTA GA 30004

SULLIVAN KIMBERLY E  
3061 WESTWOOD WAY  
ALPHARETTA GA 30004

SIMMONS HAZEL  
5011 BROOKSIDE CT  
ALPHARETTA GA 30004

RIG CONSULTING INC  
5023 BROOKSIDE CT  
ALPHARETTA GA 30004

LE GRAND LINDA LOUISE  
6185 PRISTINE DR  
CUMMING GA 30040

ODEEN JUDITH P  
5013 BROOKSIDE CT  
ALPHARETTA GA 30004

HULETT STEPHEN B  
5025 BROOKSIDE CT  
ALPHARETTA GA 30004

MACFADYEN JILL E  
3065 WESTWOOD WAY  
ALPHARETTA GA 30004

GELMAN DAVELYN  
5014 BROOKSIDE CT  
ALPHARETTA GA 30004-3816

BURTON LISA  
5037 BROOKSIDE CT  
ALPHARETTA GA 30004

TAULET BALL NORMA  
3067 WESTWOOD WAY  
ALPHARETTA GA 30004

AKULA PRAVEEN  
2720 GATLIN WAY  
CUMMING GA 30041

CATIC FADILA  
5036 BROOKSIDE CT  
ALPHARETTA GA 30004

PRASKIEVICZ KATHRYN ANN  
3097 WESTWOOD WAY  
ALPHARETTA GA 30004

DUFFEY APRIL M ET AL  
156 MAJESTIC EAGLE DR  
PONTE VERDRA FL 32081

RANDAZZO SALVATORE  
5034 BROOKSIDE CT  
ALPHARETTA GA 30004



GUTIERREZ HUGO E  
5031 BROOKSIDE CT  
ALPHARETTA GA 30004

PANAGIOTOPOULOS FRANCES  
5056 BROOKSIDE CT  
ALPHARETTA GA 30004

WATTS JAMES L  
230 N MEETING AVE  
GEORGIANA AL 36033

ANDERSON ALYSSA  
5033 BROOKSIDE CT  
ALPHARETTA GA 30004

KLOTZ SHANE P  
5054 BROOKSIDE CT  
ALPHARETTA GA 30004-7414

GOLDSCHMIDT HELENE  
20 HIGH ST  
SNYDER NY 14226

JETER HENDRICK & JETER JUDY J  
5035 BROOKSIDE CT  
ALPHARETTA GA 30004

VIRGINIA N BURGESS REVOCABLE LIVIN  
G TRUST THE  
152 MARIETTA ST  
ALPHARETTA GA 30004

DADSON TENA & DADSON JAMES  
2350 COBB PKWY SE APT 3C  
SMYRNA GA 30080

JOHNSON WYLENE C  
5047 BROOKSIDE CT  
ALPHARETTA GA 30004

MORRISON NANCY KEFFER  
5055 BROOKSIDE CT  
ALPHARETTA GA 30004

CRAIG KATRECE  
3056 WESTWOOD WAY  
ALPHARETTA GA 30004

BURDETTE SANDRA  
5045 BROOKSIDE CT  
ALPHARETTA GA 30004

AL AZZAWI LAMYAA & RASHID MUSTAFA  
5053 BROOKSIDE CT  
ALPHARETTA GA 30004-7414

GREENBERG SHAWNA MARIE & MICHAEL S  
ETH  
3057 WESTWOOD WAY  
ALPHARETTA GA 30004

OESTERLE CYNTHIA L  
5046 BROOKSIDE CT  
ALPHARETTA GA 30004-7414

DORSEY CAROL  
3017 WESTWOOD WAY  
ALPHARETTA GA 30004

AGARWAL SANJEEV & GUPTA DIPTI  
14275 CREEK CLUB DR  
ALPHARETTA GA 30004

MAGNIBLISS LLC  
110 WENTWORTH TER  
ALPHARETTA GA 30022

DESAI SHIVANI  
3015 WESTWOOD WAY  
ALPHARETTA GA 30004

BROWN LATASIA D & COX DEREK ALEXAN  
DER  
3054 WESTWOOD WAY  
ALPHARETTA GA 30004

GIDEON ETHAN & JEANNETTE SINASOHN  
REVOCABLE LIVING  
100 MT SHASTA LANE  
JOHNS CREEK GA 30022

PRICE RICHARD E HARRIS TRACIE ANN  
270 WILDE GREEN DR  
ROSWELL GA 30075

TANNER REBECCA L  
3055 WESTWOOD WAY  
ALPHARETTA GA 30004-3876

JOHNSON NANCY G  
5041 BROOKSIDE CT  
ALPHARETTA GA 30004

POLAVARAPU SRINIVASA B & PUVVADA T  
ANUJA  
1720 PARAMORE PL  
MARIETTA GA 30062

GAYLES CHENELLE  
3058 WESTWOOD WAY  
ALPHARETTA GA 30004

HOPKINS SARAH  
5057 BROOKSIDE CT  
ALPHARETTA GA 30004

LUPER STEVEN  
3014 WESTWOOD WAY  
ALPHARETTA GA 30004

MORAN TIMOTHY C  
3041 WESTWOOD WAY  
ALPHARETTA GA 30004-3875

FINLEY JEREMY  
5435 BRECKINRIDGE LANE  
CUMMING GA 30040

PRICE FAMILY LIVING THE  
1001 MORNINGSIDE PARK DR  
ALPHARETTA GA 30022

NELSON MARION SR & ANITA FRANCEEN  
2027 HENDERSON CIR  
ALPHARETTA GA 30004

GROSSMAN JENNIFER M  
3044 WESTWOOD WAY  
ALPHARETTA GA 30004

FILIPSKY CARMEN & FILIPSKY MILAN  
3070 WINDWARD PLZ F130  
ALPHARETTA GA 30005

BRESHEARS KATHRYN E  
2025 HENDERSON CIR  
ALPHARETTA GA 30004

BURDETTE THOMAS C JR  
3045 WESTWOOD WAY  
ALPHARETTA GA 30004

VONTELA RAVINDER  
3036 WESTWOOD WAY # 5  
ALPHARETTA GA 30004

CALDWELL JACK IRBY III  
2023 HENDERSON CIR  
ALPHARETTA GA 30004

LYNCH MATT  
3046 WESTWOOD WAY  
ALPHARETTA GA 30004-3875

AYAN DUYGU  
7380 JAMESTOWN DR  
ALPHARETTA GA 30005

STURDY ERIC & NADENE  
4904 VALLEY VIEW RD  
BELLAIRE MI 49615

WYATT GLORIA M  
3047 WESTWOOD WAY  
ALPHARETTA GA 30004-3875

KATCHOURINE LIVING TRUST THE  
3031 WESTWOOD WAY  
ALPHARETTA GA 30004

BRASCH PAUL G & JOHN E  
2015 HENDERSON CIR  
ALPHARETTA GA 30004

STOCKMAN AMY E  
3027 WESTWOOD WAY  
ALPHARETTA GA 30004

MELA IXZY CRISTINA & ANA  
825 BELLEMEADE PL  
ALPHARETTA GA 30004

NELSON MARIO L SR & NELSON ANITA F  
2016 HENDERSON CIR  
ALPHARETTA GA 30004

THOMPSON TIMOTHY T  
3025 WESTWOOD WAY  
ALPHARETTA GA 30004

JOHNSON CHARLES T JR  
3033 WESTWOOD WAY  
ALPHARETTA GA 30004

TRAWICK SALLY G & MARVEL JEANNE A  
10820 GRENADIER LANE  
ALPHARETTA GA 30022

ZOLLER LINWOOD WILLIAM IV  
3026 WESTWOOD WAY  
ALPHARETTA GA 30004

SLOAN D R JR  
820 SADDLE HILL RD  
ROSWELL GA 30075-1237

LIBERMAN SERGEY & SAVCENCO NATALIA  
2014 HENDERSON CIR  
ALPHARETTA GA 30004

POINDEXTER DEBORAH  
3023 WESTWOOD WAY  
ALPHARETTA GA 30004

ALLEN ROBERT W  
2024 HENDERSON CIR  
ALPHARETTA GA 30004

THOMPSON JOHN C III & LAURIE A  
2011 HENDERSON CIR  
ALPHARETTA GA 30004

MONAVARTY RAVINDRA BABU & POLAVARA  
PU SRINIVASA  
3024 WESTWOOD WAY  
ALPHARETTA GA 30004

HARRIS CAROL ANN  
2026 HENDERSON CIR  
ALPHARETTA GA 30004

NOBLOCK EDWARD & NOBLOCK CAROL  
7017 SOMERSET CIR  
ALPHARETTA GA 30004

MITCHELL ROSANNA L & UREY TAMMY R  
7015 SOMERSET CIR  
ALPHARETTA GA 30004

YASHIN ALEKSANDR V  
P O BOX 5696  
ALPHARETTA GA 30023

WAGONER JIM  
250 KENWOOD WAY  
SAN FRANCISCO CA 94127

HARRIS ERROL ALWYN & NATALIE A  
5325 LEXINGTON WOODS LANE  
ALPHARETTA GA 30004

ATACHE HAMIDEH R  
5495 CALDORWOOD RD  
CUMMING GA 30040

CALDWELL JOHN A & PAT A  
6035 COVENTRY CIR  
ALPHARETTA GA 30004

CARANAM LLC  
7013 SOMERSET CIR  
ALPHARETTA GA 30004

KENNEDY LYNDIA J  
7034 SOMERSET CIR  
ALPHARETTA GA 30004-7416

CAMBRIDGE INVESTMENT MANAGEMENT  
2560 HOPEWELL PLANTATION DR  
ALPHARETTA GA 30004

MARKOPOULOS NIKOS  
7014 SOMERSET CIR  
ALPHARETTA GA 30004

LARKIN HELEN R ET AL  
7033 SOMERSET CIR  
ALPHARETTA GA 30004

LESEM DEBORAH  
262 CUMMING ST  
ALPHARETTA GA 30009

KONDREDDI BHAVANI C  
1705 RUTLAND PKWY  
CUMMING GA 30041

JOSEPH RALPH & JOSEPH STACY ANN R  
7036 SOMERSET CIR  
ALPHARETTA GA 30004

WRIGHT JOHNNIE M & JIMMIE L  
6024 COVENTRY CIR  
ALPHARETTA GA 30004

KRASAVINA MARIA  
7027 SOMERSET CIR  
ALPHARETTA GA 30004

JORDAN MICHAEL D  
1055 AUTUMN CLOSE  
ALPHARETTA GA 30004-4562

BARNES RONALD M  
6025 COVENTRY CIR  
ALPHARETTA GA 30004-3867

JONES KENNETH & DE OLIVEIRA ADRIANA  
426 ROSE CREEK PL  
WOODSTOCK GA 30189

STRICKLAND LATROY D  
7037 SOMERSET CIR  
ALPHARETTA GA 30004

BAILEY CHARLES W JR  
6026 COVENTRY CIR  
ALPHARETTA GA 30004

FRITZ BARBARA  
7025 SOMERSET CIR  
ALPHARETTA GA 30004

STANLEY MARIA STEPHEN JOSEPH  
230 CROWN VETCH LANE  
ALPHARETTA GA 30005

JONES AUREY W  
6027 COVENTRY CIR  
ALPHARETTA GA 30004

ZAIN AMBER  
7024 SOMERSET CIR  
ALPHARETTA GA 30004

DEBERNARDI SANTIAGO  
6034 COVENTRY CIR  
ALPHARETTA GA 30004

RYAN MARK D & RYAN MARY K  
14530 CREEK CLUB DR  
ALPHARETTA GA 30004

VIANI JOHN A & MARGARET E  
7023 SOMERSET CIR  
ALPHARETTA GA 30004

FELDMAN SHAUN  
6031 COVENTRY CIR  
ALPHARETTA GA 30004

NEWMAN LEWIS G  
3032 BAKERS MDW  
ATLANTA GA 30339

KIRCHNER JULIE F  
2009 RALEIGH TAVERN DR  
ROSWELL GA 30076

MUELLER MARILYN P  
6041 COVENTRY CIR  
ALPHARETTA GA 30004-7415

SADIG ELSAYED  
1435 MILLSTONE DR  
ALPHARETTA GA 30004

FULLER BARBARA  
12 LONGSTREET CT  
WEAVERVILLE NC 28787

FOSCO DOMINIC  
6042 COVENTRY CIR  
ALPHARETTA GA 30004

MANSELL ROAD HOLDINGS LLC  
5200 BUFFINGTON RD  
ATLANTA GA 30349

SHULL KENNETH E  
6015 COVENTRY CIR  
ALPHARETTA GA 30004

RAVINDRA BABU MONAVARTY & TANUJA P  
UVVADA REVOCABLE  
4465 HASTINGS DR  
CUMMING GA 30041-5811

NORTHMARK WINDWARD LLC  
P.O. BOX 570486  
ATLANTA GA 30357

SHIPP ABIGAIL  
6013 COVENTRY CIR  
ALPHARETTA GA 30004

GIBBONS MICHAEL PETER & CAITLYN Y  
5212 ROKEFIELD WAY  
NORCROSS GA 30092

PIONEER REAL ESTATE DEV INC  
4652 UNION HWY  
GAFFNEY SC 29340

STRIBLING RALPH C & STRIBLING SUE C  
6051 COVENTRY CIR  
ALPHARETTA GA 30004

KURKOWSKI JOSEPH E  
6046 COVENTRY CIR  
ALPHARETTA GA 30004

SHUBERT & BOOTH WINDWARD 2 LLC  
234 W 44TH ST  
NEW YORK NY 10036

BARTOW JEROME R  
6054 COVENTRY CIR  
ALPHARETTA GA 30004

HERNDON CAROLYN W  
6045 COVENTRY CIR  
ALPHARETTA GA 30004

SHUBERT & BOOTH WINDWARD 1 LLC  
234 W 44TH ST  
NEW YORK NY 10036

BRIERE JEANETTE B  
6053 COVENTRY CIR  
ALPHARETTA GA 30004

TURNER FAMILY IRREVOCABLE TRUST THE  
6047 COVENTRY CIR  
ALPHARETTA GA 30004

OWEN MOTORS INC  
16 INVERNESS DR  
BLUFFTON SC 29910

FREELAND JONATHAN  
170 MANNING DR  
ALPHARETTA GA 30009

ZEVA MANAGEMENT LLC  
10605 HAYNES VALLEY CT  
ALPHARETTA GA 30022

BALCH ALPHARETTA LLC ET AL  
6 SANTA BARBARA PL STE 250  
LAGUNA BEACH CA 92677

BEKAROGLU NESIM  
4564 TOVERO PASS  
CUMMING GA 30040

KELLEY APRIL  
6037 COVENTRY CIR  
ALPHARETTA GA 30004

5325 WINDWARD PARKWAY LLC  
5325 WINDWARD PKWY  
ALPHARETTA GA 30004

SECHLER CONRAD J JR  
P O BOX 1045  
ALPHARETTA GA 30009

WARGO JUDY  
1445 MILLSTONE DR  
ALPHARETTA GA 30004

WINDWARD HOTEL LLC  
400 GALLERIA PKWY SE SUITE 1200  
ATLANTA GA 30339

SCOTT H LEE TR  
P.O. BOX 8050 MS-0555  
BENTONVILLE AR 72712-8050

ANGLADE FAMILY REVOCABLE LIVING TR  
UST THE  
435 PINE BOUGH CT  
ALPHARETTA GA 30004

HASANI FARID & HASANI SHIDEH  
2621 ASHLEIGH LANE  
ALPHARETTA GA 30004

WINDWARD PROMENADE LLC  
3350 RIVERWOOD PKY STE 450  
ATLANTA GA 30339

LARSON MARIA  
630 COPPER CREEK CIR  
ALPHARETTA GA 30004

KANCHERLA KALYAN R  
4365 GAVIRA CT  
CUMMING GA 30040

CORBETT WILLIAM & ELENA  
9280 HORSESHOE BEND  
GAINESVILLE GA 30506

HARRISSON TEODORICO J & BERTHA C  
2601 ASHLEIGH LN  
ALPHARETTA GA 30004

CONSTANTINE YOLANDA  
2625 ASHLEIGH LANE  
ALPHARETTA GA 30004

FIDELITY BANK  
3490 PIEDMONT RD NE STE 1550  
ATLANTA GA 30305

JACOB JULIA M  
2599 ASHLEIGH LANE  
ALPHARETTA GA 30004

GALMANI ALMAS MOHAMMED A & DOSSANI  
AMIN  
2627 ASHLEIGH LANE  
ALPHARETTA GA 30004

SUNTRUST BANK ATLANTA  
PO BOX 26665 VA-RIC-8614  
RICHMOND VA 23261-6665

IRREVOCABLE TRUST FOR THE BENEFIT  
OF CHARLES BIRD  
P.O.BOX 813218  
SMYRNA GA 30081-3218

ANANTHU SARATH BABU  
2629 ASHLEIGH LANE  
ALPHARETTA GA 30004

WINDWARD EYE GROUP LLC  
5315 F WINDWARD PKWY  
ALPHARETTA GA 30004

BHAVSAR NIKI P ET AL  
2611 ASHLEIGH LN  
ALPHARETTA GA 30004

ROSHANAEI OMID & SHAKERI ZHALEH  
2649 ASHLEIGH LN  
ALPHARETTA GA 30004

ALLEN MICHELLE  
2607 ASHLEIGH LANE  
ALPHARETTA GA 30004

LEWIS BILLY NGAMDEE  
2613 ASHLEIGH LANE  
ALPHARETTA GA 30004

GUERRAK LEILA  
2647 ASHLEIGH LANE  
ALPHARETTA GA 30004

REAL HOPE PROPERTIES LLC  
PO BOX 6715  
MARIETTA GA 30065

FLETCHER KENYON B & FLETCHER ANNA  
LYN  
2615 ASHLEIGH LANE  
ALPHARETTA GA 30004

OSMANBASIC AZUR & ABDURAHMAN  
2645 ASHLEIGH LANE  
ALPHARETTA GA 30004

LOWES HOME CENTERS INC  
1000 LOWE'S BLVD  
MOORESVILLE NC 28117

PETERSEN CALLIE LYNN & PETERSEN BR  
IAN CHASE  
2617 ASHLEIGH LANE  
ALPHARETTA GA 30004

CALDWELL HILARY  
2643 ASHLEIGH LANE  
ALPHARETTA GA 30004

NEW CINGULAR WIRELESS PCS LLC  
208 S AKARD ROOM 2941  
DALLAS TX 75202

BANGWAL HEAMWANT  
2619 ASHLEIGH LANE  
ALPHARETTA GA 30004

DE AYANENDU & DE ANANYA  
3395 RAYMOND DR  
ATLANTA GA 30340



LESLIE ROSE HARPER WILLIAMS REVOCABLE TRUST THE  
123 CALDER DR  
ALPHARETTA GA 30009

INGERSOLL VANESSA NICOLE  
2704 ASHLEIGH LANE  
ALPHARETTA GA 30004

NIDAMARTI SANTOSH  
2722 ASHLEIGH LN  
ALPHARETTA GA 30004

JANAGARAJ VISHNUKUMAR  
2637 ASHLEIGH LN  
ALPHARETTA GA 30004-6179

ARMOUR CHERYL L  
2702 ASHLEIGH LN  
ALPHARETTA GA 30004

SABERMANESH BORHAN  
2720 ASHLEIGH LANE  
ALPHARETTA GA 30004

SUMMERS STEPHANIE RENE  
2635 ASHLEIGH LANE  
ALPHARETTA GA 30004

MOSHER NATALIE  
2700 ASHLEIGH LANE  
ALPHARETTA GA 30004

JOSHI JAIMIN & HEATHER  
2718 ASHLEIGH LANE  
ALPHARETTA GA 30004

FURR ALYSIA  
2633 ASHLEIGH LANE  
ALPHARETTA GA 30004

FREEPORT TITLE & GUARANTY INC  
P O BOX 422622  
ATLANTA GA 30342

AREVALO ANDRES F  
2716 ASHLEIGH LANE  
ALPHARETTA GA 30004

MC GOWAN GERARD DAVID & LEIGH ANNE  
2631 ASHLEIGH LANE  
ALPHARETTA GA 30004

NEDYALKOV VENELIN K  
2734 ASHLEIGH LN  
ALPHARETTA GA 30004

PREMKUMAR PETER & PETER MALATHY  
2689 ASHLEIGH LANE  
ALPHARETTA GA 30004

GESUALDI LOUIS F & GESUALDI VIVIAN  
2714 ASHLEIGH LANE  
ALPHARETTA GA 30004

BEHERA SUBRAT KUMAR & SENAPATI SALU  
2732 ASHLEIGH LN  
ALPHARETTA GA 30004

CULLEY PATRICK M  
2687 ASHLEIGH LN  
ALPHARETTA GA 30004

URBAN LOUIS J & URBAN CAROLYN J  
2712 ASHLEIGH LANE  
ALPHARETTA GA 30004

COXWELL AMBER L  
2730 ASHLEIGH LN  
ALPHARETTA GA 30004

SWEET WHITNEY LAUREN  
2685 ASHLEIGH LANE  
ALPHARETTA GA 30004

RAMALINGAM PARI & VARADARASSU CHITHRA  
2710 ASHLEIGH LN  
ALPHARETTA GA 30004

PARVATHANENI PRATIMA & KATRAGADDA SRIDHAR  
14460 EIGHTEENTH FAIRWAY  
ALPHARETTA GA 30004-4395

KING COREY D  
2683 ASHLEIGH LN  
ALPHARETTA GA 30004

VYLKOVA ELENA  
2708 ASHLEIGH LN  
ALPHARETTA GA 30004

GENTRY YVONNE  
2726 ASHLEIGH LN  
ALPHARETTA GA 30004

TONG XIAO  
2681 ASHLEIGH LANE  
ALPHARETTA GA 30004

KAUR MEETA  
2706 ASHLEIGH LN  
ALPHARETTA GA 30004

NEELA JAYAKAR & GURINDAPALLI HADASAH  
SAH NIRUPAMA RAT  
4430 GOLDEN SPARROW WAY  
CUMMING GA 30041

MOMEN ROOZBEH  
2679 ASHLEIGH LANE  
ALPHARETTA GA 30004

ASHLEIGH REALTY LLC  
425 LAFAYETTE CLOSE  
ROSWELL GA 30075

KAZA SRIKIRAN  
2663 ASHLEIGH LANE  
ALPHARETTA GA 30004

TANG SHUNPING  
2719 ASHLEIGH LANE  
ALPHARETTA GA 30004

BATHAEI ALI  
2675 ASHLEIGH LN  
ALPHARETTA GA 30004

SURACE KRISTEN A  
2665 ASHLEIGH LN  
ALPHARETTA GA 30004

BAILEY KARI L  
2717 ASHLEIGH LANE  
ALPHARETTA GA 30004

SAYADI MARYAM  
2673 ASHLEIGH LANE  
ALPHARETTA GA 30004

NIFONG JAN & NIFONG JUDY  
2667 ASHLEIGH LN UNIT 10  
ALPHARETTA GA 30004

MARQUEZ HUGO A  
2715 ASHLEY LANE  
ROSWELL GA 30076

TRUONG THACH  
2671 ASHLEIGH LANE  
ALPHARETTA GA 30004

CAMPBELL HEATHER  
2669 ASHLEIGH LN  
ALPHARETTA GA 30004

VASQUEZ KEILA ALEXANDRA HERNANDEZ  
2713 ASHLEIGH LANE  
ALPHARETTA GA 30004

CLARK JOSHUA & LENZ ELIZABETH  
2651 ASHLEIGH LANE  
ALPHARETTA GA 30004

LASHKO ALEXANDER & LASHKO OXANA  
2731 ASHLEIGH LANE  
ALPHARETTA GA 30004

FLEURISTAL RUBBENS R  
2711 ASHLEIGH LANE  
ALPHARETTA GA 30004

PATEL PRAKASH D  
2653 ASHLEIGH LANE  
ALPHARETTA GA 30004

MOHAMMED HABIBA NESRU  
2729 ASHLEIGH LANE  
ALPHARETTA GA 30004

WILLIAMS LEIGH  
2691 ASHLEIGH LANE  
ALPHARETTA GA 30004

RUMNEY JONATHAN B & RUMNEY DANICA  
JONES  
2655 ASHLEIGH LANE  
ALPHARETTA GA 30004-6179

LABOSSIERE JULIE A  
2727 ASHLEIGH LN  
ALPHARETTA GA 30004

MASHUROVA RUSLANA  
2693 ASHLEIGHT LANE  
ALPHARETTA GA 30004

SEYFI SALMAN  
2657 ASHLEIGH LANE  
ALPHARETTA GA 30004

ARGUMEDO SARA ROXANA MONROY & MORA  
LES MIGUEL QUIRO  
2725 ASHLEIGH LN  
ALPHARETTA GA 30004

MIR ABDUL WAJID & RAYEES ADEEBUNNI  
SA  
2695 ASHLEIGH LN  
ALPHARETTA GA 30004

WILLIAMS DENISE  
2659 ASHLEIGH LN  
ALPHARETTA GA 30004

RAJAMANNAR BADRI NARAYANA KOTA & T  
AYEE PRIYANKA  
2723 ASHLEIGH LANE  
ALPHARETTA GA 30004

SVINYIN ANDREY  
2697 ASHLEIGH LN  
ALPHARETTA GA 30004

TATACURLY LLC  
5055 THORNBURY WAY  
ALPHARETTA GA 30005

KHOTLINA ANNA  
303 S ESPLANADE  
ALPHARETTA GA 30009

OLIVERA ZULMELLY D LUCAS  
2699 ASHLEIGH LANE  
ALPHARETTA GA 30004

DEORE VRUSHALI & DEORE PANKAJ  
2701 ASHLEIGH LN  
ALPHARETTA GA 30004

LIANG EUGENE Y  
2351 N FOREST DR  
MARIETTA GA 30062

ESTRADA GUSTAVO A  
2747 ASHLEIGH LN  
ALPHARETTA GA 30004

BHAVSAR ASHAKUMARI & NIKI P  
2703 ASHLEIGH LANE  
ALPHARETTA GA 30004

HOCKER MICHELLE A  
2736 ASHLEIGH LANE  
ALPHARETTA GA 30004

DODATHALE RAVIKANTH T & RAO KAVITH  
A T  
4219 BLUEHOUSE LN  
ALPHARETTA GA 30022

DOUGLIN FAMILY TRUST THE  
2705 ASHLEIGH LANE  
ALPHARETTA GA 30004

LOPEZ MARIA C  
2764 ASHLEIGH LN  
ALPHARETTA GA 30004

GREEN SEAN CONRAD  
2749 ASHLEIGH LANE  
ALPHARETTA GA 30004

CRUZ EDUARDO A ALVAREZ & FERNANDEZ  
CHARMAINE SILVA  
2707 ASHLEIGH LN  
ALPHARETTA GA 30004

BOUCHARD HENRY  
2762 ASHLEIGH LANE  
ALPHARETTA GA 30004

ROY NAGENDRA S  
2771 ASHLEIGH LANE  
ALPHARETTA GA 30004

SILAEVA OXANA  
2709 ASHLEIGH LANE  
ALPHARETTA GA 30004

HAIRSTON SHEREL  
2760 ASHLEIGH LN  
ALPHARETTA GA 30004

AMIRINENI VIDYA SAGAR  
2751 ASHLEIGH LN  
ALPHARETTA GA 30004

SHETE SHAM K & ARYA SHAM  
2748 ASHLEIGH LANE  
ALPHARETTA GA 30004

VEKSLER IRINA  
1542 HARVEST PARK LN  
SUWANEE GA 30024

DODATHALE RAVIKANTH T & RAO KAVITH  
A T  
4219 BLUEHOUSE LN  
ALPHARETTA GA 30022

GUILSHAN GRAYCEN JILL & GUILSHAN W  
ILLIAM  
2746 ASHLEIGH LN  
ALPHARETTA GA 30004

BROWN VELMA B & INGRAM DARRELL M  
2756 ASHLEIGH LN  
ALPHARETTA GA 30004

QUINTERO MARILYN & SHERET JAMES AL  
EXANDER  
2753 ASHLEIGH LANE  
ALPHARETTA GA 30004

PATEL TRUPTI R  
3845 RUBY FALLS DR  
DULUTH GA 30097

COCHRAN JONATHAN D & SCHMERSAL PAT  
RICIA G  
112 PAUL WITTKE DR  
HEALDSBURG CA 95448

KHOWAJA ABDUL KARIM  
927 SETTLEMENT LN  
STONE MOUNTAIN GA 30083

JABERI VAHEED  
2742 ASHLEIGH LANE  
ALPHARETTA GA 30004

SHARMA VINITA D & KUMAR PREM PRASA  
NNA  
2752 ASHLEIGH LANE  
ALPHARETTA GA 30004

DODATHALE RAVIKANTH T & RAO KAVITH  
A T  
4219 BLUEHOUSE LN  
ALPHARETTA GA 30022

GUPTA MANU & PRAKASH SHUCHI  
810 RESERVE POINT PL  
SUWANEE GA 30024

SWIDERSKI WILLIAM E  
2750 ASHLEIGH LN  
ALPHARETTA GA 30004

ANDRE ROSE  
2765 ASHLEIGH LN  
ALPHARETTA GA 30004

KHOTLINA ANNA  
303 S ESPLANADE  
ALPHARETTA GA 30009

HOUSTON ANGULA D  
2739 ASHLEIGH LANE  
ALPHARETTA GA 30004

GUJARATHI KAMLESHKUMAR V & GUJARAT  
HI MEGHANA K  
2779 ASHLEIGH LANE  
ALPHARETTA GA 30004

EMIABATA ADEDOYIN T  
P.O. BOX 4495  
ALPHARETTA GA 30023

ROUSHANDEL SIAMAK  
2737 ASHLEIGH LANE  
ALPHARETTA GA 30004

ISHAAT SYED  
2777 ASHLEIGH LANE  
ALPHARETTA GA 30004

LAOWPEJARA SAOWALUCK ET AL  
2761 ASHLEIGH LN  
ALPHARETTA GA 30004

MORIN JENNIFER M  
2735 ASHLEIGH LN  
ALPHARETTA GA 30004

KNOWLES MALCOM WARD  
2775 ASHLEIGH LN  
ALPHARETTA GA 30004

VENDARASI GOPINATH  
2759 ASHLEIGH LANE  
ALPHARETTA GA 30004

GUTHULA SURENDER ET AL  
2733 ASHLEIGH LANE  
ALPHARETTA GA 30004

CHEUNG STEPHANIE MAN SAI & LEUNG T  
SZ HO  
2795 ASHLEIGH LN  
ALPHARETTA GA 30004

AVILA JAVIER HERNANDEZ  
2776 ASHLEIGH LANE  
ALPHARETTA GA 30004

NADUPALLI SATYA SAI RAVITEJA & BAB  
BEPALLI LAKSHMI  
2741 ASHLEIGH LANE  
ALPHARETTA GA 30004

RAHJOO REZA  
2797 ASHLEIGH LANE  
ALPHARETTA GA 30004

ROCHA NOA CORDEIRO  
2774 ASHLEIGH LANE  
ALPHARETTA GA 30004

VEERAPPAN KARTHIK  
2743 ASHLEIGH LANE  
ALPHARETTA GA 30004

ZEKAVATI IRAJ ET AL  
2799 ASHLEIGH LN  
ALPHARETTA GA 30004-6171

CHILDRESS MAKENNA L  
2772 ASHLEIGH LANE  
ALPHARETTA GA 30004

PHILLIPS JONATHAN P  
70 N BILLY BRANCH RD  
RABUN GAP GA 30568

MEISINGER MICHAEL J JR  
2801 ASHLEIGH LANE  
ALPHARETTA GA 30004

MC NANEY SCOTT P  
2770 ASHLEIGH LN  
ALPHARETTA GA 30004

HAMIDI MOHAMMAD A  
2785 ASHLEIGH LN  
ALPHARETTA GA 30004

FOSTER SOLERA C  
2803 ASHLEIGH LN  
ALPHARETTA GA 30004

CHAPMAN KIMBERLY ODELL & JEREMIAH  
2768 ASHLEIGH LN  
ALPHARETTA GA 30004

LOZO GORAN & GORDANA  
2783 ASHLEIGH LANE  
ALPHARETTA GA 30004

DEVARAPALLI SREENIVASULU  
2787 ASHLEIGH LANE  
ALPHARETTA GA 30004

MODUGULA VENKATA SUBBA REDDY & CHI  
RASANI VISALA  
2766 ASHLEIGH LANE  
ALPHARETTA GA 30004

GONZALEZ EMILITZA  
2781 ASHLEIGH LN  
ALPHARETTA GA 30004-6169

EU KHUAM L & HO ANNY JIE  
2811 ASHLEIGH LANE  
ALPHARETTA GA 30004

GANNARAPU AMARNATH & KASTURI SUCHI  
THRA LAXMI  
2789 ASHLEIGH LANE  
ALPHARETTA GA 30004

BAKER KIMBERLY V  
2843 ASHLEIGH LN  
ALPHARETTA GA 30004

KORNGOLD LINDA G  
2833 ASHLEIGH LN  
ALPHARETTA GA 30004

FASSIOLI ENZO & KOREDJIAN ALICIA  
2809 ASHLEIGH LANE  
ALPHARETTA GA 30004

2841 ASHLEIGH LANE LLC  
1035 LAKE WINDWARD OVLK  
ALPHARETTA GA 30005

PUJARI SHAILENDRA G & MANIK SHAILE  
NDRA  
2831 ASHLEIGH LN  
ALPHARETTA GA 30004

SHUTAKOVA OLGA & GRYGORIY  
2791 ASHLEIGH LN  
ALPHARETTA GA 30004

MIRANDA EDITH  
2813 ASHLEIGH LANE  
ALPHARETTA GA 30004

OVERSTREET ALICIA J  
2823 ASHLEIGH LANE  
ALPHARETTA GA 30004

KEARNEY BRYAN C JR  
2807 ASHLEIGH LANE  
ALPHARETTA GA 30004

GORDON SHELDON V & KIMBERLY M  
2815 ASHLEIGH LN  
ALPHARETTA GA 30004

RUIZ YASSMINA  
2829 ASHLEIGH LN  
ALPHARETTA GA 30004

CONRATH MICHAEL SEAN ET AL  
2793 ASHLEIGH LN  
ALPHARETTA GA 30004

MISTRY RAKESHKUMAR G & MISTRY PUSH  
PABEN R  
2817 ASHLEIGH LANE  
ALPHARETTA GA 30004

GROSSI ALEXANDER & ANNITA  
2825 ASHLEIGH LN  
ALPHARETTA GA 30004

HAN WEI  
2805 ASHLEIGH LN  
ALPHARETTA GA 30004

MAGGIRWAR RAJESH  
2839 ASHLEIGH LANE  
ALPHARETTA GA 30004

CHIROMO NICHOLAS TINASHE  
2827 ASHLEIGH LANE  
ALPHARETTA GA 30004

DOROODGAR JINA LOO  
2851 ASHLEIGH LN  
ALPHARETTA GA 30004

VISWANATH PRAJWAL DODDALA & RAMESH  
SHRUTHI PODALI  
2837 ASHLEIGH LANE  
ALPHARETTA GA 30004

GOLI JYOTHI  
2415 SAXONY TRCE  
ALPHARETTA GA 30005-1797

DAVIS FLORENCE  
PO BOX 1204  
ALPHARETTA GA 30009

HOFFMAN SYLVIA  
2819 ASHLEIGH LN  
ALPHARETTA GA 30004

JOHNSTON SHERMAN DEBORAH JEAN  
14080 PROVIDENCE RD  
ALPHARETTA GA 30004

MENCIAS JUAN C COMPRETTE CONSTANCE  
HALEY  
2847 ASHLEIGH LN  
ALPHARETTA GA 30004-6165

MADDELA PAVAN KUMAR  
2835 ASHLEIGH LANE  
ALPHARETTA GA 30004

ABDULHAMEED YASERARAFATH  
2846 ASHLEIGH LANE  
ALPHARETTA GA 30004

GODOY WALTER C  
2845 ASHLEIGH LN  
ALPHARETTA GA 30004

RUNNELS MARK  
5840 KAYRON DR  
ATLANTA GA 30328

GIBSON ALLAN R  
120 SUMMERFIELD DR  
ALPHARETTA GA 30022-4823



ST FLEUR GLENDA HILL & CATRESHA E  
2844 ASHLEIGH LN  
ALPHARETTA GA 30004

NANAVATI KAMLESH  
2820 ASHLEIGH LN  
ALPHARETTA GA 30004

GHOSH ANINDITA  
2808 ASHLEIGH LANE  
ALPHARETTA GA 30004

HAFIF DAWN  
2850 ASHLEIGH LANE  
ALPHARETTA GA 30004

ALEXANDER STEPHANIE  
2822 ASHLEIGH LANE  
ALPHARETTA GA 30004

JUNG CALVIN W  
2806 ASHLEIGH LN  
ALPHARETTA GA 30004

KAYASTHA NIPENDRA & SHRESTHA MERINA  
2848 ASHLEIGH LN  
ALPHARETTA GA 30004

KUMAR SATAN & RANI MONIKA  
2824 ASHLEIGH LANE  
ALPHARETTA GA 30004

ULLAH BAIG MIRZA AZHAR  
2804 ASHLEIGH LANE  
ALPHARETTA GA 30004-4395

POTINI SUMA L  
2842 ASHLEIGH LN  
ALPHARETTA GA 30004

APPOINTED TIMES LLC  
1968 S COAST HWY STE 312  
LAGUNA BEACH CA 92651

CHENNA MADHU & SWETHA LAVANYA  
2802 ASHLEIGH LANE  
ALPHARETTA GA 30004

MOORE SARAH  
2840 ASHLEIGH LN  
ALPHARETTA GA 30004

SAVILI SUNIL & ELURI NAGAMANI  
7175 HANDBELL LANE  
DULUTH GA 30097

WHITEHEAD EUGENE M JR  
2800 ASHLEIGH LANE  
ALPHARETTA GA 30004

SHARMA FNU AMITH KUMAR  
2838 ASHLEIGH LANE  
ALPHARETTA GA 30004

LYNUM KELSEY TIANA  
2830 ASHLEIGH LANE  
ALPHARETTA GA 30004

HABIBBEIGI MOHAMMADREZA & RAMEZANI  
NASRIN  
2798 ASHLEIGH LANE  
ALPHARETTA GA 30004

SHARRIF SAHAIL & SARA  
2836 ASHLEIGH LANE  
ALPHARETTA GA 30004

ARAUJO ADRIANO B  
2816 ASHLEIGH LN  
ALPHARETTA GA 30004

CORROW CHRISTOPHER J  
2796 ASHLEIGH LN  
ALPHARETTA GA 30004

PARMAR AMITKUMAR  
2834 ASHLEIGH LANE  
ALPHARETTA GA 30004

ROSCONI KEVIN  
2814 ASHLEIGH LN  
ALPHARETTA GA 30004

BERSH KUNOM ASSEFA & ABAY MULU HAD  
ERA  
2794 ASHLEIGH LANE  
ALPHARETTA GA 30004

RAJPOOT SOURABH & MAGRORIYA VARSHA  
2832 ASHLEIGH LN  
ALPHARETTA GA 30004

DOGAN SEMA  
2812 ASHLEIGH LANE  
ALPHARETTA GA 30004

RENATI PRASADA RAJU & RENATI SWETHA  
2792 ASHLEIGH LANE  
ALPHARETTA GA 30004

MARK MICHELLE  
2818 ASHLEIGH LANE  
ALPHARETTA GA 30004

BOROS BARBARA J  
2810 ASHLEIGH LN  
ALPHARETTA GA 30004

LIN SHU  
2790 ASHLEIGH LN  
ALPHARETTA GA 30004

RAMSEY CONNOR G  
2788 ASHLEIGH LANE  
ALPHARETTA GA 30004

MARTINEZ HUMBERTO L & HERNANDEZ KE  
LLY C  
2786 ASHLEIGH LANE UNIT LANE UNIT  
36A  
ALPHARETTA GA 30004

DEVELOPMENT OF MARYLAND INC  
P.O. BOX 105842  
ATLANTA GA 30348-5842

WINDWARD POINTE HOMEOWNERS ASSOC.  
INC  
3350 BRECKINRIDGE BLVD  
DULUTH GA 30096

5035 WINDWARD LLC  
3715 NORTHSIDE PKWY NW BLDG/STE 40  
0 515  
ATLANTA GA 30327

5035 WINDWARD LLC  
3715 NORTHSIDE PKWY NW BLDG/STE 40  
0 515  
ATLANTA GA 30327

COSTCO WHOLESALE CORPORATION  
999 LAKE DR  
ISSAQUAH WA 98027

WINDWARD PROMENADE LLC  
210 INTERSTATE NORTH PKWY SE STE 50  
ATLANTA GA 30339-2231

WINDWARD PROMENADE L L C  
210 INTERSTATE NORTH PKWY SE STE 50  
ATLANTA GA 30339-2231

KENNY PROPERTIES LLC  
140 BLACKLAND CT E  
MARIETTA GA 30067

## Julie Miller

---

**From:** Julie Miller  
**Sent:** Friday, March 29, 2024 8:36 AM  
**To:** Greg Harding  
**Cc:** Adam Benson; Kari Bailey; MARK RAMERS; Lou Wilbanks  
**Subject:** RE: PH-24-0009 / Costco Alpharetta Master Plan Admendment  
**Attachments:** Costco Alpharetta Master Plan Amendment Exhibit.pdf

Greg -  
Thank you for your email!

Attached is the plan which was submitted to the City of Alpharetta. Page 2 of the attached PDF highlights in red where the expansion areas will occur on the building. The expansion area is broken up into two (2) parts and will likely be phased to minimize impact to customers. After expansion, the site will still meet the City's parking code requirements.

Please let me know if you have any further questions.  
Thanks.

Julie Miller, P.E. (GA, MS, NC, SC) | Vice President Direct 678-990-2408 | Cell 678-595-2078 Office 770-641-1942 | Fax 770-998-6924 jwm@aecatl.com | www.aecatl.com

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

**From:** Greg Harding <ghard679@yahoo.com>  
**Sent:** Thursday, March 28, 2024 5:17 PM  
**To:** Julie Miller <jwm@aecatl.com>  
**Cc:** Adam Benson <abenson@beaconmanagementservices.com>; Kari Bailey <karilbailey@gmail.com>; MARK RAMERS <markramers35@gmail.com>; Lou Wilbanks <Lou\_Wilbanks@yanceybros.com>  
**Subject:** PH-24-0009 / Costco Alpharetta Master Plan Admendment

Julia,

I was reviewing the letter dated March 18, 2024 in reference to the Costco Master Plan Amendment. I am the president of the Windward Pointe Homeowners association which is located at the end of Jordon Court. Our only entry and egress is via Jordon court. While traffic is already a nightmare for our residents on Friday, Saturday and Sundays. I have concerns of what 13,800 Square feet less of parking will do to magnify the already current issues that our residents deal with. I also am concerned with how the construction will affect traffic flow while the project is going in. I do plan to attend the Zoning meeting and I am encouraging the board and any residents that are homeowners to attend as well. I was writing to see if there was any information I could view in advance so that I don't waste time with questions that are a non-issue and ask the appropriate questions.

You can either email me or feel free to give me a call at 770-500-0110. I appreciate your time.

Regards

Greg Harding  
President Windward Pointe Homeowners Association.



CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT  
ALPHARETTA, GEORGIA 30004

SETBACKS:

- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIC ROADS
- 20' SIDE & REAR BLDG SETBACK

|                     |             |            |
|---------------------|-------------|------------|
| TOTAL<br>SITE AREA: | 15.89 ACRES | 809,780 SF |
|---------------------|-------------|------------|

|                     |            |
|---------------------|------------|
| EXISTING WAREHOUSE: | 137,669 SF |
| OPTICAL             | 332 SF     |
| GAS KIOSK           | 125 SF     |
| TIRE CENTER         | 4,868 SF   |
| SALES AREA          | 2,026 SF   |
| TOTAL               | 145,050 SF |

|                     |            |
|---------------------|------------|
| TOTAL EX. PARKING   | 691 STALLS |
| ⊙ 10' WIDE STALLS   | 675 STALLS |
| ⬠ ACCESSIBLE STALLS | 16 STALLS  |

|                                                    |            |
|----------------------------------------------------|------------|
| TOTAL PROP. PARKING:<br>(AFTER WAREHOUSE ADDITION) | 673 STALLS |
| ⑩ 10' WIDE STALLS                                  | 657 STALLS |
| ⑤ ACCESSIBLE STALLS                                | 16 STALLS  |

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.  
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED  
09/18/2013, THE SITE DOES NOT LIE WITHIN THE  
100-YEAR FLOODPLAIN.  
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN  
HEIGHT, AND SINGLE STORY.

A map of the project area showing the site location. A black polygon marks the site, with a line pointing to it from the text "SITE LOCATION". A north arrow is in the top right corner.

CURRENT ZONING:  
0-1

— EXISTING TIRE  
CENTER: 4,868 SF

COSTCO LEGAL  
DESCRIPTION TRUE  
POINT OF BEGINNING  
L=45.965, R=60.000  
Δ=43.8929

S54° 00' 00.00"W 101.289'

L=137.663, R=163.859

CURRENT ZONING:  
O-1

## OVERALL WAREHOUSE EXISTING CONDITIONS

[illegible]

# EI.0



CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT  
ALPHARETTA, GEORGIA 30004

SETBACKS:

- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIC ROADS
- 20' SIDE & REAR BLDG SETBACK

|                     |             |            |
|---------------------|-------------|------------|
| TOTAL<br>SITE AREA: | 15.89 ACRES | 809,780 SF |
|---------------------|-------------|------------|

|                     |            |
|---------------------|------------|
| EXISTING WAREHOUSE: | 137,669 SF |
| OPTICAL             | 332 SF     |
| GAS KIOSK           | 125 SF     |
| TIRE CENTER         | 4,868 SF   |
| SALES AREA          | 2,026 SF   |
| TOTAL               | 145,050 SF |

**COSTCO PARKING DATA (EXCLUSIVE):**

|                     |            |
|---------------------|------------|
| TOTAL EX. PARKING   | 691 STALLS |
| 🕒 10' WIDE STALLS   | 675 STALLS |
| 🏠 ACCESSIBLE STALLS | 16 STALLS  |

|                                                    |            |
|----------------------------------------------------|------------|
| TOTAL PROP. PARKING:<br>(AFTER WAREHOUSE ADDITION) | 673 STALLS |
| ⌚ 10' WIDE STALLS                                  | 657 STALLS |
| 🏠 ACCESSIBLE STALLS                                | 16 STALLS  |

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.  
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED  
09/18/2013, THE SITE DOES NOT LIE WITHIN THE  
100-YEAR FLOODPLAIN.  
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN  
HEIGHT, AND SINGLE STORY.

A map of the project area showing the site location. A black polygon marks the site, with a line pointing to it from the text "SITE LOCATION". A north arrow is in the top right corner.

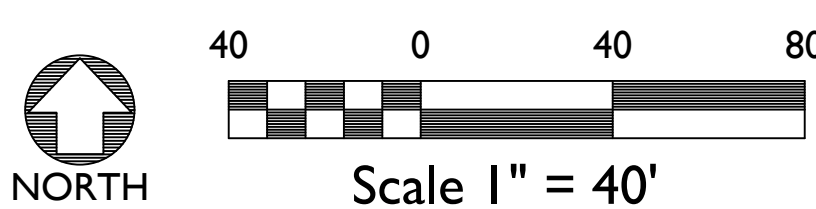
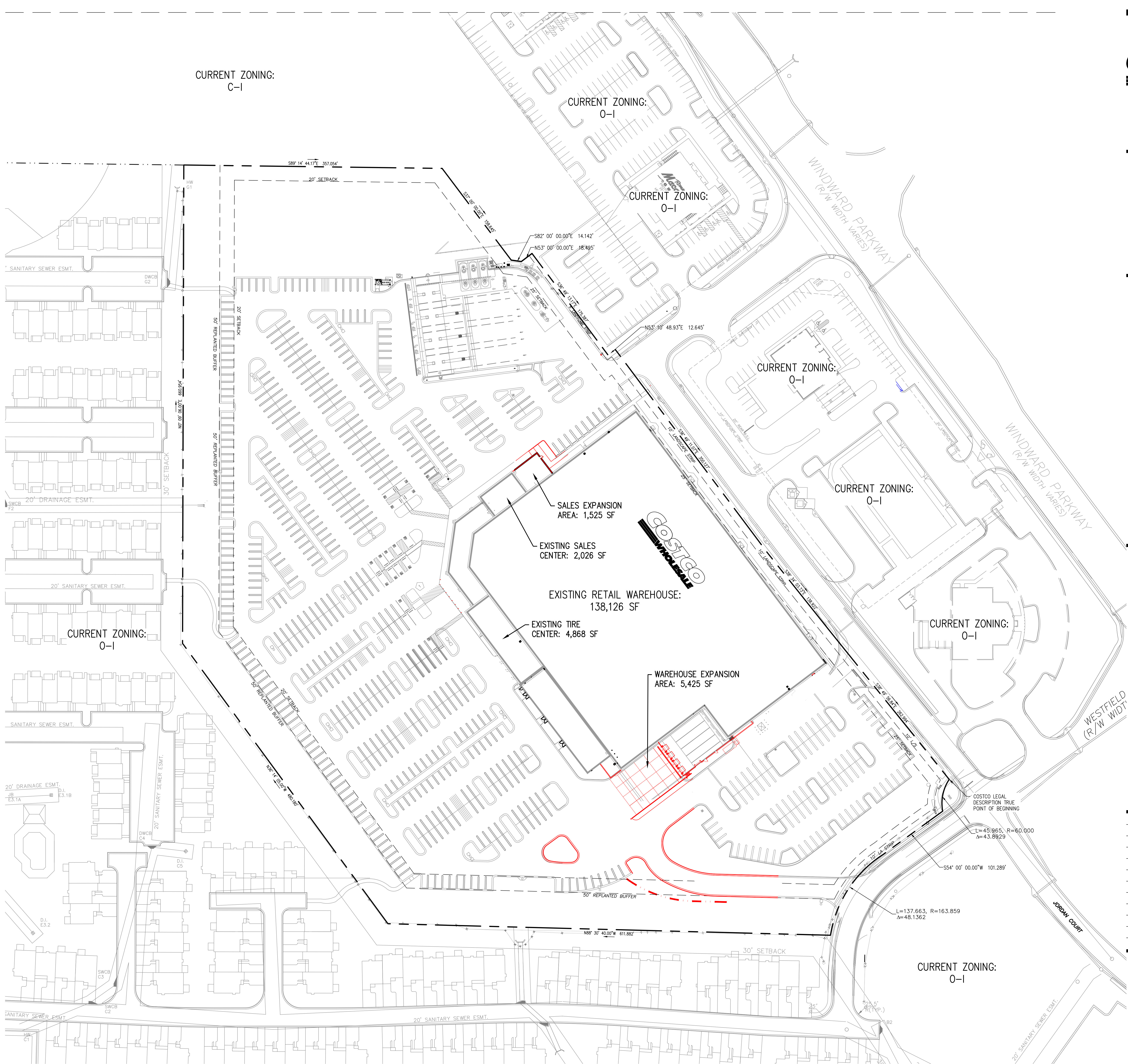
CURRENT ZONING:  
O-1



# OVERALL WAREHOUSE SITE LAYOUT PLAN

[illegible]

## E2.0





CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT  
ALPHARETTA, GEORGIA 30004

SETBACKS:

- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIC ROADS
- 20' SIDE & REAR BLDG SETBACK

|                     |             |            |
|---------------------|-------------|------------|
| TOTAL<br>SITE AREA: | 15.89 ACRES | 809,780 SF |
|---------------------|-------------|------------|

|                     |            |
|---------------------|------------|
| EXISTING WAREHOUSE: | 137,669 SF |
| OPTICAL             | 332 SF     |
| GAS KIOSK           | 125 SF     |
| TIRE CENTER         | 4,868 SF   |
| SALES AREA          | 2,026 SF   |
| TOTAL               | 145,050 SF |

|                     |            |
|---------------------|------------|
| TOTAL EX. PARKING   | 691 STALLS |
| ② 10' WIDE STALLS   | 675 STALLS |
| ⑤ ACCESSIBLE STALLS | 16 STALLS  |

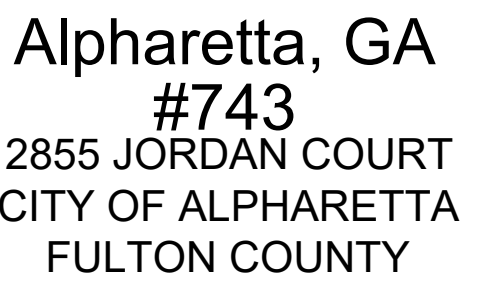
|                                                    |            |
|----------------------------------------------------|------------|
| TOTAL PROP. PARKING:<br>(AFTER WAREHOUSE ADDITION) | 673 STALLS |
| ⊙ 10' WIDE STALLS                                  | 657 STALLS |
| ⬢ ACCESSIBLE STALLS                                | 16 STALLS  |

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.  
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED  
09/18/2013, THE SITE DOES NOT LIE WITHIN THE  
100-YEAR FLOODPLAIN.  
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN  
HEIGHT, AND SINGLE STORY.

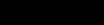
Map of the project area showing the site location. A black polygon marks the site location, with a line pointing to it from the text "SITE LOCATION". A north arrow is in the top right corner.

CURRENT ZONING:  
0-1

CURRENT ZONING:  
O-1



999 LAKE DRIVE  
ISSAQUAH, WA 98027  
T: 425.313.8100  
[www.costco.com](http://www.costco.com)



50 Warm Springs Circle  
Roswell • Georgia • 30075  
(770)641-1942 • [www.aecat1.com](http://www.aecat1.com)

ENGINEERS SEAL:

# EXISTING GRADING AND DRAINAGE PLAN

COPYRIGHT AEC, INC.

[illegible]

AEC JOB #: 23-4886  
DRAWN BY: JWM  
DESIGNED BY: JWM, MDV  
CHECK BY:  
DATE: 03-01-2024

## E3.0



# 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: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Suite: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile Tel: \_\_\_\_\_ Email: \_\_\_\_\_

### Subject Property Information:

Address: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

District: \_\_\_\_\_ Section: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_ Current Use: \_\_\_\_\_

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

- |                                          |                                                 |                                                       |
|------------------------------------------|-------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment  | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning        | <input type="checkbox"/> Master Plan Review     |                                                       |
| <input type="checkbox"/> Variance        | <input type="checkbox"/> Public Hearing         |                                                       |
| <input type="checkbox"/> Exception       | <input type="checkbox"/> Other (Specify): _____ |                                                       |

---

# APPLICANT REQUEST AND INTENT

---

What is the proposed use(s) of the property? See Letter of Intent

Applicant's Request (Please itemize the proposal):

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

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Costco Wholesale Corporation

Telephone: 703-885-4002

Address: 999 Lake Drive

Suite: \_\_\_\_\_

City Issaquah

State: WA

Zip: 98027

## 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.*

- |                                               |                                                 |
|-----------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use            |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use        |
| <input type="checkbox"/> Variance             | <input checked="" type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other                  |

## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Nick Tose'

Telephone: 703-885-4006

Address: 45940 Horseshoe Drive

Suite: 150

City Sterling

State: VA

Zip: 20166

## So Sworn and Attested:

Owner Signature: \_\_\_\_\_

Date: 02/28/24

## Notary:

Notary Signature: \_\_\_\_\_

Date: 02/28/24



Sheina Marie Salinsky  
Commonwealth of Virginia  
Notary Public  
Commission No. 7884641  
My Commission Expires 3/31/2024



# 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: **Nick Tose (Applicant)**

Subject Public Hearing Case: \_\_\_\_\_

## Campaign Contribution Information:

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

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

Name of Official: **N/A**

Position: **N/A**

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

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

Signature: \_\_\_\_\_

*Nick Tose*

Date: \_\_\_\_\_

*02/28/24*

---

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

---

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

# CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

- |                                    |                                                        |
|------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Letter    | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email     | <input type="checkbox"/> 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.



March 1, 2024

The Mayor and City Council  
City of Alpharetta  
Alpharetta City Hall  
2 South Main Street  
Alpharetta, Georgia 30009

RE: **Master Plan Amendment  
Costco Wholesale Corporation  
2855 Jordan Court, Alpharetta GA 30004  
Land Lots 1120 and 1121, 2nd District, 2nd Section  
Fulton County, Alpharetta, Georgia**

Dear Mayor and Councilpersons:

The Applicant in the above referenced matter seeks an amendment to Condition number two of the approved Oxford Green/Pioneer Real Estate Development site master plan conditions (MP-99-11) to allow for an expansion of the existing Costco Wholesale retail warehouse from the existing 138,500 square feet (SF) to 152,000 SF. The expansion is necessary to expand the sales area as well as relocate the loading dock so that the meat/deli/bakery service areas can be expanded to better serve the warehouse members.

The property is currently a Costco Wholesale retail warehouse facility and is zoned O-I (Office-Institutional) with conditions. The adjacent property to the north is zoned C-I (Neighborhood Commercial), and all other adjacent properties are zoned O-I. Access to the Costco property is from Jordan Court and Westfield Drive (see attached site plan).

In 2004, an administrative variance was approved (AV2004007) to increase the allowable square footage to 132,000 SF from 110,000sf as permitted in conditions of the original 2000 Oxford Green master plan amendment. In 2014, a master plan amendment was approved (MP-14-07) to increase the allowable square footage to 138,500 SF. As a part of this master plan amendment request, we are requesting an amendment to the maximum allowable square footage of 138,500 SF, and requesting that this limit be increased to 152,000 SF. This represents an increase of less than 10% of the current conditions. Further, the granting of this amendment will have no negative impact on adjoining or nearby properties, as this expansion will take place adjacent to the existing warehouse facility near the sales area and the loading dock, and entirely within the existing parking lot. The total parking space count will be reduced from 691 stalls to 673, staying within the required parking minimum of 608 stalls.

The development will not unduly tax any City services, including, but not limited to, fire, police protection, nor garbage collection. Sewer and water is available to the site by Fulton County Public Works. This project's vehicular access will continue to be served by the existing driveways on Jordan Court and Westfield Drive, which are currently within their capacity limits.

It is the position of the Applicant that the granting of this request at this time would not adversely affect the City of Alpharetta, its citizens, and surrounding property owners by allowing the existing retail warehouse to be minimally expanded, while minimizing the impact on surrounding infrastructure.

### **Application Requirements**

The City of Alpharetta Public Hearing Application sets forth the requirements applicable to master plan amendment applications, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

1. Full size site plan with Site Plan Checklist
2. Completed Application Form
3. Planning Commission Review Criteria
4. Owner Authorization Form
5. Disclosure Form
6. Legal Description of Subject Property
7. Letter of Intent
8. Copies of Site Plan
9. Public Participation Plan
10. Evidence of Paid Property Taxes
11. Evidence of no Outstanding Code Violations
12. Specimen Tree Survey and Arborist Report
13. Trip Generation Report
14. Historical Zoning Documents

In so much as it is believed that this aforementioned Master Plan Amendment Application is in the best interest of the City of Alpharetta, its citizens, and surrounding property owners, the Applicant respectfully requests that the City of Alpharetta approve this Application as presented.<sup>1</sup>

Sincerely,  
**AEC, Inc.**



Julia Miller, PE  
Vice President

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\23-4886 Letter of Intent no legal.docx\

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<sup>1</sup> Applicant notifies the City of its constitutional concerns with respect to its Application. If the Alpharetta City Council (the “**City Council**”) denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government’s police power. See *Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the City Council denies the Application in whole or in part, such an action will deprive Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the City Council rezones the Property to some classification other than MUD without Applicant’s consent, or if the City Council limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Applicant’s consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see *Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (see *U.S. Const. Amend. 5*). To the extent that the Ordinance allows such an action by the Council, the Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant’s rights to substantive and procedural due process as guaranteed by the Georgia Constitution (see *Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (see *U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the City Council’s discretion in considering or deciding applications for rezonings. Nevertheless, Applicant remains optimistic that City Council’s consideration of the Application will be conducted in a constitutional manner.



## **Planning Commission Review Criteria**

### **How will this proposal be compatible with surrounding properties?**

This proposal will not change the current use of the property. The existing Costco development was approved as part of a Master Plan and as such, the Costco site will continue to be compatible with surrounding properties.

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

This proposal will not affect the surrounding properties. All changes are internal to the site and are proposed as a result of current customer demands at the existing Costco. The expansion project will also be phased to minimize impacts to current customers and surrounding properties.

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

A rezoning request is not proposed. Customer demand at the existing Costco development is the driving factor in this request for expansion of the structure.

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

No increase to population or traffic is expected as a result of the proposal. All changes are internal to the site and are proposed as a result of current customer demands at the existing Costco.

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

There will be no impact to schools and utilities as a result of the proposal. All changes are internal to the site and will not result in any interference with nearby schools or public utilities.

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

The Future Land Use Map designates the Property as Commercial which is intended for businesses that provide goods and services such as shopping centers, grocery stores, retail stores and other services. The existing use is consistent with the Comprehensive Plan and the Application proposes no change to the use or site that would conflict with the plan. Further, Windward Parkway is designated as a redevelopment priority area focusing on enhancing existing commercial.

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

Customer demand at the existing Costco site encourage expansion of the store and the Property contains adequate area for the building expansion. Approval of the Application will allow for thoughtful and necessary use of underutilized space.

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Attachments\PC Approval Criteria Responses Letterhead.docx\

## LEGAL DESCRIPTION

### "COSTCO WHOLESALE TRACT"

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 1120 and 1121 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:  
TO FIND THE POINT OF BEGINNING commence at an iron pin at the intersection of the northwesterly right of way line of Westfield Drive (right of way width varies), and the southwesterly right of way line of Windward Parkway (right of way width varies); thence proceed along said northwesterly right of way line of Westfield Drive the following courses and distances: South 02° 40' 30" East a distance of 32.63 feet to a point; thence South 30° 34' 08" West a distance of 106.55 feet to a point; thence along the arc of a 88.50-foot radius curve to the right an arc distance of 37.77 feet (said arc being subtended by a 37.49-foot chord bearing South 42° 47' 45" West) to a point; thence South 55° 01' 22" West a distance of 50.36 feet to a point; thence along an arc of a 50.00-foot radius curve to the right an arc distance of 41.03 feet (said arc being subtended by a 39.89-foot chord bearing South 78° 31' 47" West) to a point; thence along an arc of a 60.00-foot radius curve to the left an arc distance of 18.53 feet (said arc being subtended by a 18.46-foot chord bearing North 86° 48' 40" West) to a point; thence along an arc of a 60.00-foot radius curve to the left an arc distance of 53.20 feet (said arc being subtended by a 51.47-foot chord bearing South 58° 56' 25" West) to a point; being the TRUE POINT OF BEGINNING: FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED running thence the arc of a 60.00-foot radius curve to the left an arc distance of 45.96 feet (said arc being subtended by a 44.85-foot chord bearing South 11° 35' 37" West) to a point; thence South 54° 00' 00" West a distance of 101.30 feet to a point; thence along an arc of a 163.86-foot radius curve to the left an arc distance of 137.66 feet (said arc being subtended by a 133.65-foot chord bearing South 33° 10' 45" West) to a point; thence leaving said right of way and running thence North 88° 30' 40" West a distance of 611.88 feet to a point; running thence North 36° 14' 05" West a distance of 480.18 feet to a point; running thence North 00° 09' 06" East a distance of 660.95 feet to a point; running thence South 89° 14' 44" East a distance of 357.05 feet to an iron pin set; running thence South 37° 00' 00" East a distance of 56.79 feet to a point; running thence South 37° 00' 00" East a distance of 158.65 feet to a point; running thence South 82° 00' 00" East a distance of 14.14 feet to a point; running thence North 53° 00' 00" East a distance of 18.50 feet to a point; thence South 36 degrees 49 minutes 13 seconds East a distance of 175.39; thence north 53 degrees 10 minutes 49 seconds West a distance of 12.64 feet to a point; running thence South 36° 49' 11" East a distance of 350.13 feet to a point; running thence South 38° 34' 04" East a distance of 139.00 to a point; running thence South 38° 49' 57" East a distance of 262.99 feet to a point and THE TRUE POINT OF BEGINNING: said property being shown as a 18.59 Acres (809,780 square feet).





2 PARK PLAZA  
ALPHARETTA, GA 30009  
PHONE: 678.297.6000  
WWW.ALPHARETTA.GA.US

February 27, 2024

RE: Code Violations/2855 Jordan Court

To Whom It May Concern:

This is in response to your open records request for the property located at 2855 Jordan Court. While the City Building Department does not perform routine site inspections after a project has been issued a Certificate of Occupancy, there are no known building or zoning code violations at this time; nor do we have any open violations of this sort on file as of this date. If you have any questions, please feel free to contact us.

Respectfully,

*Gail H. Burkhalter*

Gail H. Burkhalter  
Community Development  
2 Park Plaza, Ground Floor  
Alpharetta, GA 30009  
678-297-6080

MAYOR  
JIM GILVIN

MAYOR PRO TEM  
DAN MERKEL

COUNCIL MEMBERS  
FERGAL M. BRADY  
DOUGLAS J. DERITO  
JOHN HIPES  
DONALD F. MITCHELL  
BRIAN WILL

CITY ADMINISTRATOR  
CHRIS LAGERBLOOM



CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT  
ALPHARETTA, GEORGIA 30004

SETBACKS:

- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIC ROADS
- 20' SIDE & REAR BLDG SETBACK

|                     |             |            |
|---------------------|-------------|------------|
| TOTAL<br>SITE AREA: | 15.89 ACRES | 809,780 SF |
|---------------------|-------------|------------|

|                     |            |
|---------------------|------------|
| EXISTING WAREHOUSE: | 137,669 SF |
| OPTICAL             | 332 SF     |
| GAS KIOSK           | 125 SF     |
| TIRE CENTER         | 4,868 SF   |
| SALES AREA          | 2,026 SF   |
| TOTAL               | 145,050 SF |

|                     |            |
|---------------------|------------|
| TOTAL EX. PARKING   | 691 STALLS |
| ② 10' WIDE STALLS   | 675 STALLS |
| ⑤ ACCESSIBLE STALLS | 16 STALLS  |

|                                                    |            |
|----------------------------------------------------|------------|
| TOTAL PROP. PARKING:<br>(AFTER WAREHOUSE ADDITION) | 673 STALLS |
| ⑩ 10' WIDE STALLS                                  | 657 STALLS |
| ⑤ ACCESSIBLE STALLS                                | 16 STALLS  |

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.  
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED  
09/18/2013, THE SITE DOES NOT LIE WITHIN THE  
100-YEAR FLOODPLAIN.  
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN  
HEIGHT, AND SINGLE STORY.

A map of the project area showing the site location. A black polygon marks the site, with a line pointing to it from the text "SITE LOCATION". A north arrow is in the top right corner.

CURRENT ZONING:  
0-1

EXISTING TIRE  
CENTER: 4,868 SF

COSTCO LEGAL  
DESCRIPTION TRUE  
POINT OF BEGINNING  
L=45.965, R=60  
 $\Delta=43.8929$

S54° 00' 00.00"W 101.289'

L=137.663, R=163.859  
Δ=48.1362

CURRENT ZONING:  
O-1

[illegible]

# EI.0



CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT  
ALPHARETTA, GEORGIA 30004

SETBACKS:

- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIC ROADS
- 20' SIDE & REAR BLDG SETBACK

|                     |             |            |
|---------------------|-------------|------------|
| TOTAL<br>SITE AREA: | 15.89 ACRES | 809,780 SF |
|---------------------|-------------|------------|

|                     |            |
|---------------------|------------|
| EXISTING WAREHOUSE: | 137,669 SF |
| OPTICAL             | 332 SF     |
| GAS KIOSK           | 125 SF     |
| TIRE CENTER         | 4,868 SF   |
| SALES AREA          | 2,026 SF   |
| TOTAL               | 145,050 SF |

**COSTCO PARKING DATA (EXCLUSIVE):**

|                     |            |
|---------------------|------------|
| TOTAL EX. PARKING   | 691 STALLS |
| 🕒 10' WIDE STALLS   | 675 STALLS |
| 🏠 ACCESSIBLE STALLS | 16 STALLS  |

|                                                    |            |
|----------------------------------------------------|------------|
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ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN  
HEIGHT, AND SINGLE STORY.

A map of the project area showing the site location. A black polygon marks the site, with a line pointing to it from the text "SITE LOCATION". A north arrow is in the top right corner.

CURRENT ZONING:  
0-1



# OVERALL WAREHOUSE SITE LAYOUT PLAN

[illegible]

SHEET NUMBER

## E2.0



CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT  
ALPHARETTA, GEORGIA 30004

SETBACKS:

- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIC ROADS
- 20' SIDE & REAR BLDG SETBACK

|                     |             |            |
|---------------------|-------------|------------|
| TOTAL<br>SITE AREA: | 15.89 ACRES | 809,780 SF |
|---------------------|-------------|------------|

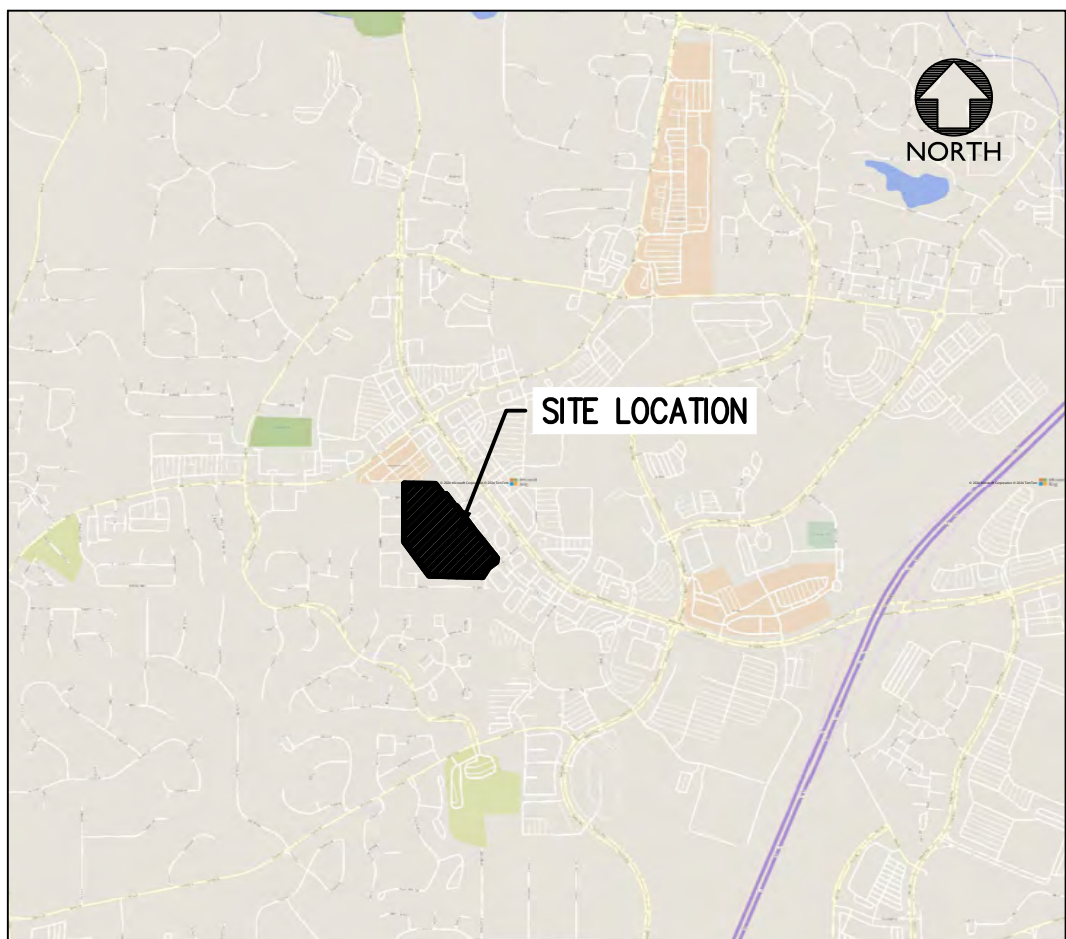
|                     |            |
|---------------------|------------|
| EXISTING WAREHOUSE: | 137,669 SF |
| OPTICAL             | 332 SF     |
| GAS KIOSK           | 125 SF     |
| TIRE CENTER         | 4,868 SF   |
| SALES AREA          | 2,026 SF   |
| TOTAL               | 145,050 SF |

|                     |            |
|---------------------|------------|
| TOTAL EX. PARKING   | 691 STALLS |
| Ⓢ 10' WIDE STALLS   | 675 STALLS |
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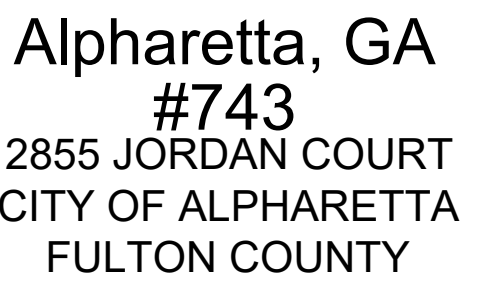
|                                                    |            |
|----------------------------------------------------|------------|
| TOTAL PROP. PARKING:<br>(AFTER WAREHOUSE ADDITION) | 673 STALLS |
| ⑩ 10' WIDE STALLS                                  | 657 STALLS |
| ⑤ ACCESSIBLE STALLS                                | 16 STALLS  |

|                                                            |            |
|------------------------------------------------------------|------------|
| TOTAL FINAL PARKING COUNT:                                 | 673 STALLS |
| JURISDICTIONAL<br>PARKING REQUIRED:<br>(1 SPACE PER 250 SF | 608 STALLS |

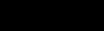
SITE LOCATION MAPS



CURRENT ZONING:  
O-1



999 LAKE DRIVE  
ISSAQUAH, WA 98027  
T: 425.313.8100  
www.costco.com



50 Warm Springs Circle  
Roswell • Georgia • 30075  
(770)641-1942 • [www.aecat1.com](http://www.aecat1.com)

ENGINEERS SEAL:

# EXISTING GRADING AND DRAINAGE PLAN

[illegible]

AEC JOB #: 23-4886  
DRAWN BY: JWM  
DESIGNED BY: JWM, MDV  
CHECK BY:  
DATE: 03-01-2024

SHEET NUMBER

### E3.0



February 29, 2024  
**via electronic mail**

Costco Wholesale  
45940 Horseshoe Drive, Suite 150  
Sterling, VA 20166  
Attn: Mr. John Alvarado  
Director of Real Estate Development

**RE: Trip Generation Letter  
#743 Costco Warehouse Expansion  
2855 Jordan Court  
City of Alpharetta  
Fulton County, Georgia  
ATDE Project No. COWH 00020**

Dear Mr. Alvarado:

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this Trip Generation Letter for the above-referenced Costco Wholesale ("Costco") in Alpharetta, Georgia. The Costco site is located along Jordan Court approximately 300 feet west of Windward Parkway, as shown in **Figure 1** in the **Appendix**.

The site is accessed via two (2) signalized driveways along Windward Parkway and currently provides a total building area of 145,050 square feet and a 22-vehicle position fuel facility. The warehouse also includes Costco liquor sales center, pharmacy, tire center and other members-only services.

Based on the February 14, 2024 Overall Warehouse Site Layout Plan prepared by AEC, Costco is proposing to expand the liquor sales center at the north end of the warehouse by 1,525 square feet and to expand the building area adjacent to the loading docks at the south end of the warehouse by 5,425 square feet. The proposal requires a Master Plan Amendment by the City of Alpharetta.

Under the proposal, the Costco building area would increase by 6,950 square feet to a total of 152,000 square feet. This translates to less than a 5% building area increase. Access to the site would remain the same under proposed conditions.

ATDE has prepared trip generation calculations for the Costco building area expansion using the 11th Edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). Specifically, the calculations were prepared using ITE Land Use 857: "Discount Club" based on the warehouse gross floor area. ITE identifies that the trip generation research they have compiled for Land Use 857 includes some sites that have on-site fueling facilities.

**Table 1** below provides a summary of the ITE peak hour trip generation. The ITE Land Use description and peak hour trip generation printouts are included in the **Appendix**.

**Table 1**  
**ITE Peak Hour Trip Generation**  
**Existing & Proposed Costco Comparison**

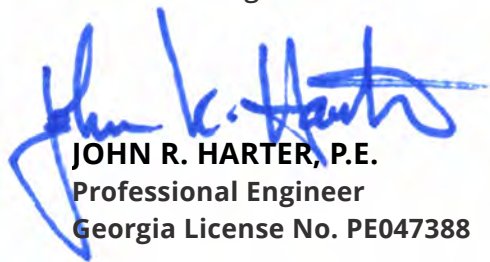
| Peak Hour       | Existing 145,050 SF Costco |      |       | Proposed 152,000 SF |      |       | Increase |
|-----------------|----------------------------|------|-------|---------------------|------|-------|----------|
|                 | Enter                      | Exit | Total | Enter               | Exit | Total |          |
| Weekday Morning | 71                         | 45   | 116   | 74                  | 48   | 122   | + 6      |
| Weekday Evening | 304                        | 304  | 608   | 318                 | 319  | 637   | + 29     |
| Saturday Midday | 453                        | 471  | 924   | 474                 | 494  | 968   | + 44     |

As **Table 1** demonstrates, the proposed redevelopment is expected to generate a maximum of only 44 additional trips during any peak hour as a result of the proposed warehouse expansion. The ITE does not consider an increase of fewer than 100 peak hour trips to be "significant." Therefore, further analysis is not warranted, and it can be concluded that the proposed project will not have a significant negative impact on traffic.

Please review the above information and indicate if ATDE can be of further assistance.

Sincerely,

**Atlantic Traffic & Design Engineering, LLC**  
State of Georgia Control Number 21166586



**JOHN R. HARTER, P.E.**  
Professional Engineer  
Georgia License No. PE047388



**NICOLE SILVESTRO, E.I.T.**  
Sr. Transportation Planning Specialist

cc Nick Tose – Costco Wholesale  
Julie Miller, PE - AEC











c:\paworking\projects\tpd-c3d\2328537\8.5x11 Figures Seed.dgn 2/2/2024 3:00:02 PM



**ATLANTIC**  
TRAFFIC+DESIGN

WWW.AtlanticTraffic.com 1.908.769.5588 ATDE@AtlanticTraffic.com

FIGURE 1

LOCATION MAP  
PROPOSED COSTCO WAREHOUSE EXPANSION  
CITY OF ALPHARETTA, GA





# Land Use: 857

## Discount Club

---

### Description

A discount club is a discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, beverages, household items, clothing, tires, and appliances. Many items are sold in large quantities or bulk. Some sites may include on-site fueling pumps.

### Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alabama, Alberta (CAN), California, Connecticut, Delaware, Florida, Maryland, Massachusetts, Minnesota, Ohio, Oregon, Pennsylvania, and Washington.

***To assist in the future analysis of this land use, it is important to collect and include information on the presence of vehicle fueling stations in trip generation data submissions.***

### Source Numbers

212, 245, 333, 344, 345, 346, 424, 438, 445, 580, 584, 700, 715, 719, 975, 1047

## Discount Club (857)

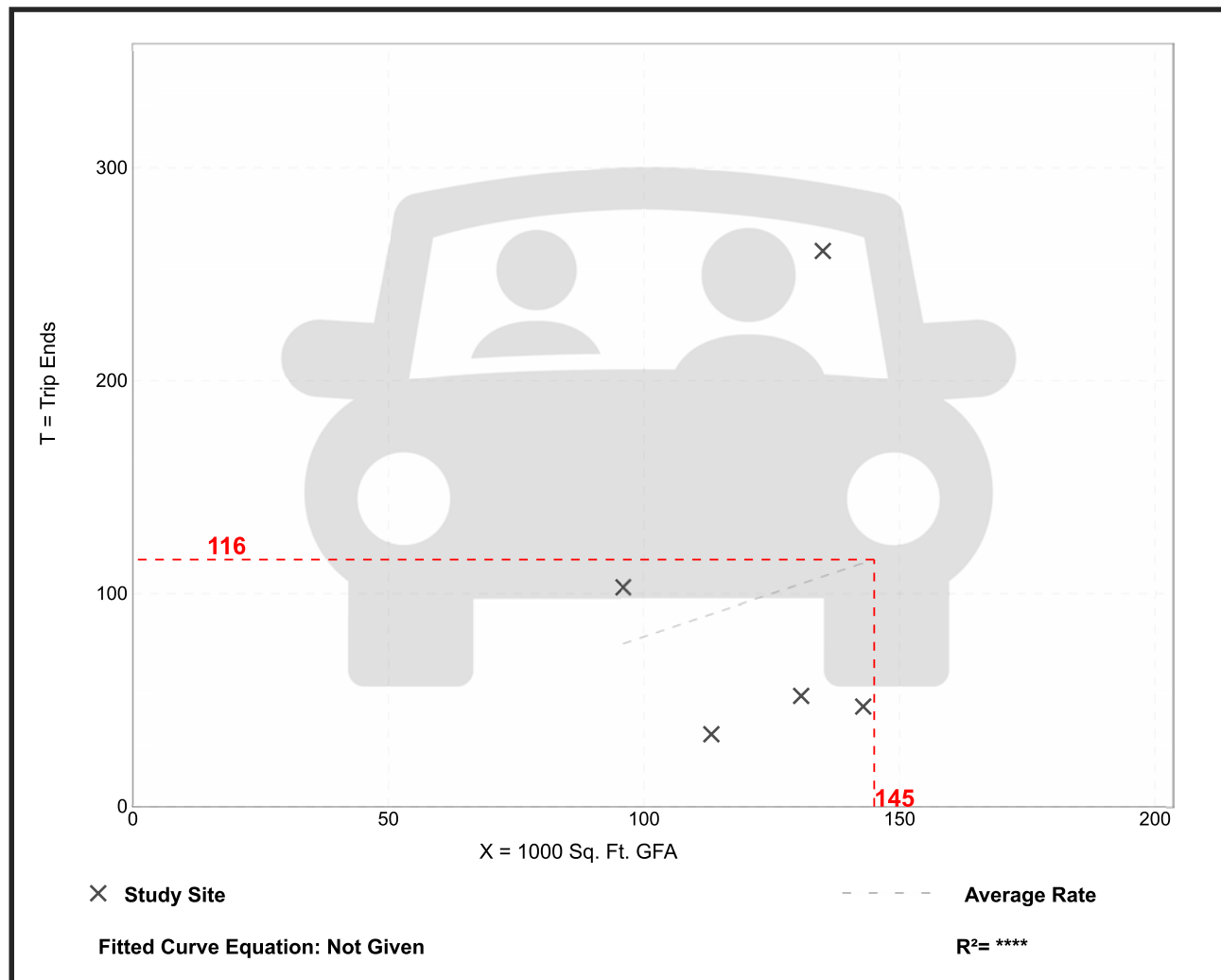
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 5  
 Avg. 1000 Sq. Ft. GFA: 124  
 Directional Distribution: 61% entering, 39% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.80         | 0.30 - 1.93    | 0.73               |

### Data Plot and Equation

Caution – Small Sample Size





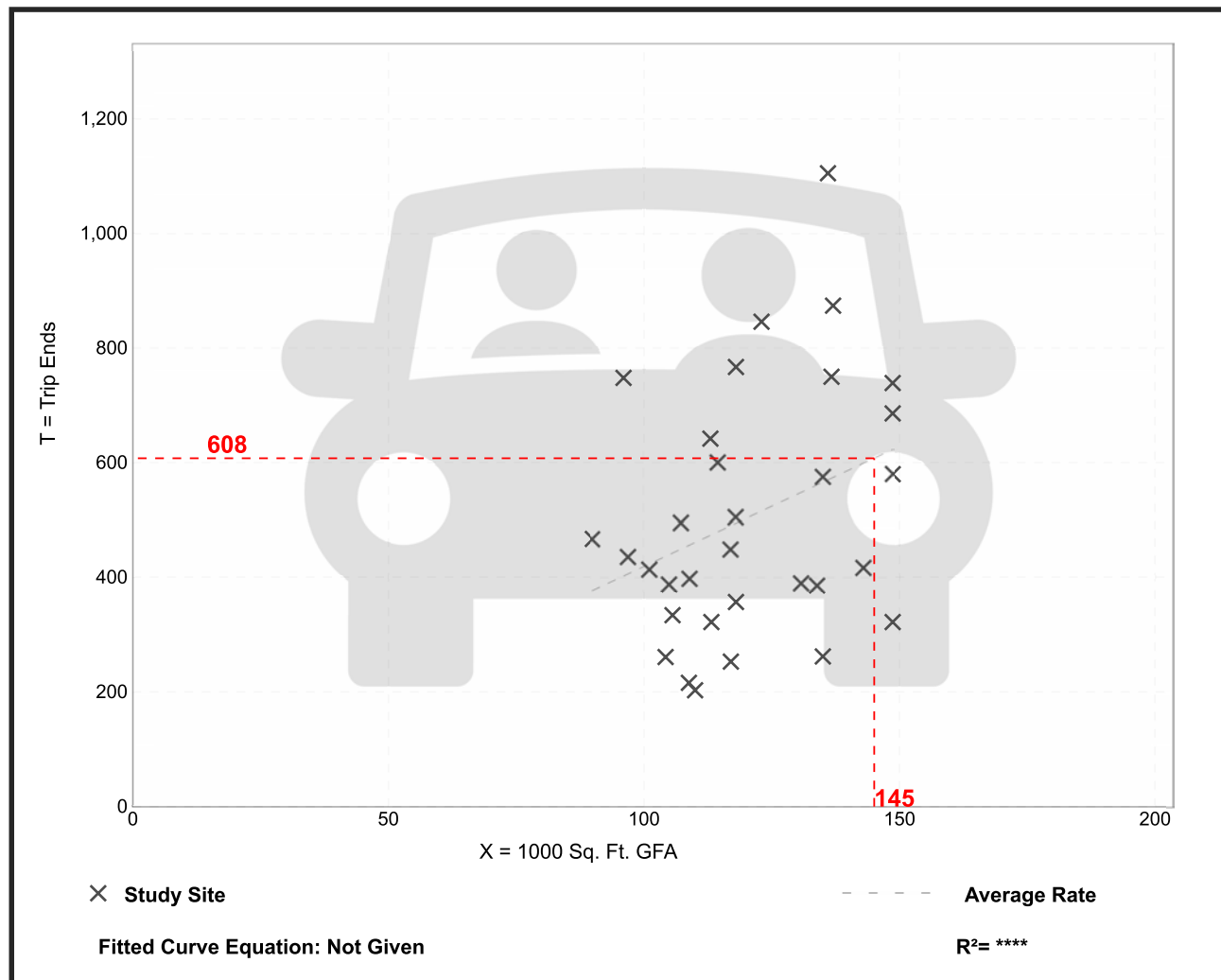
## Discount Club (857)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 32  
 Avg. 1000 Sq. Ft. GFA: 121  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 4.19         | 1.85 - 8.13    | 1.70               |

### Data Plot and Equation



## Discount Club (857)

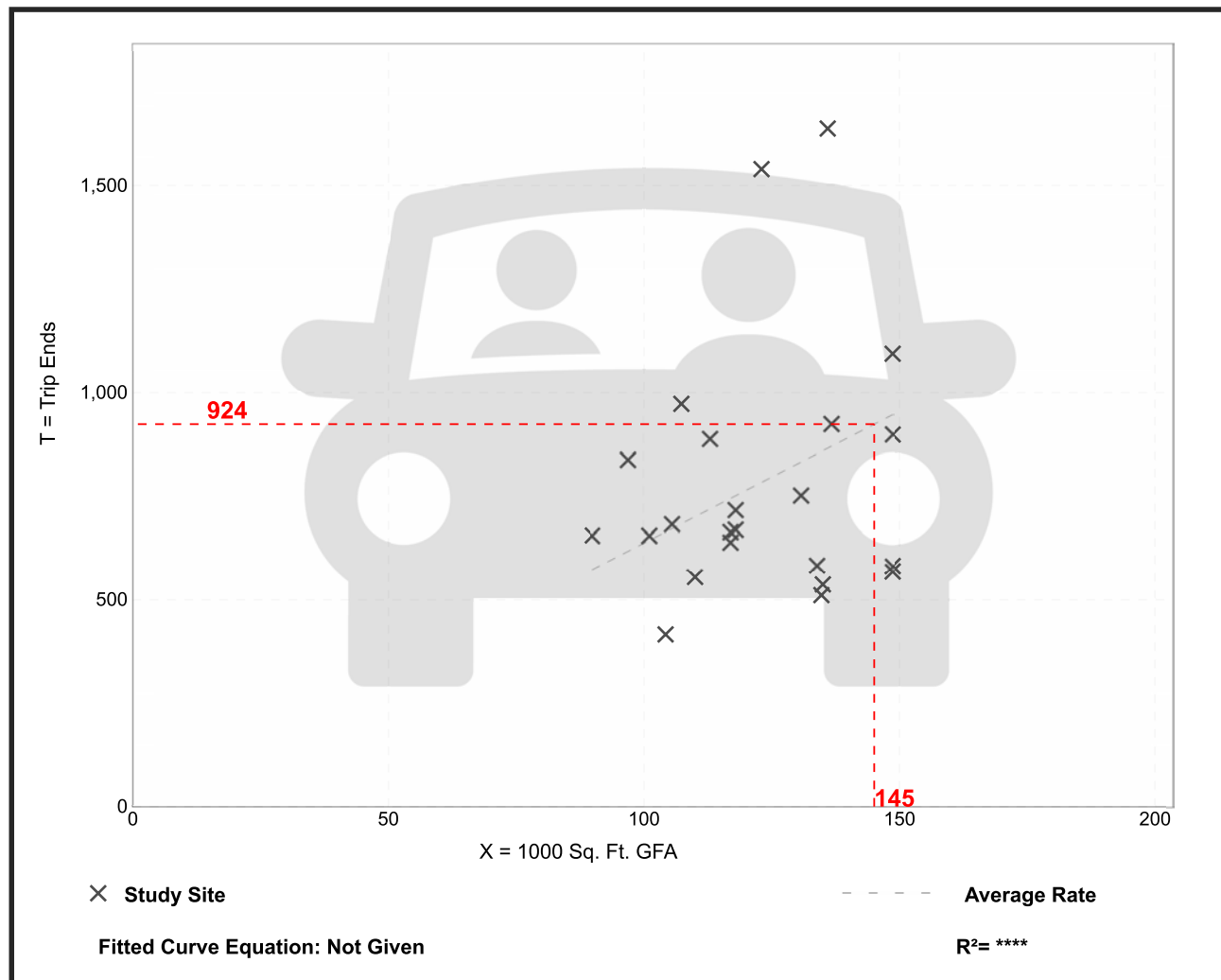
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 23  
Avg. 1000 Sq. Ft. GFA: 123  
Directional Distribution: 49% entering, 51% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.37         | 3.79 - 12.52   | 2.43               |

### Data Plot and Equation



Discount Club

(857)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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

Setting/Location: General Urban/Suburban

Number of Studies: 5

Avg. 1000 Sq. Ft. GFA: 124

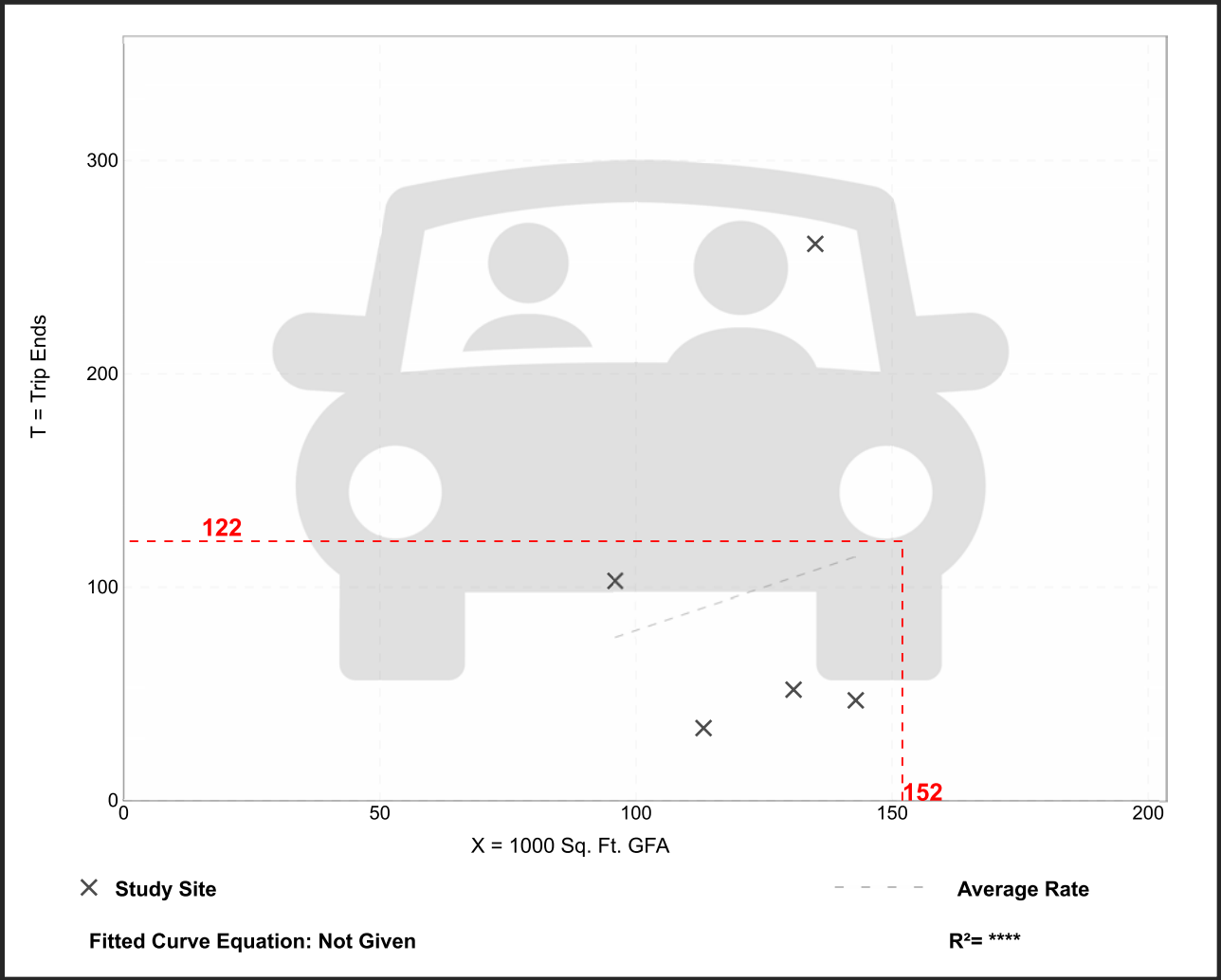
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.80         | 0.30 - 1.93    | 0.73               |

Data Plot and Equation

Caution – Small Sample Size





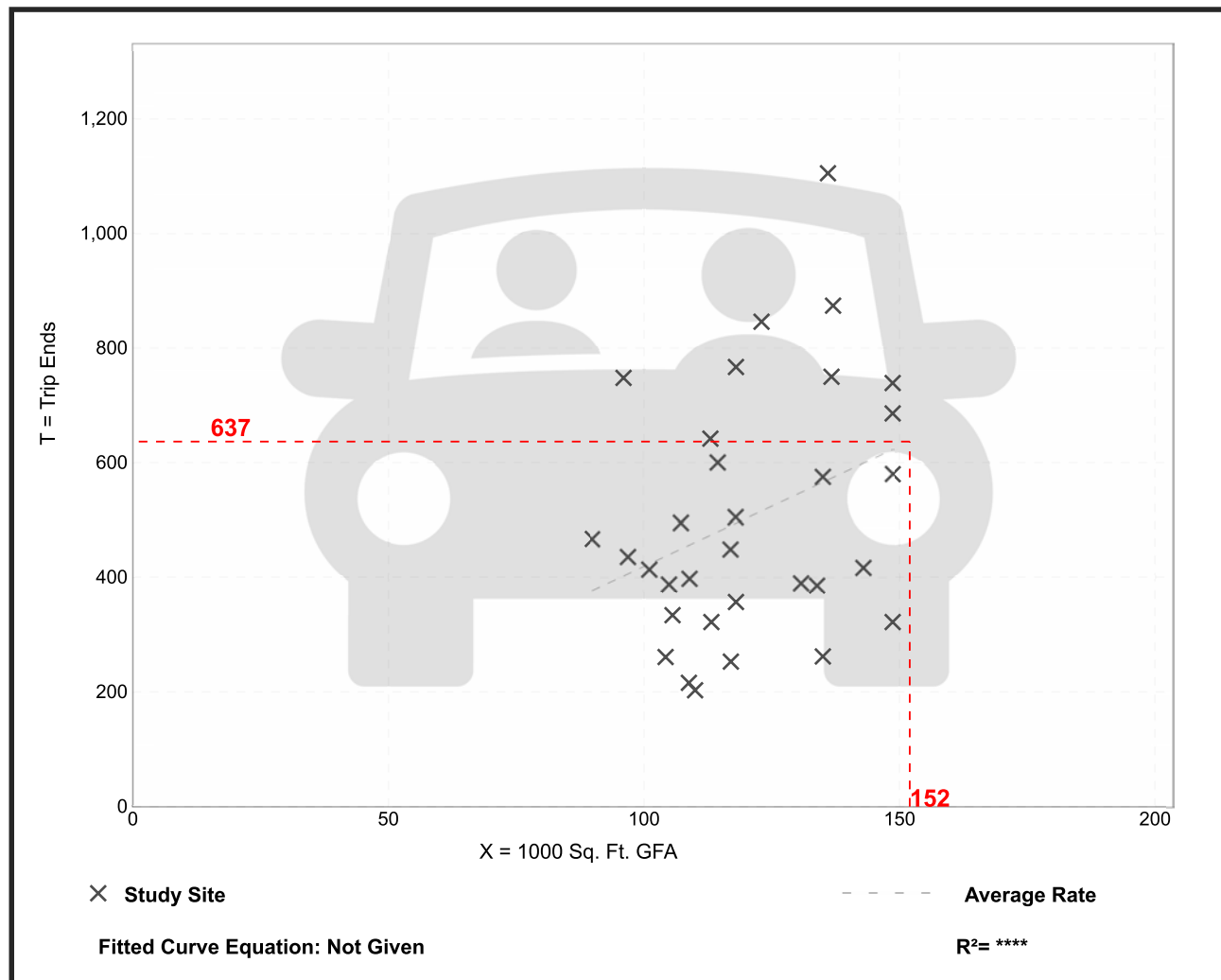
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Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
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### Data Plot and Equation



## Discount Club (857)

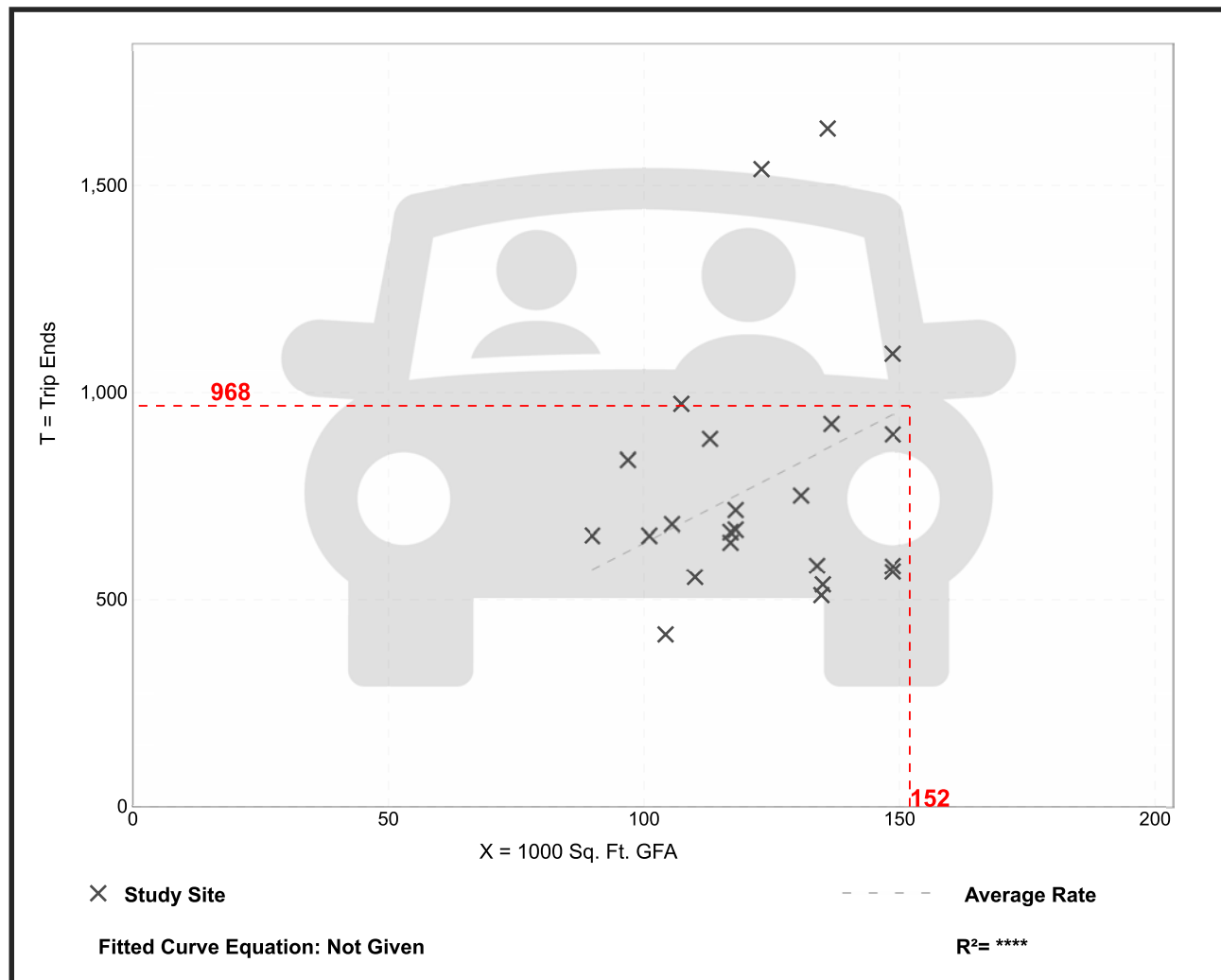
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban  
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Directional Distribution: 49% entering, 51% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.37         | 3.79 - 12.52   | 2.43               |

### Data Plot and Equation





# CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

CITY COUNCIL SPONSOR: STAFF INITIATED

---

## **I. AGENDA ITEM TITLE: PH-24-11 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – EXCEPTIONS**

PLANNING COMMISSION: MAY 2, 2024

CITY COUNCIL: MAY 20, 2024

## **II. REPORT IN BRIEF:**

Consideration of text amendments to the Unified Development Code (UDC). Amend UDC Article IV to amend regulations pertaining to Exceptions.

## **DISCUSSION**

Staff recommends amendments to Unified Development Code (UDC) Article IV Procedures to amend regulations pertaining to Exceptions. Amend UDC Subsection 4.5.5 Exceptions to clarify that exceptions exceeding 50% of a stipulated requirement are considered by the City Council and to add regulations pertaining to uses customarily accessory to dwellings located in residential zoning districts (UDC Subsection 2.3.3(C)) as an allowable exception. Uses customarily accessory to dwellings located in residential zoning districts include detached garages, sheds, gazebos, children's play equipment, swimming pools, and backyard chickens.

Exceptions and hardship variances include the same three (3) review criteria, except that exceptions include an additional review criterion which does not require a hardship. Because an exception does not require a hardship, they are limited to specific types of requests, including building setbacks, building height, signage, parking, and tree preservation, to name a few.

## **III. ATTACHMENTS:**

- UDC Subsection 4.5.5 Exceptions



---

## SECTION 4.5 APPEALS<sup>1</sup>

### **4.5.1 Initiation.**

- A. All requests for relief from the imposition of the regulations and requirements of this Ordinance on a property or development activity, or from an interpretation of the meaning of words or the boundaries of zoning districts, or from an administrative decision of the Director, shall be taken as an appeal to the Board of Appeals, except as otherwise provided in this Section.
- B. Appeals to the Board of Appeals may be initiated by any person aggrieved or by an officer, department, board or bureau of the City. Such appeal shall be initiated within 15 days of the action or decision appealed from by filing with the Director notice of said appeal specifying the grounds thereof. The Director shall transmit to the Board of Appeals any papers constituting the record of the action or decision from which the appeal was taken.
- C. An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is made certifies to the Board of Appeals, after the notice of appeal shall have been filed with them, that by reason of facts stated in the certificate a stay would, in the Director's opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by a court of competent jurisdiction.

( Ord. No. 859 , § 1(Exh. A), 6-26-2023)

### **4.5.2 Public hearing process.**

- A. Public Notice.
  - 1. *Notification to the General Public.*
    - a. At least thirty (30) days but not more than forty-five (45) days prior to each public hearing, notice shall be published in a newspaper of general circulation within the City. The Director shall prepare such notice, which shall state the time, place and purpose of the hearing. Additionally, notice of the public hearing shall be sent to the owner of the property that is the subject of the proposed action at least thirty (30) days prior to the hearing date by regular mail.
    - b. If a request for a variance is to be heard at the hearing, then the notice shall, in addition to the above requirements, include the proposed code provisions requested to be modified. Each section of this Code requested to be varied shall be separately identified in all required notices.
    - c. If an appeal of an administrative decision is to be heard at the hearing, then the notice shall, in addition to the above requirements, include a summary of the purpose of the appeal.

( Ord. No. 859 , § 1(Exh. A), 6-26-2023)

### **4.5.3 Public hearing.**

- A. The Director shall submit the appeal to the Board of Appeals, together with any Staff Report. The Board of Appeals shall review and take action upon each appeal after holding a public hearing. In making a decision on

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<sup>1</sup>Ord. No. 859 , § 1(Exh. A), adopted June 26, 2023, deleted § 4.5 in its entirety and enacted a new § 4.5 as set out herein. Former § 4.5 pertained to similar subject matter and derived from Ord. No. 751 , § 2, adopted October 16, 2017.

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the appeal, the Board of Appeals shall follow the standards set forth under this Section. No member of the Board of Appeals shall rule on a matter in which he or she has a financial interest, directly or indirectly.

- B. In taking on an appeal, the Board of Appeals by majority of those voting may approve, approve with conditions, or deny the appeal, or the Board of Appeals may table the matter for consideration at its next regular meeting.
- C. The following procedures shall govern public hearings for purposes of considering applications as specified in this Section.
  - 1. Presiding officer. The public hearing shall be conducted by the presiding officer.
  - 2. Requirements for speakers. Persons wishing to speak in support (including the applicants and designated representative) or opposition to any application shall provide their name and address on the specified form to City staff prior to speaking at the public hearing. In addition, each person shall be required to disclose any campaign contributions/gifts equal to or greater than \$100 given to any City elected official within two (2) years of the public hearing date.
  - 3. Time limits. Speakers at the public hearing shall be allowed not less than ten (10) minutes per side, provided, however, that the presiding officer may at his or her discretion elect to extend this time period equally to proponents and opponents.

( Ord. No. 859 , § 1(Exh. A), 6-26-2023)

#### **4.5.4 Hardship variances.**

- A. *General.*
  - 1. Relief from the application of the provisions of this Ordinance may be granted by the board of Appeals upon a finding that compliance with such provision will result in a hardship to the property or owner that is substantially unwarranted by the protection of the public health, safety or general welfare and the need for consistency among all properties similarly zoned.
  - 2. Such relief may be granted only to the extent necessary to alleviate such unnecessary hardship and not as a convenience to the applicant nor to gain any advantage or interest over similarly zoned properties.
- B. *Standards for Approval.* A hardship variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding by the Board of Appeals 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
  - 2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or
  - 3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.
- C. *Limitation.* In no case shall a hardship variance be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council, nor may any use of land or buildings or structures be granted that is not permitted by the zoning district that is applicable to the property.

( Ord. No. 859 , § 1(Exh. A), 6-26-2023)

#### **4.5.5 Exceptions.**

- A. *General.*

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1. An exception requested as part of a rezoning or conditional use application shall be heard by the Planning Commission and decided by the City Council as part of the public hearing process related to the rezoning or conditional use application. All other exceptions (which do not exceed 50% of the stipulated requirement) shall be heard and acted upon by the Board of Appeals, unless approved administratively by the Director as provided herein. Exceptions which exceed 50% of the stipulated requirement shall be heard and acted upon by the City Council.
  2. Exceptions shall be limited to relief from the following requirements of this Ordinance:
    - a. Minimum building setbacks;
    - b. Maximum building height;
    - c. Buffers and screening;
    - d. Signage in accordance with a coordinated signage plan;
    - e. Minimum street frontage;
    - f. Parking and loading requirements;
    - g. Tree preservation;
    - h. Signage height and copy area; and
    - i. Minimum street frontage; Regulations pertaining to uses customarily accessory to dwellings located in residential zoning districts (See Section 2.3.3(C));
    - j. Minimum building size;
    - k. Maximum impervious area

**B. *Standards for Approval.***

1. An exception may be granted upon a finding that:
  - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of size, shape or topography; or
  - b. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or
  - c. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or
  - d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.
2. An exception may be granted from the requirements of this Ordinance regarding tree preservation. The factors to be taken into consideration include the following:
  - a. The ease with which the applicant can alter or revise the proposed development or improvement to accommodate existing trees.
  - b. The economic hardship that would be imposed upon the applicant were the exception denied.
  - c. The heightened desirability of preserving tree cover in densely developed or densely populated areas.
  - d. The need for visual screening in transitional zones or relief from glare, blight, commercial or industrial ugliness or any other visual affront.



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- e. Whether the continued presence of the tree or trees is likely to cause danger to a person or property.
  - f. Whether the topography of the area in which the tree is located is such a nature to be damaging or injurious to trees.
  - g. Whether the removal of trees is for the purpose of thinning a heavily wooded area where some trees will remain.
  - h. Whether tree removal would have an adverse impact upon existing biological and ecological systems.
  - i. Whether tree removal would affect noise pollution by increasing source noise levels to such a degree that a public nuisance may be anticipated or a violation of the noise control ordinance will occur.
- C. *Limitations.* In no case shall an exception be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council, nor may a minimum lot size required by a zoning district be reduced, nor may any use of land or buildings or structures be granted that will result in an increase in housing units or non-residential building density or is not permitted by the zoning district that is applicable to the property.

( Ord. No. 859 , § 1(Exh. A), 6-26-2023)

#### **4.5.6 Interpretations.**

- A. The Board of Appeals, upon appeal of an aggrieved party or at the request of the Director, shall interpret the use of words or phrases within the context of the intent of this Ordinance, the boundaries of the various zoning districts where uncertainty exists, and such other provisions of this Ordinance as may require clarification or extension. The Board of Appeals shall also hear and decide appeals from any order, determination, decision or other action by the Director where a misinterpretation of the requirements or other provisions of this Ordinance is alleged, except for appeals of administrative decisions denying design approval of signs reviewed by the Director for compliance with the design standards set forth in the Design Review Board Ordinance.
- B. An interpretation by the Board of Appeals shall be final, unless an appeal of their action is taken to Superior Court within 30 days of the Board's action.

( Ord. No. 859 , § 1(Exh. A), 6-26-2023)

#### **4.5.7 Appeals of Administrative Variance Decisions.**

Any administrative variance decision or administrative exception decision made pursuant to Section 5.1 may be appealed in accord with the procedures set forth in Sections 4.5.2 and 4.5.3.

( Ord. No. 859 , § 1(Exh. A), 6-26-2023)