PLANNING COMMISSION MEETING
NOVEMBER 7, 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. Approve Meeting Minutes of 10.3.24

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

b. MP-24-10/CU-24-14 Lava Island/Regency Park Master Plan Pod 3
Consideration of a master plan amendment and conditional use to allow a 'Recreation Facilities, Indoor' business within an existing shopping center in the North Point Overlay. A master plan amendment is request to the Regency Park Master Plan Pod 3 to add 'Recreation Facilities, Indoor' and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Lava Island. The property is located at 7121 North Point Parkway and is legally described as being located in Land Lots 687 & 688, 1st District, 2nd Section, Fulton County, Georgia.

c. Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive
Consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.

d. PH-24-17 Unified Development Code (UDC) Text Amendments – Short Term Rentals
Consideration of text amendments to Section 1.4 Definitions of Article I, Table 2.2 List of Permissible and Conditional Uses of Article II, Section 2.7 Miscellaneous Regulations of Article II, and Section 4.5.5 Exceptions of Article IV of the Unified Development Code (UDC) to add regulations pertaining to Short Term Rentals.

e. MP-24-09/CU-24-12 Alpharetta Hotel Holdings LLC/Hybrid Hotel
Consideration of a master plan amendment and conditional use to allow 'Hotel, Hybrid' on 9.89 acres in the Preston Ridge Master Plan. A master plan amendment is requested to the Preston Ridge Master Plan Pod H to add 'Hotel, Hybrid' as a conditional use and a conditional use is requested to allow a 'Hotel, Hybrid' for a dual brand Mariott hotel. The property is located at 12140 Morris Road and is legally described as being located in Land Lot 1262, 2nd District, 2nd Section, Fulton County, Georgia.

f. CLUP-24-03/MP-24-06/Z-24-11/V-24-18 TPG/Brookside Master Plan Pod B
Consideration of a comprehensive land use plan amendment, master plan amendment, rezoning and variance to allow 160 'Dwelling, 'For-Sale', Attached' units on 9.89 acres. A master plan

amendment is requested to the Brookside Master Plan Pod B to add ‘Dwelling, ‘For-Sale’, Attached’ as a permitted use. A comprehensive land use plan amendment is requested from ‘Corporate Office’ to ‘High Density Residential’ and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, ‘For-Rent’ or ‘For-Sale’, Residential). Variances are requested to Unified Development Code (UDC) Section 2.5 Parking and Loading to reduce parking and allow uncovered/unenclosed parking, UDC Subsection 3.2.8 Tree Replanting, Buffer, and Landscape standards to reduce the undisturbed buffer requirements, and UDC Subsection 2.2.10(D) to increase building height and reduce setbacks. The property is located at 3750 Brookside Parkway and is legally described as being located in Land Lots 43, 44, 49 & 50, 1st District, 1st Section, Fulton County, Georgia.

7. ADJOURNMENT

PLANNING COMMISSION MEETING
UNOFFICIAL MINUTES
OCTOBER 3, 2024

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

1. CALL TO ORDER

2. ROLL CALL

A. **Commissioners Present**

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

B. **Staff present:**

- Kathi Cook, Director of Community Development & Economic Development
- Michael Woodman, Planning + Development Services Manager
- Elle Taylor Planning & Zoning Coordinator
- George Doyle, Traffic Engineer

3. APPROVAL OF MEETING MINUTES

a. **Approve Meeting Minutes of September 5, 2024**

❖ Commissioner Zurinskas offered a motion to approve.
- Commissioner Perkins seconded the motion.
- The motion carried (3-0-2 (Derito, Scott)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. **Announcement of Public Hearing Procedure**

b. **Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive**

This item was deferred by the applicant and was not considered at the October 3, 2024 Planning Commission meeting.

Consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office- Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified

Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.

c. CU-24-13 The Tox/210 South Main Street

Michael Woodman, Planning & Development Manager, presented consideration of a conditional use to allow 'Massage Therapy' for The Tox in an existing building in the Downtown. The Tox provides lymphatic drainage massage services. The property is located at 210 South Main Street, Suite D and is legally described as being located in Land Lots 694, 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.

The property is zoned DT-MU (Downtown Mixed-Use). Surrounding properties are zoned C-2 to the north, east and west, DT-MU to the east and west, and R-12 (Dwelling, 'For-Sale', Residential) to the south. Dogwood Square is located to the north and east, The Maxwell residential is located to the east, Alpha Park is located to the south, and Bank of America and Mayfair on Main are located to the west. The future land use designation of the property is 'Mixed Use', which supports the requested use.

The Maxwell is a 12.9-acre mixed-use development, including a 42,550 square foot commercial development at the corner of South Main Street and Devore Road and a residential development to the east along Devore Road. A variety of businesses operate in The Maxwell, including Rena's Italian Grill, Fairway Social, and Ponko Chicken, to name a few. The applicant's business is proposed in Suite D of the building abutting South Main Street.

- Definition of Massage Therapy in the UDC.
- Distance Requirements
- Other locations in GA and U.S.
- Hours of operation.
- Number of Employees.
- Conditional Use Review Criteria.
- SPA Map of establishments in the City.

Staff's recommendation is to Approve CU-24-13 The Tox/The Maxwell, subject to the following conditions:

1. 'Massage Therapy' shall be added as a conditional use at 210 South Main Street, Suite D and limited to no more than 1,485 square feet.
2. Conditional use approval shall be limited to The Tox; no additional 'Massage Therapy' use or subleasing shall be permitted within the approved space.
3. 'Massage Therapy' shall be limited to lymphatic drainage massage and sculpting facial services.
4. Hours of operation shall be Monday – Sunday 9:00 AM – 7:30 PM.

Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

Janki Patel, Applicant, presented:

- Definition of Lymphatic Massage.
- First location in Alpharetta, locations in GA – Buckhead & Sandy Springs.
- Franchise.

- Applicant is fine with proposed conditions.

There was no Public Comment.

❖ Commissioner Reynolds offered a motion to approve subject to Staff's recommended conditions.
- Commissioner Zurinskas seconded the motion.
- The motion carried (6-0)

d. PH-24-17 Unified Development Code (UDC) Text Amendments – Short Term Rentals

This item was deferred by Staff and was not considered at the October 3, 2024 Planning Commission meeting.

Consideration of text amendments to Section 1.4 Definitions and Section 2.3 Supplementary Regulations of the Unified Development Code (UDC) to add a definition and regulations pertaining to Short Term Rentals.

e. PH-24-18 Unified Development Code (UDC) Text Amendments – Signs

Kath Cook, Director of Community Development, presented consideration of text amendments to Section 2.6 of the Unified Development Code (UDC) to amend regulations pertaining to Signs.

After discussion:

❖ Commissioner Zurinskas offered a motion to approve subject to Staff's recommended conditions.
- Commissioner Perkins seconded the motion.
- The motion carried (6-0)

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 6:52 p.m.

CITY COUNCIL MEETING
STAFF REPORT

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

I. **AGENDA ITEM TITLE:** MP-24-10/CU-24-14 LAVA ISLAND/REGENCY PARK MASTER PLAN POD 3

PLANNING COMMISSION: NOVEMBER 7, 2024

CITY COUNCIL: NOVEMBER 18, 2024

II. **STAFF RECOMMENDATION:**

Approve MP-24-10/CU-24-14 Lava Island/Regency Park Master Plan Pod 3, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be listed as a conditional use in the Regency Park Master Plan Pod 3.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use at 7121 North Point Parkway and limited to no more than 40,000 square feet.
3. Conditional use approval shall be limited to Lava Island; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
4. 'Recreation Facilities, Indoor' shall be limited to a family entertainment venue with indoor play structures, trampolines, party rooms, and café.
5. Hours of operation shall be Sunday – Thursday 9:00 AM – 9:00 PM and Friday – Saturday 9:00 AM – 10:00 PM.
6. Any exterior changes shall be similar to type, style, and colors depicted in the North Point Overly District Design Guidelines, with final approval by DRB.
7. Native and drought-tolerant shrubs and grasses shall be added to the foundation area along the front façade of the building, with final approval by DRB.

III. **REPORT IN BRIEF:**

The applicant, Dallin Barker, is requesting a master plan amendment and conditional use to allow Lava Island to re-use a 40,000 square foot space in an existing strip shopping center in the North Point Overlay. According to the application, Lava Island is a family entertainment venue with indoor play structures, trampolines, party rooms and café. The space was previously occupied by Buy Buy Baby. A master plan amendment is requested to add 'Recreation Facilities, Indoor' as a conditional use to the Regency Park Master Plan Pod 3 and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Lava Island. The subject property is located at 7121 North Point Parkway on the southwest side of Encore Parkway at the intersection with North Point Center East.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Recreation Facilities, Indoor' use in a 40,000 square foot space formerly occupied by Buy Buy Baby. A master plan amendment is requested to Regency Park Master Plan Pod 3 to add 'Recreation Facilities, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Lava Island. The subject property is located at 7121 North Point Parkway on the southwest side of Encore Parkway at the intersection with North Point Center East.

The property is zoned PSC (Planned Shopping Center) and is subject to the Regency Park Master Plan. The property is developed with a one (1) story, 81,000 square foot strip shopping center. Surrounding properties are also zoned PSC. Ross Dress For Less is located to the east, Party City to the south, Mattress Firm to the west, and Georgia 400 to the north. The comprehensive land use plan designation of the property is 'Mixed Use', which allows the applicant's proposed use.

The Regency Park Master Plan was approved in 1992 and allows a mix of shopping center, entertainment, and office uses over six (6) pods along North Point Parkway between Encore Parkway and Mansell Road. Pod 3 was amended in 1994 to change the primary use from office to shopping center.

According to the application, Lava Island is a family entertainment venue including play structures, trampolines, party rooms and small café. Food and beverage items will consist of pizza, wings, French fries, coffee, milkshakes, smoothies, and soft drinks. No alcohol will be served. Lava Island has one (1) existing location in Aurora, Colorado with four (4) sites under construction. Hours of operation are Sunday – Thursday 9:00 AM – 9:00 PM and Friday – Saturday 9:00 AM – 10:00 PM. The applicant anticipates approximately 35 – 45 employees.

SITE PLAN

Lava Island proposes to re-use the 40,000 square foot space formerly occupied by Buy Buy Baby. No exterior changes to the building or site are proposed. There are approximately 513 parking spaces existing on the property. Unified Development Code (UDC) parking requirements are calculated in the table below, which includes a required 20% parking reduction for properties located in the North Point Overlay. The applicant's proposal is supported by a sufficient amount of parking.

Required Parking

Use	Area (SF)	Parking Rate	Required Parking
Recreation Facilities, Indoor Courts	30,000 SF	1/500 SF	60
Recreation Facilities, Indoor Support Areas	10,000 SF	1/200 SF	50
Existing shopping center uses	62,500 SF	1/250 SF	250
TOTAL	North Point Overlay	20% reduction Required	288 spaces

The applicant's proposal does not trigger compliance with North Point open space or EcoDistrict measures.

TRAFFIC

As shown in the table below, Staff estimates that the proposed use will generate approximately 35 AM Peak Hour trips and 60 PM Peak Hour trips.

Land Use	Code	Density (SF)	Period	TOTAL	IN	OUT
Trampoline Park	436	40,000	Daily	500	250	250
			AM Peak Hour	35	23	12
			PM Peak Hour	60	28	32
Total Net New Trips			**Daily**	***500***	***250***	***250***
			AM Peak Hour	***35***	***23***	***12***
			PM Peak Hour	***60***	***28***	***32***

Based upon methodologies from ITE's Trip Generation, 11th Edition (2021)

Daily & AM Peak Hour Trip Generation Results for LUC 436 are not provided by ITE; after evaluating like-uses:

Total Daily Trip Generation Results are calculated assuming PM Peak Hour Trips are 12% of total daily trips

Total AM Peak Hour Trip Generation Results are calculated as 7% of Total Daily Trip Generation Results

STANDARDS FOR MASTER PLAN AMENDMENT

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment 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: Regency Park Master Plan Pod 3 allows shopping center uses on the subject property, which is consistent with the development pattern along North Point Parkway. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: Regency Park Master Plan Pod 3 allows shopping center uses on the subject property, which is consistent with the development pattern along North Point Parkway. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The proposed use would not adversely impact the natural environment. The applicant's request is to re-use an existing, vacant building with no site changes proposed.

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

Response: The subject property could be re-used for shopping center uses. However, the addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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 to allow 'Recreation Facility, Indoor' would add an entertainment use to North Point that will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: Regency Park Master Plan Pod 3 allows shopping center uses on the subject property, which is consistent with the development pattern along North Point Parkway. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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 to allow 'Recreation Facility, Indoor' reflects a reasonable balance. Adding an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The subject property could be re-used for shopping center uses. However, the addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The zoning proposal meets the comprehensive land use plan designation of the property, which is 'Mixed Use'.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The property has several points of access from Encore Parkway and North Point Parkway, including interparcel access with adjacent properties. The proposed use would not impact vehicular and pedestrian safety.

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

Response: The above-referenced improvements are provided on the subject property.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with a variety of retail and restaurant uses. In addition, the property has several points of access from Encore Parkway and North Point Parkway.

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

Response: Not applicable.

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

Response: The proposal would not impede the normal and orderly development of surrounding properties, which are developed with a variety of retail, restaurant, office, and entertainment uses.

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

Response: The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with a variety of retail, restaurant, office, and entertainment uses. Adding an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: There are other entertainment uses existing or approved in the area, including AMC, Dave & Buster's, Studio Movie Grill, Cosmic Mini Golf & Play, Hi-Five Sports Zone, and Pickle and Social. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with a variety of retail, restaurant, office, and entertainment uses. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

CITIZEN PARTICIPATION PLAN

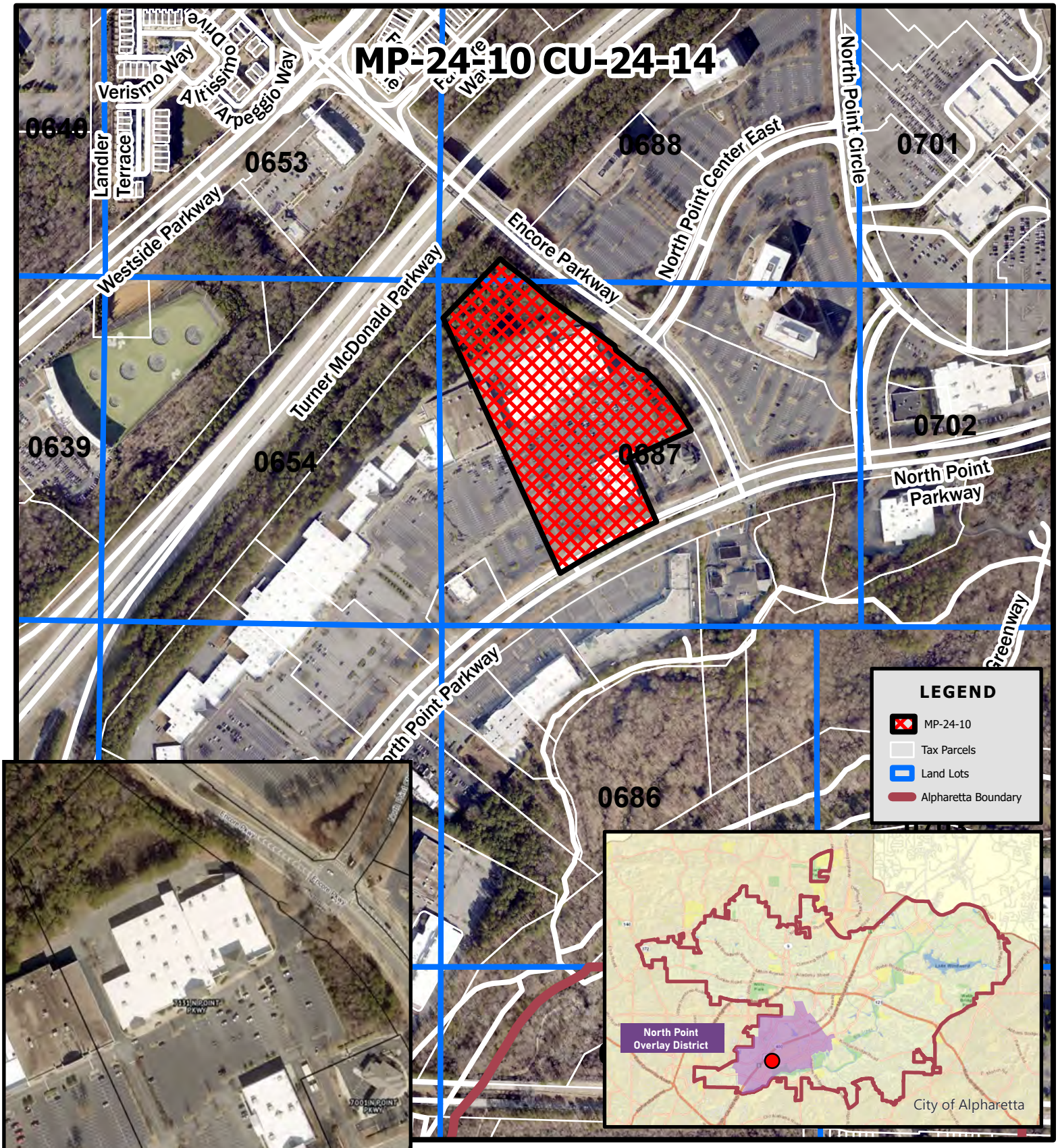
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 9, 2024. There were no public comments.

IV. ATTACHMENTS:

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

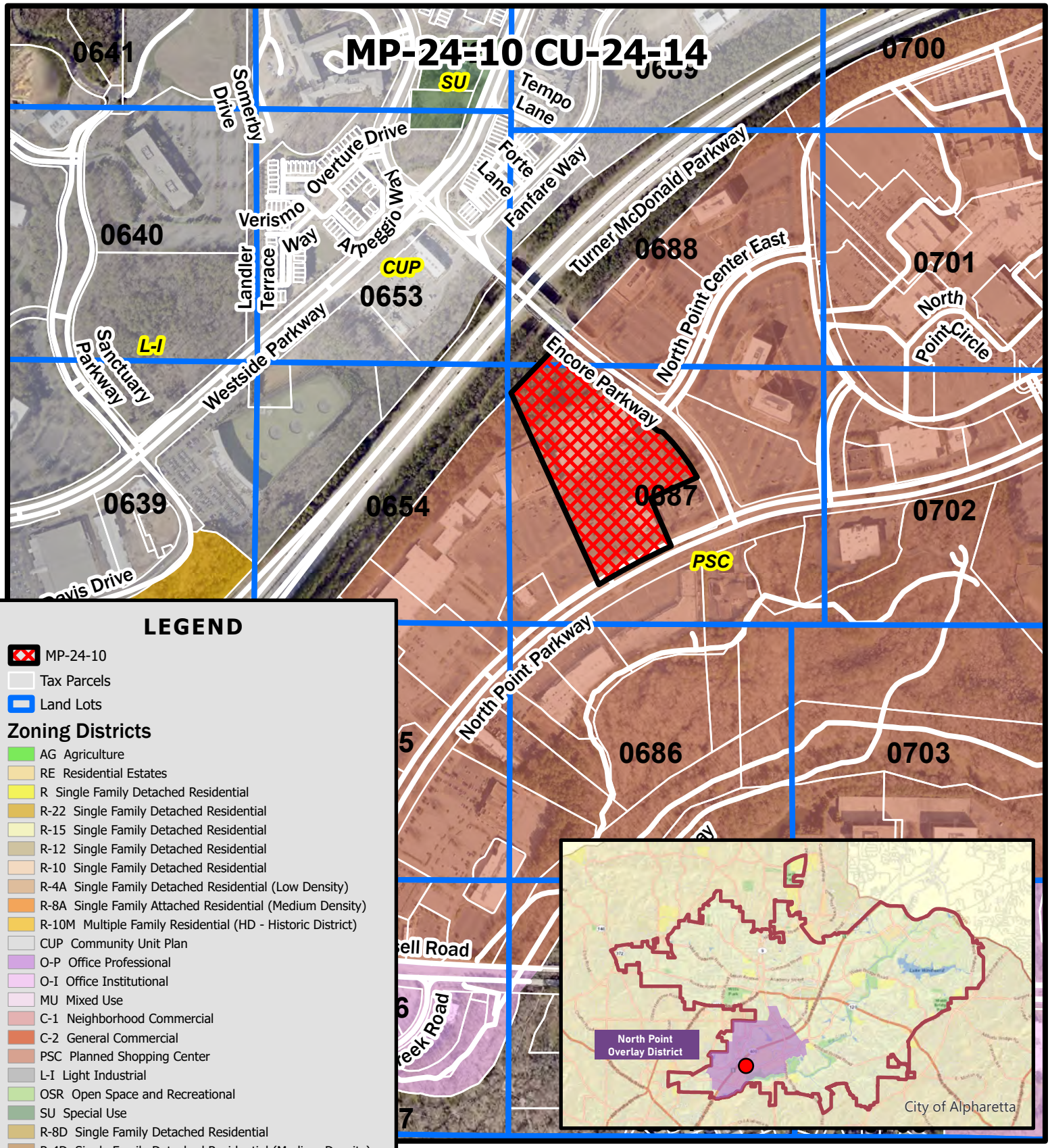


MP-24-10 CU-24-14
D/LL: 1/2/687
PC: 11/07/24
CC: 11/18/24

Aerial Map
Lava Island
7121 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- MP-24-10
- Tax Parcels
- Land Lots

Zoning Districts

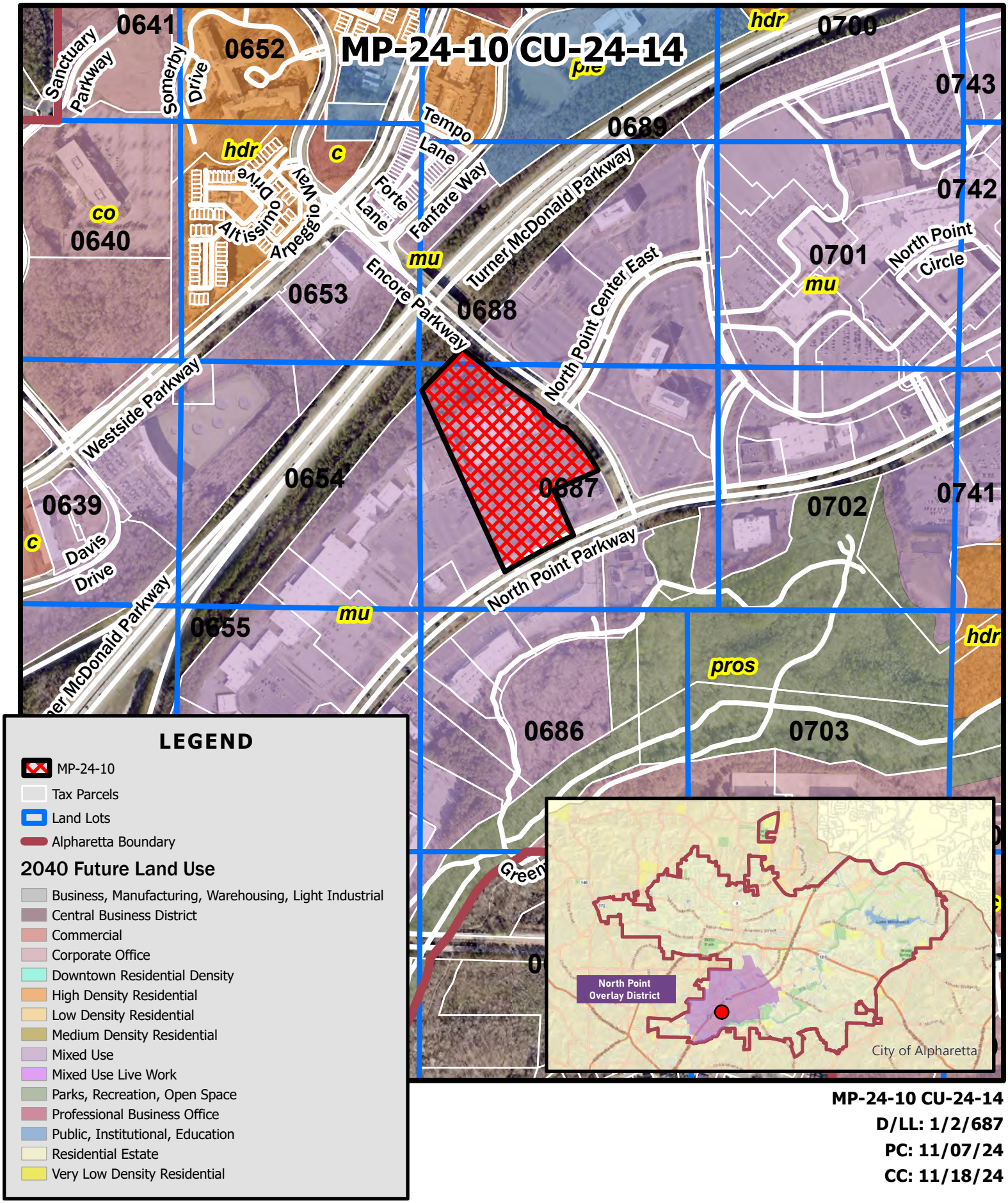
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)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

MP-24-10 CU-24-14
D/LL: 1/2/687
PC: 11/07/24
CC: 11/18/24

Zoning Map
Lava Island
7121 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

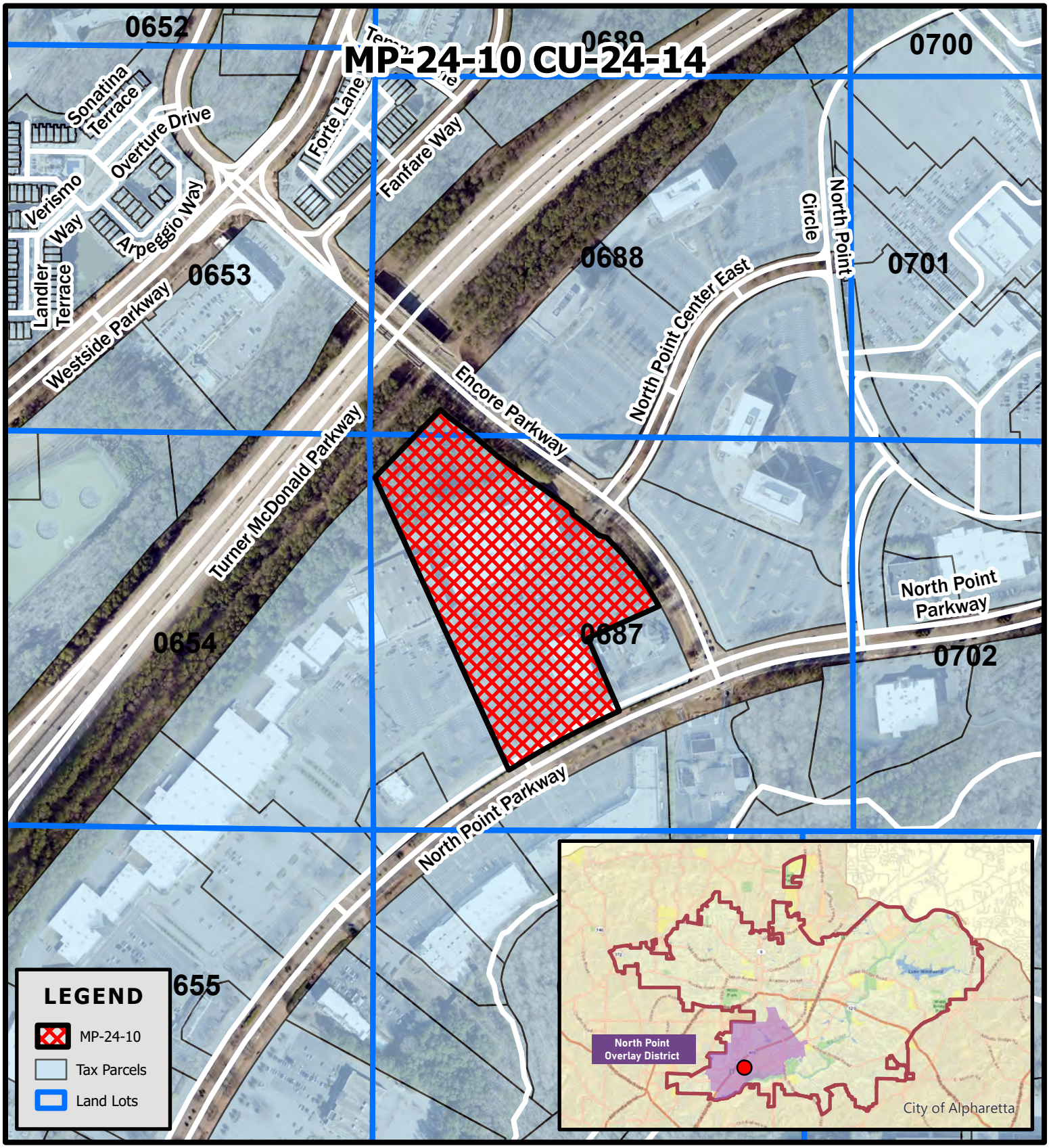


MP-24-10 CU-24-14
D/LL: 1/2/687
PC: 11/07/24
CC: 11/18/24

Future Land Use Map
Lava Island
7121 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



MP-24-10 CU-24-14
D/LL: 1/2/687
PC: 11/07/24
CC: 11/18/24

Location Map
Lava Island
7121 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

Community Zoning Information Meeting (CZIM) October 9, 2024

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

MP-24-10/CU-24-14 / Lava Island/Regency Park Master Plan Pod 3

NAME	ADDRESS	COMMENTS
	No	Comments

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Lava Island

Contact Name: Dallin Barker Telephone: 8018371496

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

The CZIM meeting fielded zero comments or concerns. We have received no comments.

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

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

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

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

Signature of Authorized Agent: _____ Date: 10/15/2024

Print Form

10/15/2024

Boyd Henderson
2149 S Holly ST,
Denver, CO 80222

RE: **MP-24-10/CU-24-14 Lava Island/Regency Park Master Plan Pod 3**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Recreation Facilities, Indoor' business within an existing shopping center in the North Point Overlay. A master plan amendment is request to the Regency Park Master Plan Pod 3 to add 'Recreation Facilities, Indoor' and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Lava Island. The property is located at 7121 North Point Parkway and is legally described as being located in Land Lots 654, 655, 687, and 688 1st District, 2nd Section, Fulton County, Georgia.

This item will be considered by **the Planning Commission on Thursday, November 7, 2024, and City Council on Monday, November 18, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at boyd@epicparks.com or (303)818-6650.

Sincerely,

Boyd Henderson

CURRENT OCCUPANT
7121 NORTH POINT PKWY
ALPHARETTA GA 30022

TRUST ESTABLISHED UNDER ITEM V &
THE TRUSTEE APPOINTED UNDER ITEM VII B I OF
100 NE THIRD AVE SUITE 100
FORT LAUDERDALE FL 33301

BLUE VENTURES LLC
12274 CRABAPPLE RD
ALPHARETTA GA 30004

WIGGINS W B JR
2964 PEACHTREE RD NW STE 380
ATLANTA GA 30305-4928

CORO NORTH POINT LLC
3715 NORTHSIDE PKWY STE 100
ATLANTA GA 30327

CWOP TWO MANSELL VERIZON LLC
P. O . BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

CENTRO WATT OPERATING PTNRSHIP TWO LLC
P.O. BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

BRI 1870 NORTH POINT LLC
100 N FEDERAL HWY #400
HALLANDALE FL 33009

MANSELL CROSSING LLC ET AL
1109 RUSSELL PKWY
WARNER ROBINS GA 31088

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004

SG ECHO LLC
3490 PIEDMONT RD NW #550
ATLANTA GA 30305

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

WACHOVIA BANK OF GEORGIA
P.O. BOX 2609
CARLSBAD CA 92018-2609

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: MP-24-10/
PH #: CU-24-14
☐ 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: Dallin Barker Telephone: 801-837-1496

Address: 3347 N 500 E Suite:

City Ogden State: UT Zip: 84414 Fax:

Mobile Tel: 801-837-1496 Email: dallin.barker@spiamerica.com

Subject Property Information:

Address: 7121 North Point Pkwy Current Zoning: PSC

District: PSC Section: Land Lot: Parcel ID: 12 261006870334

Proposed Zoning: PSC Current Use: Retail

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

☒ Conditional Use
☐ Rezoning
☐ Variance
☐ Exception
☒ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Other *(Specify)*: Add indoor recreation to approved use to master plan pod 2
☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

Lava Island is a family entertainment venue which includes play structures, trampolines, party rooms, and a small cafe

Applicant's Request (Please itemize the proposal):

We are looking for approval for a CUP and to open this business for the community to enjoy. It is also understood that the Regency Park Master Plan (Pod 2) will need to be modified to include indoor recreation.

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

Lava Island is looking to open and operate this location into a family entertainment venue.

Property Owner Information:

Contact Name: Bill Livingston / Mansell Crossing LLC Telephone: 478-923-4669

Address: 1109 Russell Parkway/P.O. Box 7078 Suite:

City Warner Robins State: GA Zip: 31088 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: ~~Same as above~~ Dallin Barker Telephone: 801-837-1496

Address: 3347 N 500 E Suite:

City Ogden State: UT Zip: 84414 -

So Sworn and Attested:

Owner Signature: Date: 9/11/24

Notary:

JACKSON HILL
Notary Public - State of Georgia
Houston County
My Commission Expires Oct 26, 2026

Notary Signature: Date: 9/11/24

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: Dallin Barker

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: N/A Value: N/A

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

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

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

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

Campaign Contribution Information:

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

Signature _____ Date: 09/26/2024

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The space will be compatible with the surrounding properties because we are still a commercial venue. We encourage families to come and enjoy time together, which will bring additional traffic that isn't currently there as the building is vacant, to the shopping center.

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

We believe that this proposal will increase the value of surrounding properties as it will be a stable business for years to come. Along with give families additional recreational activities to do.

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

We believe that it probably could but this amendment would add to the potential businesses that could go into the district. Indoor recreation has become more and more popular with indoor pickleball, indoor rock climbing, indoor playgrounds which is what we are.

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

It would give families moving to the area a positive business that encourages family time. We don't believe it would neither increase or decrease to the population or traffic. We do believe that it would be a business with consistent visitors to our establishment.

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

This would have a positive impact on schools as it gives families and kids another good avenue to release that energy. Utilities should be impacted much we do add a kitchen with a grease interceptor.

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

This would stay in line with the current future land use map. It would only add to the possibilities of what types of businesses could come into this special district.

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

There aren't any additional items that would affect the development of the property.

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

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: Lava Island - Alpharetta

Contact Name: Dallin Barker Telephone: 801-837-1496

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

See attached

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

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)*

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

CURRENT OCCUPANT
7121 NORTH POINT PKWY
ALPHARETTA GA 30022

TRUST ESTABLISHED UNDER ITEM V &
THE TRUSTEE APPOINTED UNDER ITEM VII B I OF
100 NE THIRD AVE SUITE 100
FORT LAUDERDALE FL 33301

BLUE VENTURES LLC
12274 CRABAPPLE RD
ALPHARETTA GA 30004

WIGGINS W B JR
2964 PEACHTREE RD NW STE 380
ATLANTA GA 30305-4928

CORO NORTH POINT LLC
3715 NORTHSIDE PKWY STE 100
ATLANTA GA 30327

CWOP TWO MANSELL VERIZON LLC
P. O . BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

CENTRO WATT OPERATING PTNRSHIP TWO LLC
P.O. BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

BRI 1870 NORTH POINT LLC
100 N FEDERAL HWY #400
HALLANDALE FL 33009

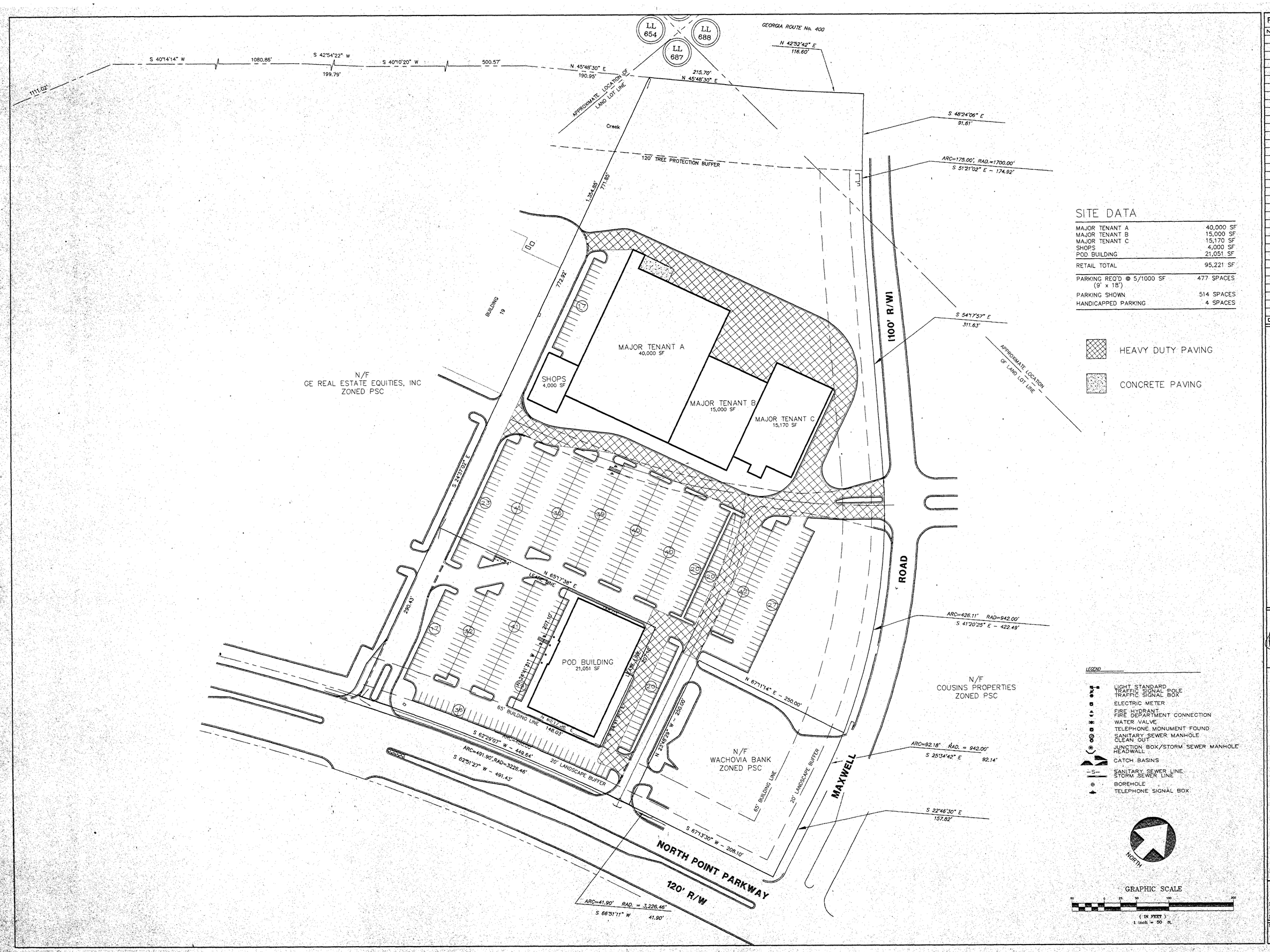
MANSELL CROSSING LLC ET AL
1109 RUSSELL PKWY
WARNER ROBINS GA 31088

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004

SG ECHO LLC
3490 PIEDMONT RD NW #550
ATLANTA GA 30305

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

WACHOVIA BANK OF GEORGIA
P.O. BOX 2609
CARLSBAD CA 92018-2609



REVISIONS

NO.	DATE

DATE: 4/22/95

MANSELL CROSSING PHASE II

COUSINS / NEW MARKET DEVELOPMENT COMPANY, INC.
PREPARED FOR:
2500 AIRPORT RIVER ROAD, SUITE 600
ATLANTA, GEORGIA 30339-5505

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 17176 JOHN S. OLIVER

SITE PLAN

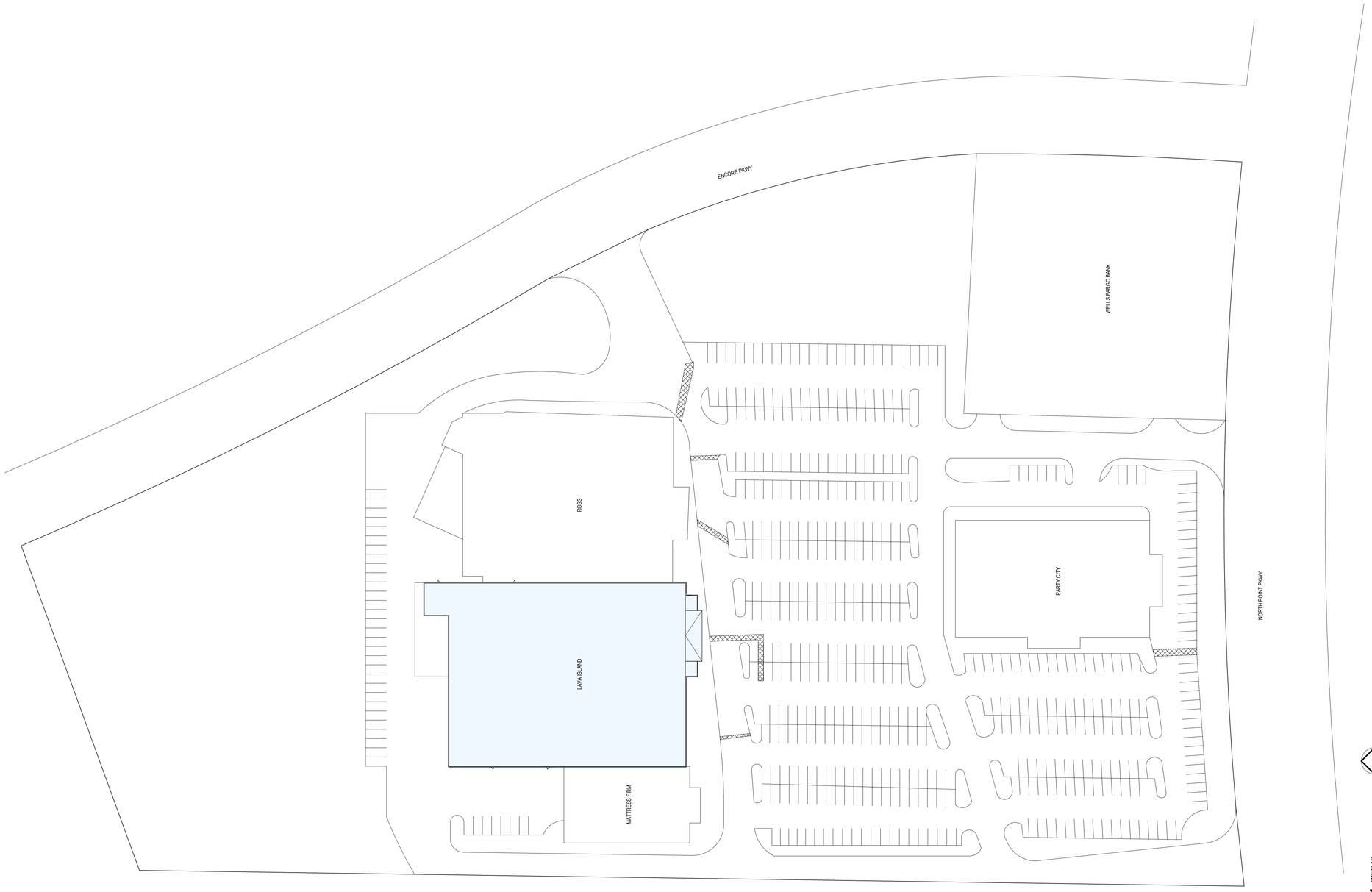
LRE ENGINEERING, INC.
Civil Engineering Transportation Planning
1475 Peachtree St. N.E. Suite 400
Atlanta, Georgia 30309 Tel. (404) 858-8800

DRAWN BY: CKO
DESIGNED BY: JSO
PROJECT NO. 94125
SHEET C-4

ISSUED FOR CONSTRUCTION

GENERAL NOTES

1. SITE TO REMAIN AS-IS NO CHANGES
2. PARKING TO REMAIN



1 SITE PLAN
1" = 50'-0"

RAD ARCHITECTURAL DESIGN

LAVA ISLAND
7121 North Point Pkwy
Alpharetta, GA

STAMP

REVISIONS

REV.	DESCRIPTION	DATE

PROJECT NUMBER
461

DATE
SEPTEMBER 2, 2024

SHEET NAME
SITE PLAN

SHEET NO.
C101

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CITY COUNCIL MEETING
STAFF REPORT

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

I. **AGENDA ITEM TITLE:** Z-24-14/V-24-22 PINNACLE/KAREN DRIVE

PLANNING COMMISSION: NOVEMBER 7, 2024

CITY COUNCIL: NOVEMBER 18, 2024

II. **RECOMMENDATION:**

Deny Z-24-14/V-24-22 Pinnacle/Karen Drive request for rezoning and variances.

If approval is considered, the following conditions are recommended:

1. Approximately 2.29 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by JVG Civil Engineering, revised 7/30/24, 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. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Homes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 6.12 dwelling units/acre.
4. Developer shall improve Karen Drive streetscape with a minimum 6' planter planted with street trees, minimum 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff.
5. Developer shall improve new local residential streets with a minimum 6' planter planted with street trees, minimum 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff. New streets shall be private and maintained by the HOA.
6. Minimum 10' landscape strip shall be required along both sides of the new local residential streets and along Karen Drive. The 10' landscape strip shall be exclusive of water & sewer utilities, except that if Fulton County requires an unencumbered water line easement, shrubs shall replace trees on one side of the local street.
7. A 10' undisturbed buffer, replanted where sparse, shall be provided along eastern property line as depicted on the site plan prepared by JVG Civil Engineering, revised 7/30/24.
8. Project entrance shall include a decorative paver apron, landscaping, decorative low wall, or fence with columns, as approved by Staff. Improvements shall be maintained by the HOA.
9. Open space shall be developed substantially similar to the site plan prepared by JVG Civil Engineering, revised 7/30/24, as approved by Staff. Open space shall be developed with decorative landscape, hardscape, and seating. Landscape shall include plant selections promoting the historic Downtown.
10. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
11. Developer shall save trees as depicted on the tree protection plan prepared by JVG Civil Engineering, revised 8/12/24. In addition, developer shall save the following trees: #204 (23" Oak), #129 (28" Oak), #134 (16" Hickory), #138 (15" Oak), #170-175 (7" – 24" Oaks), and #185 (31" Oak). CRZ impacts on saved trees shall not exceed 20%. Trees shall not be removed in the stream buffer, except to accommodate a perpendicular sanitary sewer extension, as approved by Staff.
12. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
13. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
14. Garbage pickup shall be from within the development.
15. All proposed impervious area shall be directed to stormwater treatment, as approved by Staff.
16. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. Report In Brief:

The applicant, Pinnacle PG, LLC, is requesting a rezoning and variances to allow for the construction of fourteen (14) 'For-Sale' detached homes on 2.29 acres in the Downtown. The proposed density is 6.12 dwelling units per acre. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The subject property is located at 0, 297, and 315 Karen Drive.

DISCUSSION

The submitted request, if approved, would allow for the construction of fourteen (14) 'For-Sale' detached homes on 2.29 acres in the Downtown. The proposed density is 6.12 dwelling units per acre. The applicant proposes to rezone the property from O-I (Office-Institutional) and C-2 (General Commercial) to DT-LW (Downtown Live-Work). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local residential street. The subject property is located at 0, 297, and 315 Karen Drive.

The 0.39-acre property with frontage on Karen Drive is zoned R-12 (Dwelling, 'For-Sale', Residential) and is developed with a single-family detached home. The 2.29-acre undeveloped property to the rear is zoned O-I and C-2 and is wooded with a non-perennial stream. The O-I property was depicted as part of the Colony Park Office Condominium development in a 1987 rezoning and 1995 variance request. It is unclear how the O-I and C-2 parcels were subdivided without access to the public street network, effectively creating landlocked parcels. The City's UDC requires a subdivision plat in order to subdivide a property, as well as at least 40' of frontage on a street. Surrounding properties are zoned R-12 and O-I to the north, O-I and C-2 to the west, R-8A (Dwelling, 'For-Sale', Attached Residential) and R-12 to the south and R-12 to the east. Alpha Park subdivision is located to the north, south and east, Colony Park Office Condominiums are located to the north and west, Comcast is located to the west, and Briargate subdivision is located to the south. The comprehensive land use plan designation of the portion of the property seeking rezoning is 'Mixed Use Live Work', which allows the proposed use.

As shown in the table below, the applicant requests variances to modify Downtown Code site regulations (streetscape standards and street-facing garages) and Unified Development Code (UDC) landscape requirements.

Applicant's Variance Requests

UDC Section	Applicant's Request
UDC Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G)	Modify streetscape standards for new local street residential (reduce right-of-way width from 50' to 40', reduced sidewalk from 6' to 5', allow sidewalk on one side of street only, and reduce planter from 6' to 3')
UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C)	Eliminate the street-facing garage minimum 20' setback
UDC Subsection 3.2.8(D)	Reduce the minimum landscape strip requirement along new local residential street from 10' to 0' adjacent to Lots 11 & 12

SITE PLAN

The submitted site plan depicts fourteen (14) 'For-Sale' single-family detached lots with access from new local residential streets off Karen Drive. An existing home on the 0.39-acre property in the Alpha Park subdivision is depicted to be redeveloped with an east-west local residential street connecting to a north-south local residential street providing access to the fourteen (14) lots. Homes are proposed to be front-loaded with a typical lot width of approximately 40' and average lot size of 3,556 square feet.

A reduced 40′ private right-of-way is proposed for the new local residential streets. Five-foot (5′) sidewalks are depicted along one (1) side of the new streets. Downtown streetscape regulations require a minimum six-foot (6′) sidewalk and six-foot (6′) planter on both sides of the street. A minimum ten-foot (10′) landscape strip is required along local streets and Karen Drive. The full width of landscape strip is not provided along the local residential streets.

Each home will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. The Downtown Code requires 35 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 56 spaces are provided on the site plan.

The site plan depicts approximately 0.76 acres, or approximately 28%, open space within the proposed development. The DT-MU district requires a minimum 10% amenity space for properties less than five (5) acres. A dog walk area with mulch walking trail is depicted on the south end of the property.

Much of the property is wooded, consisting of a mix of pines and hardwoods. It is unclear how many trees are classified as specimen or trees of quality. Of the 209 trees listed on the submitted arborist assessment, 95% are shown to be in good to fair condition. Most of the trees depicted to be saved are boundary trees, with many located off-site, or trees located in the stream buffer and impervious setback. Several trees are depicted to be removed in the stream buffer due to impacts from a sewer extension in the southwest corner of the property. An underground stormwater management area is depicted at the south end of the property near the proposed dog walk area.

RENDERINGS

The submitted renderings depict three (3) story homes in the French Eclectic, Folk Victorian, and Italianate styles, with brick and stucco exterior finishes. Homes will be four (4) bedroom and four and a half (4 ½) bathrooms. The City's Downtown Consultant had several comments on the proposed renderings, as provided below.

- Extend masonry headers beyond opening.
- Window grid pattern should feature vertically proportioned window lites.
- Provide brickmould or other trim around window w/2" subsill at all windows in masonry openings.
- Dormers should follow appropriate historical precedents in details, proportions, and materials.
- Provide proper detailing of windows at masonry openings.
- Use 4 course high masonry lintels at wide door openings.
- Add faux carriage style garage door hardware.
- Do not use arched top window lites at flat top garage doors.
- Carry materials and details to all sides of the structure.

TRAFFIC

The applicant provided a trip generation report (see table below), which estimates that the 14 homes would generate twelve (12) AM Peak Hour trips and sixteen (16) PM Peak Hour trips.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 - Single-Family Detached Housing	14 Units	3	9	12	10	6	16	165

SCHOOLS

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

FULTON COUNTY SCHOOLS – 14 Single-family Detached Homes

School	Single Family Average #
Hembree Springs Elementary School	1 to 6 students
Northwestern Middle School	0 to 2 students
Milton High School	1 to 5 students
TOTAL	2 to 13 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 13 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School is over capacity and Milton High School is approaching maximum capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would result in residential lots that are approximately 80% smaller than the lots in Alpha Park, of which the proposed development depicts access through the Alpha Park neighborhood. It is unclear how the subject property was subdivided without access to the public street network. In addition, a request to rezone an Alpha Park property at the southwest corner of Karen Drive and Devore Road was considered in 2017 with the Planning Commission recommending denial to allow three (3) single-family detached homes on 0.82 acres. That applicant ultimately withdrew the request due to a lack of support.

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

Response: The zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties. The proposed street connection through the Alpha Park subdivision would negatively impact adjacent residential lots to the north, south and east. The applicant's proposal is inconsistent with goals, policies, and strategies in the 2040 Comprehensive Plan, including:

H Strategy 1.4: Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

H Strategy 4.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support high quality residential product.

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

Response: The proposed development would adversely impact the natural environment. Trees in the stream buffer are depicted to be removed and critical root zone (CRZ) impacts appear to exceed twenty percent (20%) for several saved trees. Most of the tree saves depicted on the site plan are located in the stream buffer or are off-site boundary trees.

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

Response: The City's office condominium market has a much lower vacancy rate (2.5%) as compared to the City-wide office vacancy rate, which is 23.2% (CoStar). The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and permitted by-right on the subject property. Also, the O-I property was previously approved as part of the Colony Park Office Condominium development.

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

Response: The zoning proposal to allow a residential use would have impacts on schools and parks and recreation.

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

Response: Not applicable.

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

Response: The zoning proposal does not reflect a reasonable balance. The applicant's proposal is inconsistent with housing policies and strategies in the 2040 Comprehensive Plan related to promoting and designing quality and long-term value into residential subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

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

Response: The City's office condominium market has a much lower vacancy rate (2.5%) as compared to the City-wide office vacancy rate, which is 23.2% (CoStar). The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and permitted by-right on the subject property. Also, the O-I property was previously approved as part of the Colony Park Office Condominium development.

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

Response: The future land use designation of the portion of the property proposed to be rezoned is 'Mixed Use', which allows the proposed DT-MU zoning district, use and density.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The property does not have exceptional conditions due to its size, shape or topography that justify the requested variances. A residential local street section in compliance with the City's Downtown streetscape standards could be accommodate on the subject property.

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

Response: Application of the ordinance would not create an unnecessary hardship. A 50' residential local street section with planters, sidewalks, and landscape strips could be accommodated on the subject property.

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

Response: The property does not have peculiar conditions which adversely affect its reasonable use. A 50' residential local street section with planters, sidewalks, and landscape strips could be accommodated on the subject property.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. It appears that the properties to the rear were subdivided without access to the public street network and without City approval of a subdivision plat. The zoning proposal would result in residential lots that are approximately 80% smaller than the lots in Alpha Park and the proposed street connection through the Alpha Park subdivision would adversely affect adjacent residential lots to the north, south and east. The zoning proposal is inconsistent with housing policies and strategies in the 2040 Comprehensive

Plan related to promoting and designing quality and long-term value into residential subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space. In addition, the City's low vacancy rate in the office condominium market is evidence of demand for that use, which is developed on the adjoining property to the north and allowed by-right on the subject property.

There are not exceptional or peculiar conditions pertaining to the property which support the requested variances. A local residential street section in compliance with the City's Downtown streetscape standards could be accommodate on the subject property.

CITIZEN PARTICIPATION PLAN

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

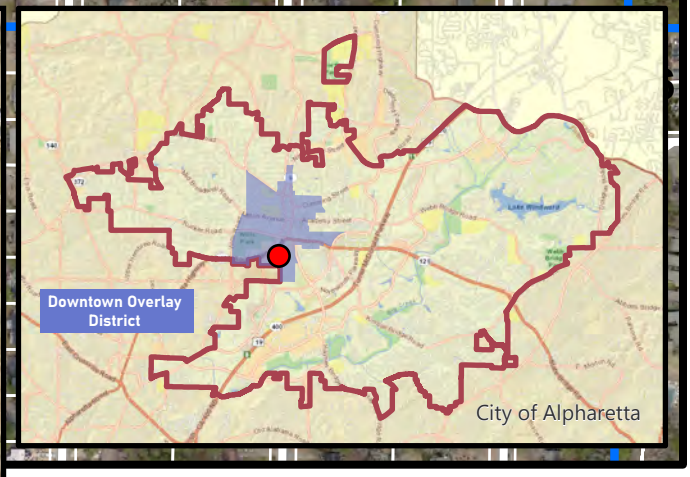
Staff received correspondence from several property owners along Karen Drive and in the Alpha Park neighborhood with objections to the applicant's proposal. The following concerns were noted in the public comments: crowding, proposal is incompatible with Alpha Park, poor quality home design, tree removal, noise, traffic, and access off Karen Drive will negatively impact Alpha Park residents.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on August 14, 2024. There were public comments with concerns over impacts to existing Alpha Park properties, home design, buffer, and impact from street connection to Karen Drive.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Latest Tree Information
- CZIM
- Citizen Part B
- Public Comments
- Application

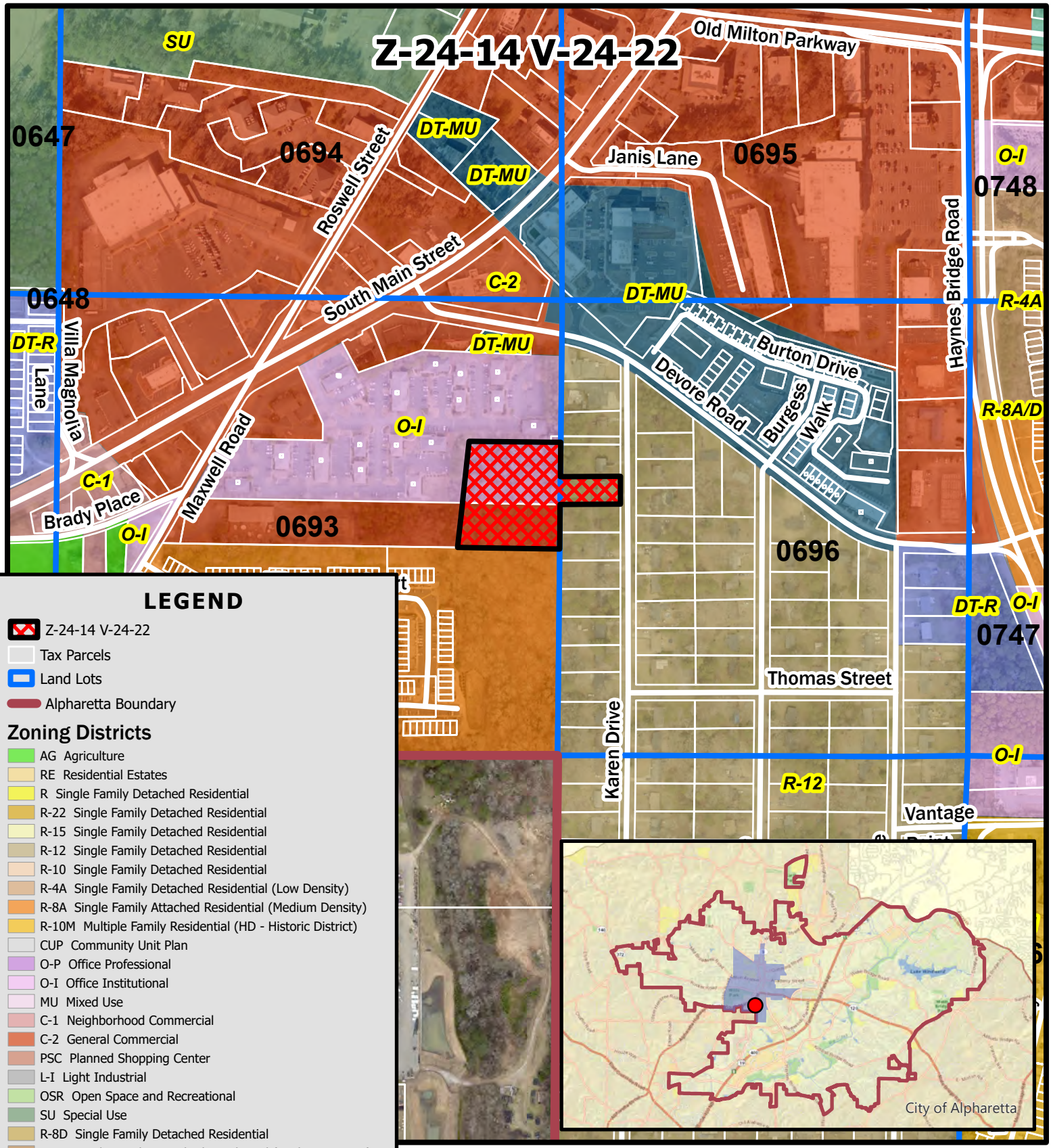


Z-24-14 V-24-22
D/LL: 1/2/693, 696
PC: 8/01/24
CC: 8/26/24

Aerial Map
Pinnacle PG LLC
0, 297 & 315 Karen Drive

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- Z-24-14 V-24-22
- Tax Parcels
- Land Lots
- Alpharetta Boundary

Zoning Districts

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

Z-24-14 V-24-22
D/LL: 1/2/693, 696
PC: 8/01/24
CC: 8/26/24

Zoning Map
Pinnacle PG LLC
0, 297 & 315 Karen Drive

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
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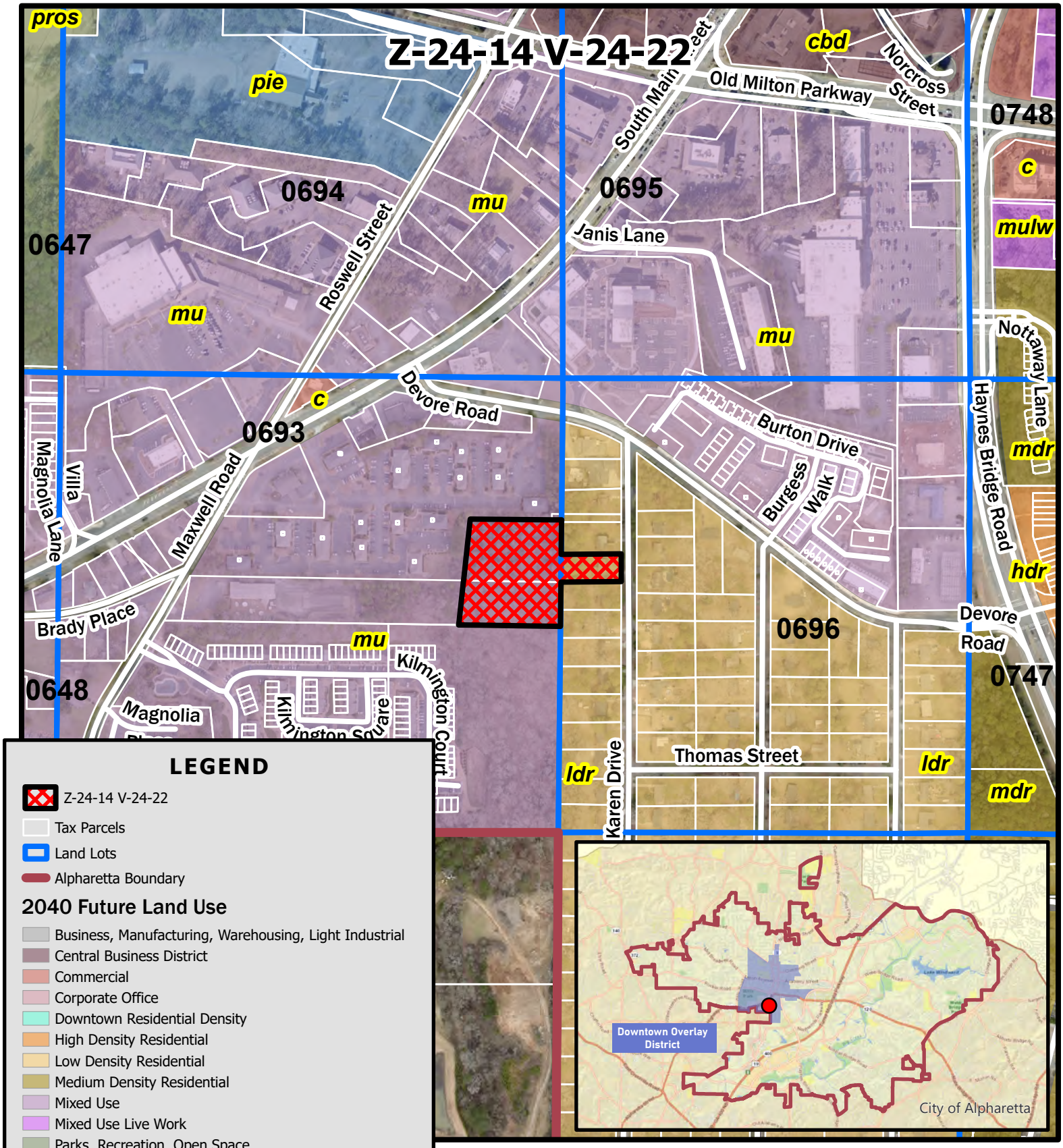
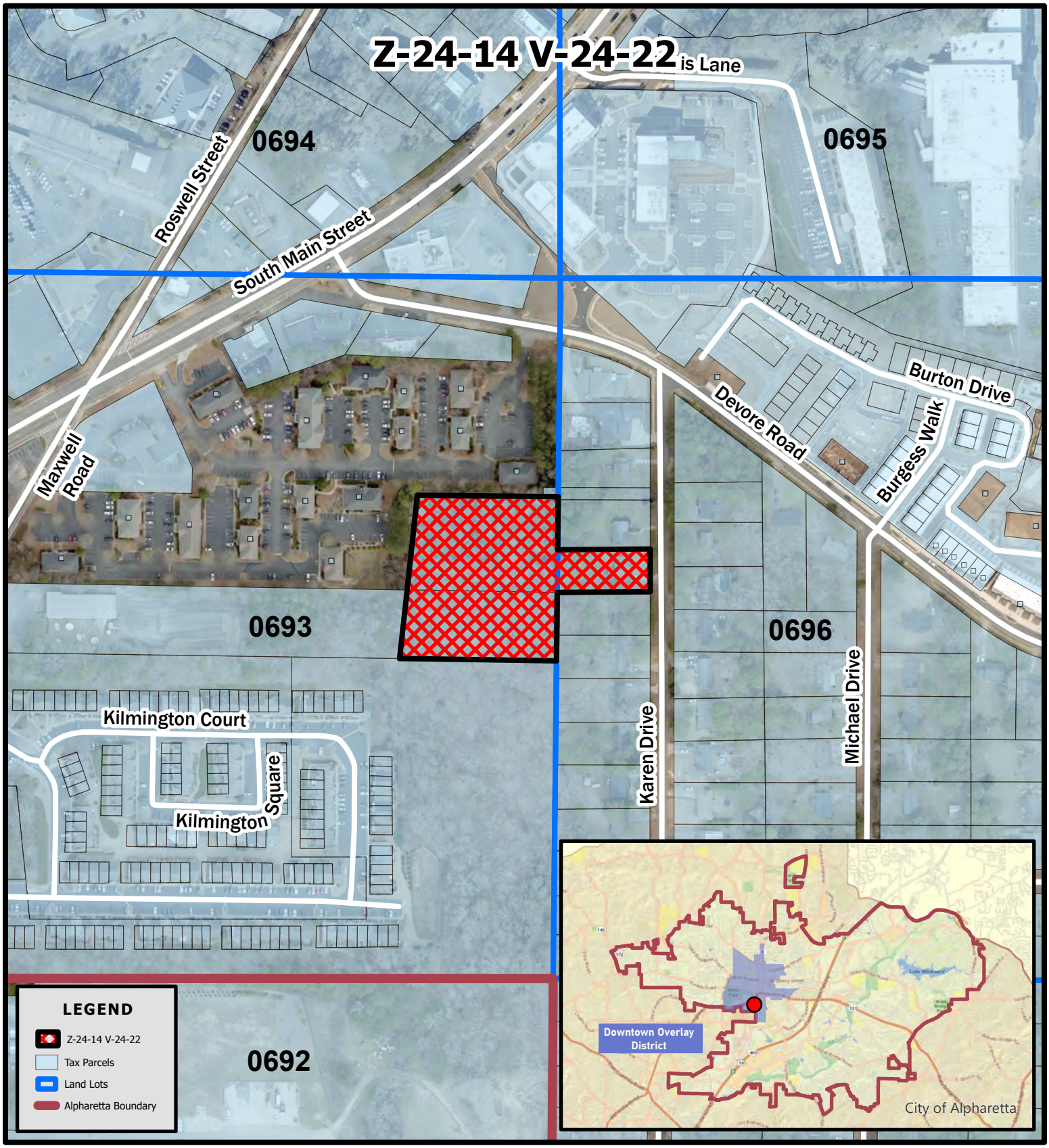


Z-24-14 V-24-22
D/LL: 1/2/693, 696
PC: 8/01/24
CC: 8/26/24

Future Land Use Map
Pinnacle PG LLC
0, 297 & 315 Karen Drive

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



Z-24-14 V-24-22
D/LL: 1/2/693, 696
PC: 10/03/24
CC: 10/28/24

Location Map
Pinnacle PG LLC
0, 297 & 315 Karen Drive

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

(shaded box)	SHADED AREAS REPRESENT PROPOSED STANDARD DUTY PAVEMENT CAPABLE OF SUPPORTING A MINIMUM OF 75,000 LB VEHICLE
(green line)	PROPOSED SANITARY SEWER SYSTEM
(blue line)	PROPOSED STORMWATER TREATMENT INFRASTRUCTURE
(magenta line)	PROPOSED FEE SIMPLE LOT LINES (APPROXIMATE)

STORMWATER NOTE:

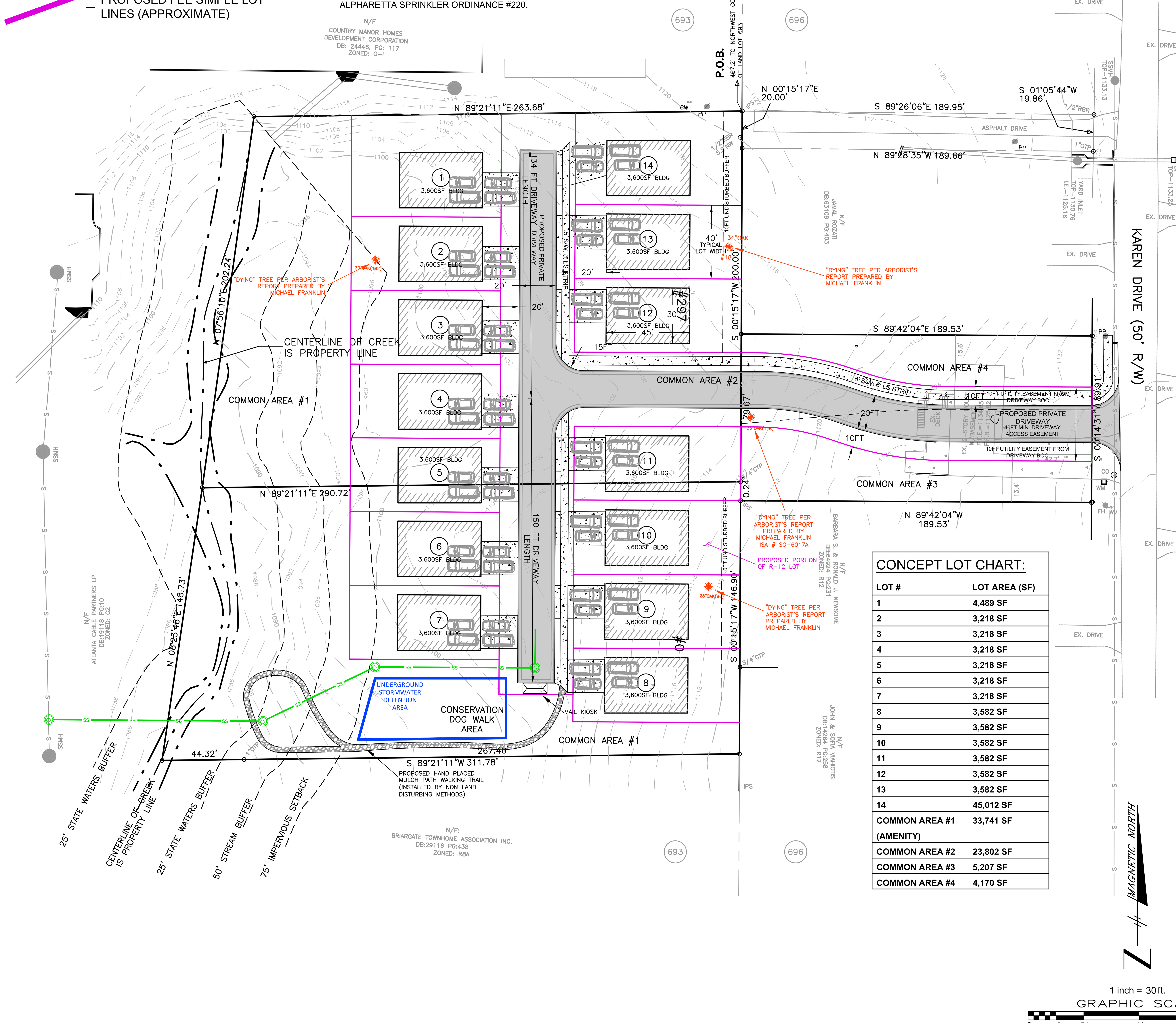
RUNOFF REDUCTION MEASURES SHALL BE PROVIDE IN SEPARATE INFRASTRUCTURE LOCATED UPSTREAM OF PROPOSED UNDERGROUND DETENTION VAULT. THIS WILL BE REQUIRED WITHIN LAND DISTURBANCE PERMIT APPLICATION AND CANNOT BE EMBEDDED IN A DETENTION POND. ALL PROPOSED ONSITE IMPERVIOUS AREA TO BE CAPTURED AND TREATED WITHIN ONSITE STORMWATER TREATMENT SYSTEM.

FIRE DEPARTMENT NOTE:

IF APPROVED, THIS PROPERTY WILL NEED TO BE PERMITTED AND DEMONSTRATE COMPLIANCE WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D FOR EMERGENCY ACCESS), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220.

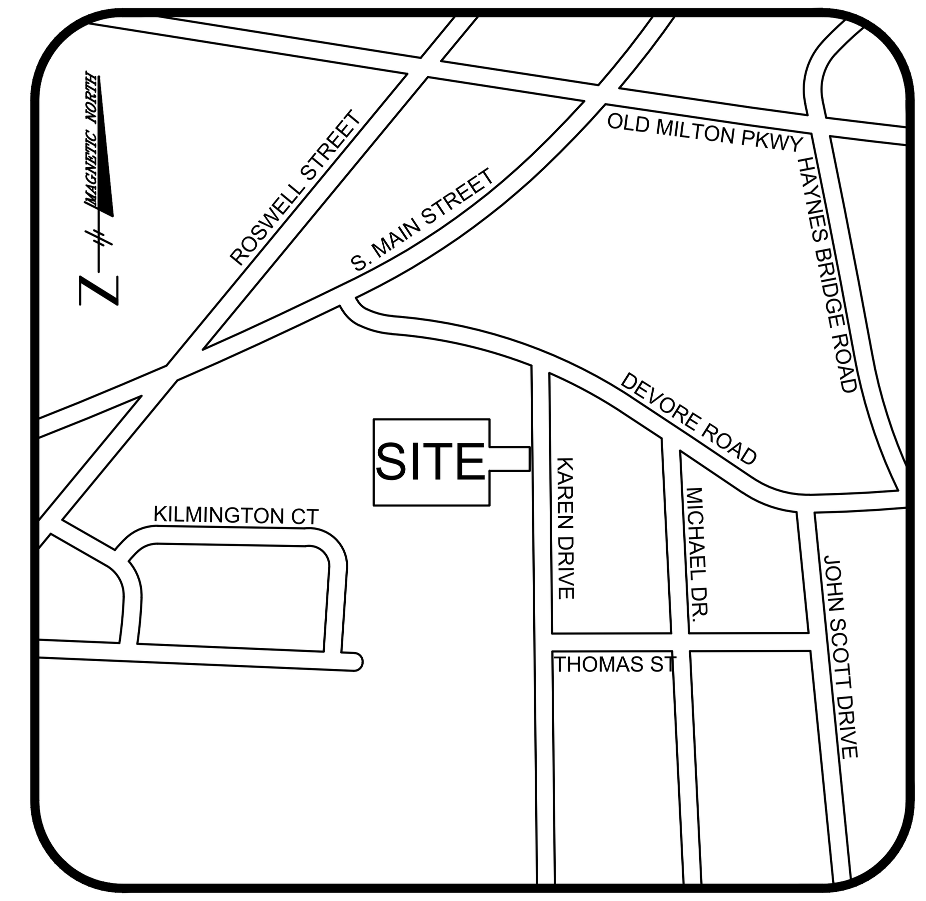
TRANSPORATION NOTES:

1. ALL STORMWATER AND ROADWAY-RELATED DESIGNS ARE TO COMPLY WITH CITY OF ALPHARETTA DESIGN STANDARDS.
2. PROPOSED RESIDENTIAL CLUSTER BOX UNIT (CBU)-RELATED DESIGNS AND INSTALLATIONS FOR THE DEVELOPMENT ARE TO COMPLY WITH USPS NATIONAL DELIVERY PLANNING STANDARDS PER USPS GROWTH MANAGER APPROVALS.



CONCEPT LOT CHART:

LOT #	LOT AREA (SF)
1	4,489 SF
2	3,218 SF
3	3,218 SF
4	3,218 SF
5	3,218 SF
6	3,218 SF
7	3,218 SF
8	3,582 SF
9	3,582 SF
10	3,582 SF
11	3,582 SF
12	3,582 SF
13	3,582 SF
14	45,012 SF
COMMON AREA #1 (AMENITY)	33,741 SF
COMMON AREA #2	23,802 SF
COMMON AREA #3	5,207 SF
COMMON AREA #4	4,170 SF



LOCATION MAP
NO SCALE

LAND USE NOTES:

1. **LOT INFORMATION: (116,721 SF TOTAL AREA)**
   - **PARCEL #1: 297 KAREN DRIVE**
     - **AREA: 1.273 ACRES = 55,433 SF**
     - **EXISTING ZONING: O-I**
     - **PROPOSED ZONING: DT-MU**
   - **PARCEL #2: 0 KAREN DRIVE**
     - **AREA: 1.016 ACRES = 44,247 SF**
     - **EXISTING ZONING: C-2**
     - **PROPOSED ZONING: DT-MU**
   - **PARCEL #3: 315 KAREN DRIVE**
     - **AREA: 0.391 ACRES = 17,041 SF**
     - **EXISTING ZONING: R-12 (NO CHANGE REQUESTED)**
2. **PROPOSED DT-MU COMBINED LOT (0 AND 297 KAREN DRIVE)**
   a. **NET LOT AREA: 1.27 + 1.016 = 2.289 ACRES = 99,709 SF**
   ZONING REQUIREMENTS (DETACHED HOUSE):
     - **-MINIMUM LOT AREA : 2,500 SF**
     - **-MINIMUM LOT WIDTH: 25 FEET**
     - **-MAXIMUM LOT COVERAGE: 80%**
     - **-FRONT BUILDING SETBACK: 5 FT, 10 FT MAX. (VARIANCE REQ'D)**
     - **-SIDE YARD MINIMUM: 0 FT**
     - **-REAR YARD MINIMUM: 6 FT**
     - **-MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FT**
3. **SCOPE OF CONSTRUCTION:**
   PROPOSED PROJECT CONSISTS OF 14 PROPOSED 3 STORY RESIDENTIAL HOMES AND ASSOCIATED ACCESS AND UTILITY INFRASTRUCTURE IMPROVEMENTS.
4. **AMENITY AREA SUMMARY:**
   COMMON AREA #1, #2, #3 TO SERVE AS COMMUNITY AMENITY AREA FOR DOG WALK AND MULCH PATH PEDESTRIAN WALKING TRAILS.
     - **-MINIMUM REQUIRED AMENITY SPACE: 10%**
     - **-PROPOSED AMENITY AREA: 43,118 SF**
     - **-PROPOSED AMENITY PERCENTAGE: 37.0%**
5. **REQUESTED VARIANCES:**
   - **VARIANCE REQUEST #1:**
     -VARIANCE TO ALLOW FRONT LOADED GARAGE UNITS ON LOTS 1-13 WITHIN DT-MU PROPOSED ZONING.
   - **VARIANCE REQUEST #2:**
     -VARIANCE TO REDUCE THE REQUIRED 10FT LANDSCAPE STRIP OUTSIDE OF PROPOSED DRIVEWAY RIGHT OF WAY/EASEMENT AT PROPOSED UNITS 11 AND 12.
   - **VARIANCE REQUEST #3:**
     -VARIANCE TO REDUCE THE REQUIRED 50 FOOT WIDTH PRIVATE DRIVEWAY RIGHT OF WAY TO 40 FOOT MINIMUM.

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

GEORGIA REGISTERED No. 33639 PROFESSIONAL ENGINEER JONATHAN D. HICKS

SITE CONCEPT PLAN
FOR
297 KAREN DRIVE
LAND LOT 693, 1ST DISTRICT
THE CITY OF ALPHARETTA, DEKALB COUNTY, GA

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	8/14/23
2	RELEASED FOR REVIEW	1/24/24
3	RELEASED FOR REVIEW	2/27/24
4	RELEASED FOR REVIEW	5/22/24
5	RELEASED FOR REVIEW	6/5/24
6	RELEASED FOR REVIEW	7/30/24

JVG Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:
.

CONTACT:
.

Project 230329	Sheet CP
Date 3/29/2023	
Scale 1"=30'	

Tree Inventory Sheet @ 297 Karen Dr

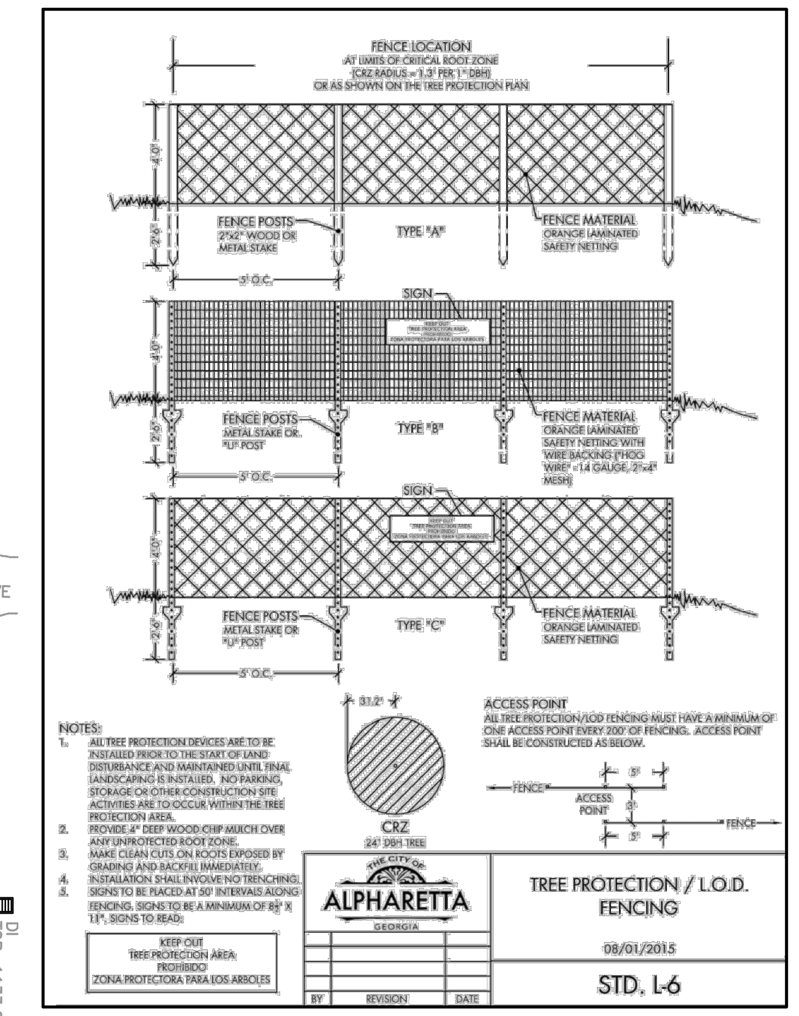
DBH 1 = < 10in. 2 = 10 - 24in. 3 = > 24in.
Health 1 = good 2 = fair 3 = poor 4 = dead
Site Cond. 1 = undisturbed

Tree #	Species	DBH	Health	Site Cond	Comments
1	Dogwood	8"/8"	3	1	multi-stem severe decay in trunk, boundary tree #1 on site map
2	Oak	6"	2	1	boundary tree
3	Pine	24"	1	1	boundary tree
4	Oak	26"	2	1	boundary tree
5	Oak	7"/7"	2	1	multi-stem
6	Oak	6"/5"	2	1	multi-stem
7	Oak	6"	2	1	boundary tree
8	Oak	6"	2	1	boundary tree
9	Oak	7"	2	1	multi-stem, boundary tree
10	Oak	6"	2	1	boundary tree
11	Dogwood	7"	2	1	boundary tree
12	Oak	25"	2	1	boundary tree
13	Pine	20"	2	1	boundary tree
14	Pine	19"	2	1	boundary tree
15	Oak	7"	2	1	boundary tree
16	Pine	19"	2	1	boundary tree
17	Pine	30"	2	1	boundary tree
18	Oak	31"	2	1	*************See Notes**************
19	Birch	6"	2	1	
20	Sweetgum	6"	2	1	
21	Oak	6"	2	1	
22	Oak	8"	2	1	
23	Oak	18"	4	1	Dead # 2 on site map
24	Oak	16"	2	1	
25	Oak	8"	2	1	
26	Oak	16"	2	1	
27	Oak	10"	2	1	
28	Oak	13"	2	1	
29	Oak	20"	2	1	
30	Oak	22"	2	1	
31	Oak	15"	2	1	
32	Oak	21"	2	1	
33	Oak	16"	2	1	
34	Oak	20"	2	1	
35	Oak	15"	2	1	
36	Oak	17"	2	1	
37	Sweetgum	15"	2	1	
38	Sweetgum	19"	2	1	
39	Oak	8"	2	1	
40	Oak	14"	2	1	
41	Oak	16"	2	1	
42	Oak	14"	2	1	
43	Poplar	11"	2	1	
44	Oak	19"	2	1	
45	Oak	16"	2	1	
46	Poplar	7"	2	1	
47	Poplar	7"	2	1	
48	Poplar	16"	2	1	
49	Poplar	11"	2	1	
50	Oak	14"	2	1	
51	Poplar	10"	2	1	
52	Sweetgum	17"	2	1	
53	Poplar	7"	2	1	
54	Poplar	13"	2	1	
55	Oak	13"	2	1	
56	Hickory	9"	2	1	
57	Oak	42"	4	1	large cavity and severe decay in trunk (dying) #12 on site map
58	Hickory	9"	2	1	
59	Oak	6"	2	1	
60	Oak	18"	2	1	
61	Oak	10"	2	1	
62	Oak	19"	4	1	dead #13 on site map
63	Hickory	10"	2	1	
64	Oak	11"	2	1	
65	Oak	9"	2	1	
66	Magnolia	6"	1	1	
67	Oak	23"	2	1	
68	Oak	21"	2	1	
69	Oak	19"	2	1	
70	Oak	25"	2	1	
71	Oak	19"	2	1	
72	Oak	9"	2	1	
73	Oak	17"	2	1	
74	Oak	17"	2	1	
75	Oak	10"	2	1	
76	Oak	26"	2	1	
77	Oak	25"	2	1	
78	Oak	18"	2	1	
79	Oak	12"	4	1	dead #14 on site map
80	Oak	10"	2	1	
81	Oak	11"	2	1	
82	Oak	11"	2	1	
83	Oak	16"	2	1	
84	Hickory	14"	2	1	
85	Oak	12"	2	1	
86	Oak	28"	2	1	
87	Oak	9"	2	1	
88	Oak	20"	2	1	
89	Oak	9"	2	1	
90	Oak	13"	2	1	
91	Oak	10"	2	1	
92	Oak	12"	2	1	
93	Poplar	15"	2	1	
94	Poplar	14"	2	1	
95	Poplar	6"	2	1	
96	Poplar	19"	2	1	
97	Poplar	10"	2	1	
98	Oak	8"	2	1	
99	Poplar	13"	2	1	
100	Oak	9"	2	1	
101	Hickory	11"	2	1	
102	Sweetgum	17"	2	1	
103	Poplar	16"	2	1	
104	Poplar	8"	2	1	
105	Poplar	11"	2	1	
106	Oak	22"	4	1	dead # 11 on site map
107	Pine	19"	2	1	
108	Poplar	13"	2	1	
109	Oak	9"	4	1	dead #10 on site map
110	Poplar	16"	2	1	
111	Poplar	20"	2	1	
112	Poplar	10"	2	1	
113	Poplar	9"	2	1	
114	Poplar	9"	2	1	
115	Poplar	14"/15"	2	1	multi-stem
116	Oak	35"	2	1	
117	Oak	19"	4	1	dead # 9 on site map
118	Pine	18"	4	1	dead # 8 on site map
119	Pine	20"	2	1	
120	Pine	16"	2	1	
121	Pine	17"	2	1	
122	Pine	27"	2	1	
123	Oak	8"	4	1	severe lean # 3 on site map
124	Pine	20"	4	1	severe lean # 4 on site map
125	Oak	17"	4	1	severe lean # 5 on site map
126	Pine	20"	4	1	severe lean # 6 on site map
127	Pine	14"	4	1	severe lean # 7 on site map
*******					Trees # 18 -127 are all in proposed area of development and are to be removed due to construction.
128	Oak	18"	2	1	Stormwater Detention Area
129	Oak	28"	2	1	
130	Oak	27"	2	1	
131	Oak	11"	2	1	
132	Hickory	13"	2	1	
133	Hickory	26"	2	1	
134	Hickory	16"	2	1	
135	Oak	25"	4	1	dead # 15 on site map
136	Oak	9"	2	1	
137	Oak	24"	2	1	
138	Oak	15"	2	1	
139	Oak	17"	2	1	
140	Oak	20"	2	1	
141	Oak	23"	2	1	
142	Hickory	11"	2	1	
143	Oak	13"	2	1	
144	Oak	33"	2	1	
145	Oak	10"	2	1	
146	Sweetgum	13"	2	1	Located within 75' stream buffer, trees will not be impacted
147	Sweetgum	11"	2	1	
148	Hickory	7"	2	1	
149	Sweetgum	21"	2	1	
150	Oak	13"	2	1	
151	Oak	14"	2	1	
152	Oak	17"	2	1	
153	Oak	9"	2	1	
154	Oak	20"	2	1	
155	Oak	17"	2	1	
156	Oak	19"	2	1	
157	Oak	22"	2	1	
158	Oak	13"	2	1	
159	Sweetgum	24"	2	1	
160	Oak	24"	2	1	
161	Oak	22"	2	1	
162	Oak	8"	2	1	
163	Oak	23"	2	1	
164	Oak	15"	2	1	
165	Oak	19"	2	1	
166	Sweetgum	16"	2	1	
167	Oak	12"	2	1	
168	Sweetgum	24"	2	1	
169	Oak	7"	2	1	
170	Oak	7"	2	1	
171	Oak	24"	2	1	
172	Oak	23"	2	1	
173	Oak	10"	2	1	
174	Oak	7"	2	1	
175	Oak	10"	2	1	
176	Oak	20"	2	1	
177	Oak	14"	2	1	
178	Sweetgum	16"	2	1	
179	Oak	12"	2	1	
180	Oak	32"	2	1	
181	Sweetgum	15"	2	1	
182	Oak	22"	2	1	
183	Pine	21"	1	1	
184	Oak	29"	2	1	
185	Oak	31"	2	1	
186	Oak	32"	2	1	
187	Oak	17"	2	1	
188	Oak	10"	2	1	
189	Oak	16"	2	1	
190	Oak	9"	2	1	
191	Oak	14"	2	1	
192	Oak	30"	2	1	
193	Oak	29"	2	1	
194	Oak	14"	2	1	
195	Oak	15"	2	1	
196	Oak	7"	2	1	
197	Oak	23"	2	1	
198	Oak	17"	2	1	
199	Oak	17"	2	1	
200	Poplar	13"	2	1	
201	Oak	16"	2	1	
202	Hickory	12"	2	1	
203	Oak	11"	2	1	
204	Oak	23"	2	1	
205	Oak	6"	2	1	
206	Pine	13"	1	1	boundary tree
207	Oak	11"	2	1	boundary tree
208	Oak	9"	2	1	boundary tree
209	Sweetgum	9"	2	1	boundary tree

TREE LEGEND:

- CRITICAL ROOT ZONE
- SAVED TREE
- TREE TO BE REMOVED
- TP — TREE PROTECTION FENCE

- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED STORMWATER TREATMENT INFRASTRUCTURE
- PROPOSED FEE SIMPLE LOT LINES (APPROXIMATE)
- SHADED AREAS REPRESENT PROPOSED STANDARD DUTY PAVEMENT CAPABLE OF SUPPORTING A MINIMUM OF 75,000 LB VEHICLE



TREE PROTECTION EXHIBIT NOTE:

LIMIT OF DISTURBANCE DEPICTED WITHIN THIS PLAN IS CONCEPTUAL AND FOR PRELIMINARY PLANNING PURPOSES ONLY. FINAL TREE REMOVAL AND LIMIT OF DISTURBANCE PLACEMENT WILL BE DETERMINED DURING THE LAND DISTURBANCE PERMITTING APPROVAL AND REVIEW PROCESS.

CONCEPT LOT CHART:

LOT #	LOT AREA (SF)
1	4,489 SF
2	3,218 SF
3	3,218 SF
4	3,218 SF
5	3,218 SF
6	3,218 SF
7	3,218 SF
8	3,582 SF
9	3,582 SF
10	3,582 SF
11	3,582 SF
12	3,582 SF
13	3,582 SF
14	45,012 SF
COMMON AREA #1 (AMENITY)	33,741 SF
COMMON AREA #2	23,802 SF
COMMON AREA #3	5,207 SF
COMMON AREA #4	4,170 SF

ENGINEER CONTACT:

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GEORGIA REGISTERED No. 33639 PROFESSIONAL ENGINEER JONATHAN D. HICKS

TREE PROTECTION EXHIBIT
FOR
297 KAREN DRIVE

LAND LOT 693, 1ST DISTRICT
THE CITY OF ALPHARETTA, DEKALB COUNTY, GA

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	8/14/23
2	RELEASED FOR REVIEW	1/24/24
3	RELEASED FOR REVIEW	2/27/24
4	RELEASED FOR REVIEW	5/22/24
5	RELEASED FOR REVIEW	6/5/24
6	RELEASED FOR REVIEW	8/12/24

JVG Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:
.

CONTACT:
.

Project 230329
Date 3/29/2023
Scale 1"=30'
Sheet CP

Tree Assessment Report

279 Karen Drive, Alpharetta, GA

8/7/2024

Date of Inspection

Inspector
Stanley Domengeaux
ISA #SO-6348A
Email: stan@source1developmentgroup.com

INTRODUCTION
This inspection was conducted to verify dead or hazardous trees located at 279 Karen Drive.

METHODOLOGY
This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customer's request. All trees sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

DEFINITIONS OF TREE HEALTH
GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater
FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.
POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.
DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Tree 18

Species	31" Water Oak, *Quercus nigra*
Status	**Fair Condition**
Health/Vigor	Tree is subdominant with a substantial phototrophic bow to compete for sunlight.
Structure	Single Trunk

Other notes:

Tree 116

Species	35” White Oak, Quercus alba
Status	**Fair Condition**
Health/Vigor	Height: 90ft Spread: 40ft Tree covered in vines and the canopy has tip die-back with 60% live canopy ratio
Structure	Single Trunk

Other notes:

Tree 86

Species	28"
Status	
Health/Vigor	Dead
Structure	Single Trunk

Other notes:

Tree 192

Species	27” Tulip Poplar, *Liriodendron tulipifera*
Status	**Poor Condition**
Health/Vigor	Dead
Structure	Single Trunk

Other notes:

Summary

Total trees identified: 4

Additional Recommendations

LIMITATIONS
This report is not meant to override any determination by the City of Alpharetta regarding the status of trees. Additional tree information may be required by the City Arborist once this Tree Report is submitted, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are

living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Tree 76

Species	25” White Oak, *Quercus alba*
Status	**Poor Condition**
Health/Vigor	Dead
Structure	

Other notes:

Tree 171& 172

Species	25” & 23” Tulip Poplar, *Liriodendron tulipifera*
Status	**Poor Condition**
Health/Vigor	Dead
Structure	

Other notes:

Tree 57

Species	43” White Oak, *Quercus alba*
Status	**Poor Condition**
Health/Vigor	Elongated 15ft decaying
Structure	

Tree 210

Species	24” Tulip Poplar, *Liriodendron tulipifera*
Status	**Poor Condition**
Health/Vigor	Dead
Structure	

Other notes:

Tree 68

Species	23” White Oak, *Quercus alba*
Status	**Poor Condition**
Health/Vigor	
Structure	

Tree 70

Species	25” White Oak, *Quercus alba*
Status	**Poor Condition**
Health/Vigor	
Structure	

Community Zoning Information Meeting (CZIM) August 14, 2024

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

Z-24-14/V-24-22 / Pinnacle PG LLC/Karen Drive

NAME	ADDRESS	COMMENTS
Michele Sedgwick	130 Pelvore Road,	I invested in my lot knowing there was a wooded Buffer w/ office (quiet) development behind me. The house is designed with windows to back for that reason.
		I would like to leave the beautiful wooded Buffer from the back of my property. (All windows)
DONNA MURPHY	2227 COMMERCE ST. ALPHARETTA, GA	IMPACT OF EXISTING RESIDENCE ANY WAY TO MOVE DRIVE TO ORIGINAL LOCATION PROPOSED?

Community Zoning Information Meeting (CZIM) July 10, 2024

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

Z-24-14/V-24-22 / Pinnacle PG LLC/Karen Drive

NAME	ADDRESS	COMMENTS
Elsie Shanni	320 Karen Dr Alpha	I am against building yet another street with access to Karen Dr

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: PINNACLE BUILDERS SINGLE FAMILY DEVELOPMENT

Contact Name: Jordan Barli Telephone: 7702092583

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.

no other comments besides czim

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

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: 8/20/24

Print Form

07/16/2024

Pinnacle PG LLC
PO BOX 80083
Atlanta GA 30366

RE: **Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive**

NOTICE OF DEFERRAL

Dear Property Owner:

This case has been deferred by Staff to the dates listed below.

Please allow this letter to serve as public notice for consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the minimum right-of-way width of a local residential street and from UDC Subsection 2.2.6(D) to reduce the minimum lot width in the R-12 zoning district. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, August 14, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, September 5, 2024, and City Council on Monday, September 30, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 678.388.1271

Sincerely,

Jordan Barli

Community Zoning Information Meeting (CZIM) August 14, 2024

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

Z-24-14/V-24-22 / Pinnacle PG LLC/Karen Drive

NAME	ADDRESS	COMMENTS
Michele Sedgwick	130 Pelvore Road,	I invested in my lot knowing there was a wooded Buffer w/ office (quiet) development behind me. The house is designed with windows to back for that reason.
		I would like to leave the beautiful wooded Buffer from the back of my property. (All windows)
DONNA MURPHY	2227 COMMERCE ST. ALPHARETTA, GA	IMPACT OF EXISTING RESIDENCE ANY WAY TO MOVE DRIVE TO ORIGINAL LOCATION PROPOSED?

Community Zoning Information Meeting (CZIM) July 10, 2024

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

Z-24-14/V-24-22 / Pinnacle PG LLC/Karen Drive

NAME	ADDRESS	COMMENTS
Elsie Shanni	320 Karen Dr Alpha	I am against building yet another street with access to Karen Dr

[redacted]

[redacted]

-----Original Message-----
From: Barbara Christine [redacted]
Sent: Thursday, August 22, 2024 12:43 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: 297&395 Karen dr

Hi Michael, I live at 439 Karen dr. I'm aware of developers plans for a new road and housing subdivision. I went to the city hall to look at the plans. Not only are the plans not very well executed in terms of esthetics, but, from a city planning viewpoint, this is a bad idea. It would bring in a bottle neck of traffic, adding to the worsening traffic in and around the Maxwell and Devore rd. The houses proposed are exceptionally poorly designed. I am against this proposal.
Sincerely,
Barbara Bechler

[redacted]

[redacted]

From: EDS[redacted]
Sent: Thursday, August 22, 2024 3:43 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Karen Drive

This message could be suspicious
- This is an obscure personal email address.
- This is their first email to you.

Mark as Safe Report this Email Powered by Mimecast

Hello Michael. Several reasons why I am against building 14 homes behind the office park, especially with access from Karen Dr., but that is not the only objection.
Alpha Park was first sub-division in Alphretta and I feel we are being disrespected, as we have been living within a construction site for years now. I floated in my pool and watched all the trees coming down when building all the townhomes n condos on Devore. We lived thru the building of The Maxwell, which I think is a white elephant with 2 businesses already gone it's basically a restaurant and gym keeping it going, and THEN they built an entire street to accommodate it, which is an on-going nightmare and makes no sense and is total waste of money. Homes being torn down, huge trucks coming/going speeding thru our neighborhood daily. NOW this CRAZY idea of building a street off of Karen Dr. While our neighborhood is going thru a transformation, we realize they are building beautiful new homes that bring value to our existing property and we are not against progress. But...enough is enough!!
The new homes look cookie cutter and I think this project will actually decrease the value and allure of our beautiful neighborhood.
I've been here 45 yrs, and while we no longer have deer walking down the middle of our street and the owls are gone too, it is still a lovely place to live. Used to be a secret place really with gorgeous fruit trees and was so quiet.
Please leave us alone.
We're being squeezed from the other side also by the Jon Scott project.
This access on Karen will only bring more noise, light , and traffic into our lives, ruining the ambiance.
Thank you,

Elsie Shanni
320 Karen

[redacted]

[redacted]

From: Jill Powers [redacted]
Sent: Thursday, August 22, 2024 12:08 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: New housing project and entrance on Karen Drive.

This message could be suspicious
- This is an obscure personal email address.
- This is their first email to the City of Alpharetta.

Mark as Safe Report this Email Powered by Mimecast

Good Morning, Mr. Woodman,

My name is Jill Powers and I am a fifty-rwo year resident of Karen Drive in Alpha Park. My husband and I raised our two sons here, and I have no desire to sell my home and move. In fact, it would be a great inconvenience. But with all the new projects and changes, it seems that those of us who wish to remain are coming to a point of being forced out. The new housing development with the entry and exit street from Karen Drive, I believe will create even more chaos and take away from the good quality of life we've enjoyed all these years of living in Alpharetta. There must be a better solution!

Thank you for your serious attention!

Respectively,

Jill Powers

[redacted]

From: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Date: August 21, 2024 at 8:18:01 PM EDT
To: Donna Tribble [redacted]
Cc: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Re: A-24-14/v-24-22 Pinnacle Pg LLC/Karen Drive

Thank you for providing comments, we will include within our staff report to Planning Commission and City Council.

Sent from my iPhone

> On Aug 21, 2024, at 7:59 PM, Donna Tribble <tribbledonna@yahoo.com> wrote:
>
> My main concern about putting a neighborhood within a neighborhood is that it will just be too crowded and it doesn't fit the neighborhoods look. I have been here over 20 years and I am very concerned about having all of those trees which is a buffer between my house and Colony Park removed. And having many extra vehicles coming right by my house, I am on the corner of Karen Drive and I am completely opposed to putting another neighborhood within Alpha Park Subdivision.
>
> Sent from my iPhone

[redacted]

From: Donna Tribble [redacted]
Date: August 23, 2024 at 9:28:27 AM EDT
To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Z – 24–14/V – 24/22 pinnacle Paige LLC Karen Drive

My name is Donna Tribble and I have a concern about the property on Karen Drive listed above. I want to bring up the fact that less than seven years ago I tried to have my Lot which is almost an acre zone for six homes/townhomes. The planning committee voted against me. I then tried to narrow it down to fewer houses in the end. I was given the option of building two houses and keep the remaining original house which would've been only three houses on the property. I decided to just do two houses the original house and new house on Devore. I decided to just keep R12 instead of going with a new Downtown Residential Code. Less than 7 years later, now it seems that Pinnacle LLC may be given permission to build 14 homes on 2.68 acres of land. According to the R12 code each house must be on at least 12000, ft.². I feel that since this land is coming straight through Alpha Park. It should have to follow the same regulations as all the other homeowners in this neighborhood… also, I feel building a road next to the neighbors houses would at least 25 to 30 cars coming in and out of the neighborhood will greatly impact the neighbors. Because this road has never been there and it's almost like a hidden road. It will be very dangerous to anyone walking along the street or the sidewalks. Our neighborhood has already been greatly impacted by all the cars that are coming through on Devore road and now there is another complex south of our neighborhood that is going to be very similar to The Maxwell with thousands of cars coming in to that complex every day. I feel as a former developer and home owner of Alpha Park, this is going too far. We have a nice buffer with a stream behind our home and I always thought at least we have this Green Space that won't be touch and now it seems that we may loose that. Please listen to all the concerned neighbors about the new project.
Sent from my iPhone

[redacted]

From: Donna Tribble[redacted]
Sent: Friday, August 23, 2024 3:02 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Reasons for turning down the Pinnacle LLC project.

This message could be suspicious
- This is an obscure personal email address.
- You've never replied to this email address.

Mark as Safe Report this Email Powered by Mimecast

This was my original application back in 2017 to Use DT/MU. This is what my original plan was for in 2017. It was turned down because they said we could not PieceMill the Alpha Park Subdivision.

2:41

piecemeal definition

Overview | Usage examples | Similar and opposite

Dictionary

Definitions from Oxford Languages · Learn more

adjective

characterized by unsystematic partial measures taken over a period of time.
"the village is slowly being killed off by piecemeal development"

Similar: a little at a time | piece by piece

adverb

in an unsystematic way, through partial measures taken over a period of time.

"many organizations have been built up piecemeal"

Translations and more definitions

Feedback

People also ask

What is the meaning of piecemeal?

What is a synonym for piecemealed?

piecemeal definition — Private

Sent from my iPhone This is the definition of piecemill. The council did not want Alpha Park to become a community that was piecemilled together. I Remember being very disappointed when we were turned down after all of my hard work and all the money I spent but now looking back I feel the city did make the right decision in a way because I built two homes on Karen Drive... My Devore road house was sold when my husband passed away from Covid...so all of this is very emotional for me, but I hope that the city will do the right thing and turn this project down. I would say that they already set a precedent to not allow developers to come in and peicemill the neighborhood together, especially when they're asking to put another road that would intersect the Main Street which is Karen Drive.

[redacted]

[redacted]

-----Original Message-----
From: Jim Rozati [redacted]
Sent: Tuesday, August 27, 2024 9:33 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: V-24-22

Hi Michael
I live at 294 Karen Drive
I am opposed to the project V-24-22
Pinnacle PG LLC/ Karen Dr.
I think this is too much congestion for this neighborhood and it will creat heavy traffic on a small street .
I have made a major investment in my property and i endured many of the city's restriction for my property,so it is not right to make the rule exception cross the street from my house .
This project will reduce the value my property.
Thank you

Jim Rozati

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: Z-24-14/V-24-22
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: Pinnacle Pg LLC
Telephone: 770 209 2583

Address: 1445 Woodmont LN NW
Suite:

City: Atlanta
State: GA
Zip: 30318
Fax:

Mobile Tel: 770 209 2583
Email: 770trend@gmail.com

Subject Property Information:

Address: 297 Karen Dr , 0 Karen Dr & 315 Karen Dr
Current Zoning: O-I C-2

District: 1
Section: 2
Land Lot: 4, etal.
Parcel ID: 12 258106930059, 12 258106930281, 12 258206960113

Proposed Zoning: DT-MU
Current Use: Vacant Land

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

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

Applicant Request And Intent

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

Detached Single Family Residential

Applicant's Request (Please itemize the proposal):

- Rezone 297 Karen Dr parcel # 12 258106930059 from O & I to DT-MU

- Rezone 0 Karen Dr parcel # 12 258106930281 from C-2 to DT-MU

- Variance to require 40ft R/W for the entrance to proposed development

Consistent with the future land use plan by City of Alpharetta.

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

Build 14 Detached Single Family Residential Homes

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: PINNACLE PG, LLC Telephone: 7702092583

Address: 1445 WOODMONT LN Suite:

City ATLANTA State: GA Zip: 30318 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: JORDAN BARTI et al. Telephone: 7702092583

Address: 1445 WOODMONT LN Suite:

City ATLANTA State: GA Zip: 30318 -

So Sworn and Attested:

Owner Signature: Date: 5/31/2024

Notary:

Notary Signature: Date: 5/31/2024

EXP 10/23/27

LEA GERIGHUASEN NOTARY PUBLIC DEKALB COUNTY, GEORGIA

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: PINNACLE PG, LLC, JORDAN BARTI et al.

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: _____

Description of Contribution: _____ Value: $0.00

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 5/31/24

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

To the northwest is property zoned O-I and is an office condo community. To the west is zoned C-2 and is a commercial building the southwest is zoned R-8A and is a townhome community, To the east is Karen Drive zoned R-12 with single-family homes.

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

The development of this property will have a significant positive effect on the property values in the vicinity.

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

The properties have multiple zonings (O-I, C-2, R-12a) which prevents and reasonable economic use of this tract, due to topograpgy, stream buffers, and required setbacks between the various zoning categories.

Office and institutional use is not viable with frontage on Karen Dr, a residential neighborhood, and the O & I/C-2 zoned tracts are not conducive to be developed for office space with the increasing “work from home” economic environment.

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

Applicant contends that there would be a very minor increase to population and traffic if proposal were approved.
Based on Unites States Census Data for Alpharetta, Georgia, the average persons per household (2016-2020) were 2.76.
Based on the 15 homes proposed, there could be an additional 41 person increase in population.

Utilizing ITE Code 210 (Single Family Home/Townhome) trip generation estimates (9.57 Daily Trip Ends) per the 15 homes proposed, there could be an additional 134 daily trip ends.

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

There are sufficient utilities in place to serve the demand of the additional homes.
The impact to public schools will be included in the Staff Report based on Fulton County computations.
It is not significant.

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

Applicant’s proposal addresses a housing element need and opportunity by managing density while creating a walkable neighborhood. Applicant’s proposal also addresses a growth management need and opportunity by protecting established neighborhoods and limiting high density.

Applicant’s proposal is consistent with the Future Land Use Map.

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

Applicant contends that a paradigm shift in recent years wherein more citizens are working from home ergo the majority of business’s need less office space, proof being The Maxwell townhome project by The Providence Group (in close proximity to applicant’s proposal) is indicative of a changing market condition supporting approval of the proposed request.

In light of the establishment of the downtown overlay district, downtown Alpharetta has witnessed substantial transformation, marked by the emergence of City Center, East of Main, the establishment of a hotel and parking facilities on Milton Avenue, as well as the proliferation of residential structures such as homes, townhomes, apartments, and various dining and retail establishments throughout the downtown area. The applicant’s proposal represents a seamless progression of the evolutionary process underway within downtown Alpharetta.

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

Board Of Zoning Appeals Review Criteria

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

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

TO DECREASE RIGHT AWAY (R/W) REQUIREMENT FROM 50' TO 40'
The property is very narrow on an north/south axis, is impacted by large setbacks along a creek, has severe topography changes and will be bisected by the new roadway serving the property, yielding less buildable area than a more regularly shaped and less impacted parcel. Applicant is trying to increase and enhance green space within the development.
Increasing lot coverage allows applicant to keep smaller lot footprints and to create more landscaped grounds in the common areas.

EXEMPT INTERIOR SIDEWALK REQUIREMENT
Because its a low volume development, applicant proposing shared driveway and pedestrian walkway.

ALLOW UNDERGROUND DETENTION AREA UNDER ROADWAY.
Allows to preserve open space. Detention area would be commercial scale traffic rated detention system. Maintenance responsibility of detention system and roadway above would be responsibility of HOA.

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

Applying the standard R/W, sidewalk, and detention area requirements will restrict applicant's ability to enhance green space without providing any benefit to the City. All lot sizes are permitted under code. Restricting open areas and green space is a hardship.

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

The property is narrow on an north/south axis, is impacted by large setbacks along a creek, has severe topography changes and will be bisected by a roadway serving the new homes. Staff has requested that applicant create larger "green"areas and applicant is attempting to satisfy that request. With the variances approved, over 30% of the master parcel will be available for Community Open Space.
If interior sidewalks, a 50' R/W and an above ground detention pond are required, the amount of community open space and green space will be significantly reduced.

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

The grant of this Variance would not cause any substantial detriment to the public good or impair the purpose and intent of the Zoning Code. Applicant is confident it can successfully market the homes with the increased maximum lot coverages. There is no external (outside the property impact caused by the granting of the requested variances.

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: Pinnacle Builders Single Family Development

Contact Name: Jordan Barli Telephone: 770 209 2583

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

All those persons listed on Exhibit A attached.

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

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

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

Interested property owners may respond by mail, email, telephone or an in person meeting if requested.

EXHIBIT “A”

1. COMCAST CABLE COMMUNICATIONS LLC
   1701 JOHN F KENNEDY BLVD 1 COMCAST CENTER
   PHILADELPHIA, PA 19103

2. BRIARGATE TOWNHOME ASSOC INC
   1100 NORTHMEADOW PKWY STE 114
   ROSWELL, GA 30076

3. MSU LLC 308 NW 35TH ST
   BOCA RATON, FL 33431

4. VLAHIOTIS JOHN & SOFIA
   5310 HUNTERS OAK DR
   ALPHARETTA, GA 30201

5. BROOKHAVEN DEKALB HOMES LLC
   2885 REDDING RD NE
   ATLANTA, GA 30319

6. ROZATI JAMAL
   294 KAREN DR
   ALPHARETTA, GA 30004

7. PERLING PARTNERS LLC
   1048 WINDING BRANCH CT
   ATLANTA, GA 30338

8. COUNTRY MANOR HOMES DEVELOPMENT CORP
   296 S MAIN ST
   ALPHARETTA, GA 30009

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

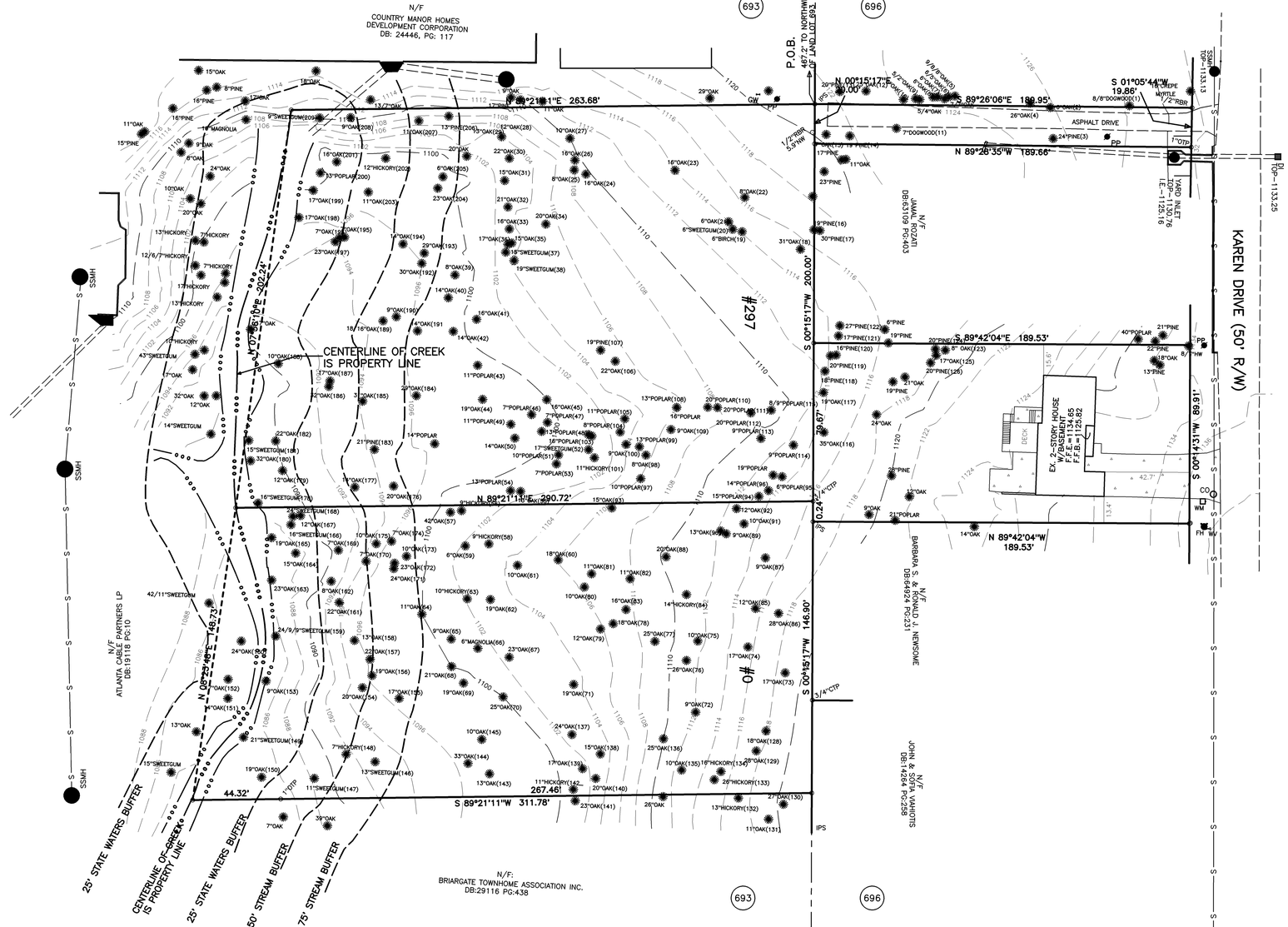
Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0058 F, DATED 09/18/13

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
——— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT
ICV = IRRIGATION CONTROL VALVE
WM = WATER METER
GW = GUY WIRE



#297 KAREN DRIVE
55,433 sf.
1.273 ACRES

#0 KAREN DRIVE
44,247 sf.
1.016 ACRES

#315 KAREN DRIVE
17,041 sf.
0.391 ACRES

DRIVE STRIP
3783 sf.
0.087 ACRES

TOTAL AREA:
120,504 sf.
2.77 ACRES

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ROBERT W. RICHARDSON, GA RLS #3419

02/28/24
DATE

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3419 ROBERT W RICHARDSON

30 0 30 60 90
GRAPHIC SCALE - FEET

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: 12/27/23; 02/28/24

REF. PLAT: PB. 75 P. 57

SURVEY FOR:

KAREN DRIVE TRACTS

LAND LOT: 693 & 696
DISTRICT: 1ST
FULTON COUNTY
GEORGIA
FIELD DATE: 03/22/22
PLAT DATE: 04/01/22

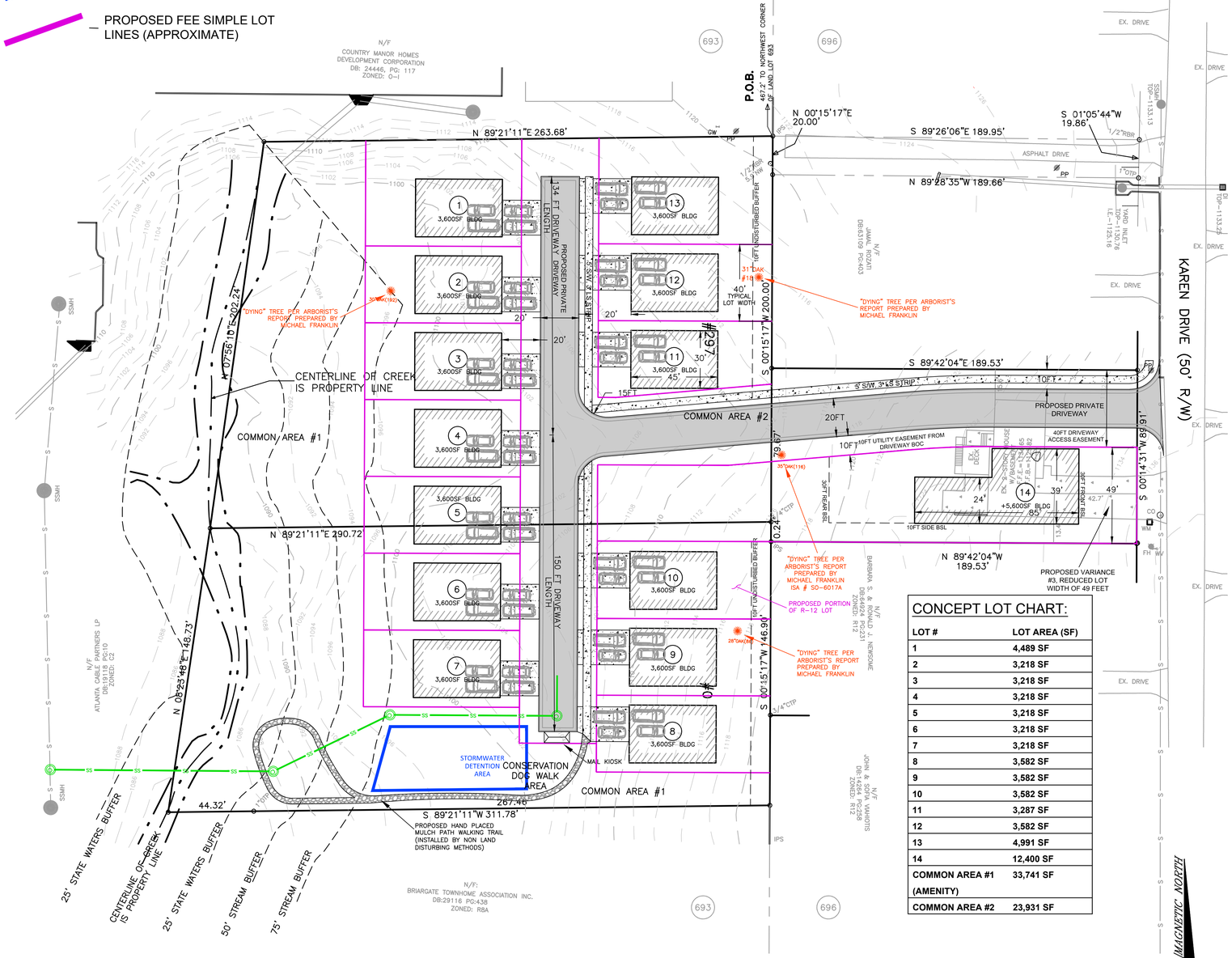
LOT: BLOCK:
SUB:
AREA = 2.77 ACRES
JOB No. 22157BTT

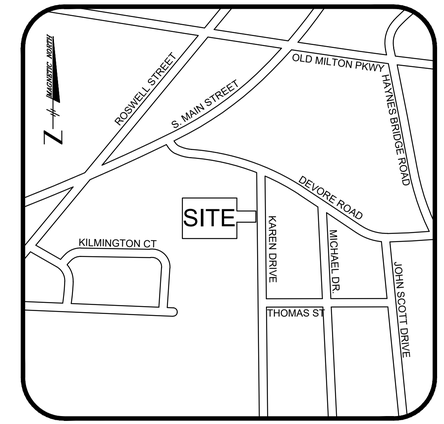
SHADED AREAS REPRESENT PROPOSED STANDARD DUTY PAVEMENT CAPABLE OF SUPPORTING A MINIMUM OF 75,000 LB VEHICLE

PROPOSED SANITARY SEWER SYSTEM

PROPOSED STORMWATER TREATMENT INFRASTRUCTURE

PROPOSED FEE SIMPLE LOT LINES (APPROXIMATE)





LOCATION MAP
NO SCALE

CONCEPT LOT CHART:

LOT #	LOT AREA (SF)
1	4,489 SF
2	3,218 SF
3	3,218 SF
4	3,218 SF
5	3,218 SF
6	3,218 SF
7	3,218 SF
8	3,582 SF
9	3,582 SF
10	3,582 SF
11	3,287 SF
12	3,582 SF
13	4,991 SF
14	12,400 SF
COMMON AREA #1 (AMENITY)	33,741 SF
COMMON AREA #2	23,931 SF

LAND USE NOTES:

1. **LOT INFORMATION:**
   - **PARCEL #1: 297 KAREN DRIVE**
     - AREA: 1.273 ACRES = 55,433 SF
     - EXISTING ZONING: O-I
     - PROPOSED ZONING: DT-MU
   - **PARCEL #2: 0 KAREN DRIVE**
     - AREA: 1.016 ACRES = 44,247 SF
     - EXISTING ZONING: C-2
     - PROPOSED ZONING: DT-MU
   - **PARCEL #3: 315 KAREN DRIVE**
     - AREA: 0.391 ACRES = 17,041 SF
     - EXISTING ZONING: R-12 (NO CHANGE REQUESTED)
2. **PROPOSED DT-MU COMBINED LOT (0 AND 297 KAREN DRIVE)**
   - a. NET LOT AREA: 1.27 + 1.016 = 2.289 ACRES = 99,709 SF
     ZONING REQUIREMENTS (DETACHED HOUSE):
     - -MINIMUM LOT AREA : 2,500 SF
     - -MINIMUM LOT WIDTH: 25 FEET
     - -MAXIMUM LOT COVERAGE: 80%
     - -FRONT BUILDING SETBACK: 5 FT, 10 FT MAX. (VARIANCE REQ'D)
     - -SIDE YARD MINIMUM: 0 FT
     - -REAR YARD MINIMUM: 6 FT
     - -MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FT
3. **SCOPE OF CONSTRUCTION:**
   PROPOSED PROJECT CONSISTS OF 14 PROPOSED 3 STORY RESIDENTIAL HOMES AND ASSOCIATED ACCESS AND UTILITY INFRASTRUCTURE IMPROVEMENTS.
4. **AMENITY AREA SUMMARY:**
   COMMON AREA #1 TO SERVE AS COMMUNITY AMENITY AREA FOR DOG WALK AND MULCH PATH PEDESTRIAN WALKING TRAILS.
   - -MINIMUM REQUIRED AMENITY SPACE: 10%
   - -PROPOSED AMENITY AREA: 33,741 SF
   - -PROPOSED AMENITY PERCENTAGE: 33.8%
5. **REQUESTED VARIANCES:**
   - **VARIANCE REQUEST #1:**
     -VARIANCE TO ALLOW FRONT LOADED GARAGE UNITS ON LOTS 1-13 WITHIN DT-MU PROPOSED ZONING.
   - **VARIANCE REQUEST #2:**
     -VARIANCE TO ALLOW O FT SIDE CORNER SETBACK ON PROPOSED LOT #14 WHICH IS TO REMAIN R-12 ZONING.
   - **VARIANCE REQUEST #3:**
     -VARIANCE TO ALLOW A NARROWER LOT WIDTH AT FRONTAGE RIGHT OF WAY OF 49 FT ON LOT #14 WHICH IS TO REMAIN R-12 ZONING.

1 inch = 30 ft.
GRAPHIC SCALE
0 15 30 60 90 120

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

SITE CONCEPT PLAN
FOR
297 KAREN DRIVE

LAND LOT 693, 1ST DISTRICT
THE CITY OF ALPHARETTA, DEKALB COUNTY, GA

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	8/14/23
2	RELEASED FOR REVIEW	1/24/24
3	RELEASED FOR REVIEW	2/27/24
4	RELEASED FOR REVIEW	5/22/24
5	RELEASED FOR REVIEW	6/5/24

JVG Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:
.
CONTACT:
.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 33556 JONATHAN D. HICKS

Project	Sheet
230329	CP
Date: 3/29/2023	
Scale: 1"=30'	

ELEVATION 3

FRENCH ECLECTIC ARCHITECTURE

ELEVATION 2

FOLK VICTORIAN ARCHITECTURE

ELEVATION 1

ITALIANTE ARCHITECTURE

KAREN DRIVE RESIDENTIAL

10/26/23

COTTAGE ELEVATIONS

1/4" = 1'-0"

Terminus
Design Group

KAREN DRIVE RESIDENTIAL

10/26/23

ELEVATION PERSPECTIVE

Terminus
Design Group

KAREN DRIVE RESIDENTIAL

I0/26/23

ELEVATION PERSPECTIVE

Terminus
Design Group

KAREN DRIVE RESIDENTIAL

10/26/23

PERSPECTIVE

Terminus
Design Group

KAREN DRIVE RESIDENTIAL

10/26/23

PERSPECTIVE

Terminus
Design Group

Tree Inventory Sheet @ 297 Karen Dr

DBH	1 = < 10in. 2 = 10 - 24in. 3 = > 24in.
Health	1 = good 2 = fair 3 = poor 4 = dead
Site Cond.	1 = undisturbed

Tree #	Species	DBH	Health	Site Cond	Comments
1	Dogwood	8"/8"	3	1	multi-stem severe decay in trunk, boundary tree #1 on site map
2	Oak	6"	2	1	boundary tree
3	Pine	24"	1	1	boundary tree
4	Oak	26"	2	1	boundary tree
5	Oak	7"/7"	2	1	multi-stem
6	Oak	6"/5"	2	1	multi-stem
7	Oak	6"	2	1	boundary tree
8	Oak	6"	2	1	boundary tree
9	Oak	7"	2	1	multi-stem, boundary tree
10	Oak	6"	2	1	boundary tree
11	Dogwood	7"	2	1	boundary tree
12	Oak	25"	2	1	boundary tree
13	Pine	20"	2	1	boundary tree
14	Pine	19"	2	1	boundary tree
15	Oak	7"	2	1	boundary tree
16	Pine	19"	2	1	boundary tree
17	Pine	30"	2	1	boundary tree
18	Oak	31"	2	1	**********See Notes**********
19	Birch	6"	2	1	
20	Sweetgum	6"	2	1	
21	Oak	6"	2	1	
22	Oak	8"	2	1	
23	Oak	18"	4	1	Dead # 2 on site map

24	Oak	16"	2	1	
25	Oak	8"	2	1	
26	Oak	16"	2	1	
27	Oak	10"	2	1	
28	Oak	13"	2	1	
29	Oak	20"	2	1	
30	Oak	22"	2	1	
31	Oak	15"	2	1	
32	Oak	21"	2	1	
33	Oak	16"	2	1	
34	Oak	20"	2	1	
35	Oak	15"	2	1	
36	Oak	17"	2	1	
37	Sweetgum	15"	2	1	
38	Sweetgum	19"	2	1	
39	Oak	8"	2	1	
40	Oak	14"	2	1	
41	Oak	16"	2	1	
42	Oak	14"	2	1	
43	Poplar	11"	2	1	
44	Oak	19"	2	1	
45	Oak	16"	2	1	
46	Poplar	7"	2	1	
47	Poplar	7"	2	1	
48	Poplar	16"	2	1	
49	Poplar	11"	2	1	
50	Oak	14"	2	1	
51	Poplar	10"	2	1	
52	Sweetgum	17"	2	1	
53	Poplar	7"	2	1	
54	Poplar	13"	2	1	
55	Oak	13"	2	1	
56	Hickory	9"	2	1	
57	Oak	42"	4	1	large cavity and severe decay in trunk (dying) #12 on site map
58	Hickory	9"	2	1	

59	Oak	6"	2	1	
60	Oak	18"	2	1	
61	Oak	10"	2	1	
62	Oak	19"	4	1	dead #13 on site map
63	Hickory	10"	2	1	
64	Oak	11"	2	1	
65	Oak	9"	2	1	
66	Magnolia	6"	1	1	
67	Oak	23"	2	1	
68	Oak	21"	2	1	
69	Oak	19"	2	1	
70	Oak	25"	2	1	
71	Oak	19"	2	1	
72	Oak	9"	2	1	
73	Oak	17"	2	1	
74	Oak	17"	2	1	
75	Oak	10"	2	1	
76	Oak	26"	2	1	
77	Oak	25"	2	1	
78	Oak	18"	2	1	
79	Oak	12"	4	1	dead #14 on site map
80	Oak	10"	2	1	
81	Oak	11"	2	1	
82	Oak	11"	2	1	
83	Oak	16"	2	1	
84	Hickory	14"	2	1	
85	Oak	12"	2	1	
86	Oak	28"	2	1	
87	Oak	9"	2	1	
88	Oak	20"	2	1	
89	Oak	9"	2	1	
90	Oak	13"	2	1	
91	Oak	10"	2	1	
92	Oak	12"	2	1	
93	Poplar	15"	2	1	

94	Poplar	14"	2	1	
95	Poplar	6"	2	1	
96	Poplar	19"	2	1	
97	Poplar	10"	2	1	
98	Oak	8"	2	1	
99	Poplar	13"	2	1	
100	Oak	9"	2	1	
101	Hickory	11"	2	1	
102	Sweetgum	17"	2	1	
103	Poplar	16"	2	1	
104	Poplar	8"	2	1	
105	Poplar	11"	2	1	
106	Oak	22"	4	1	dead # 11 on site map
107	Pine	19"	2	1	
108	Poplar	13"	2	1	
109	Oak	9"	4	1	dead #10 on site map
110	Poplar	16"	2	1	
111	Poplar	20"	2	1	
112	Poplar	10"	2	1	
113	Poplar	9"	2	1	
114	Poplar	9"	2	1	
115	Poplar	14"/15"	2	1	multi-stem
116	Oak	35"	2	1	
117	Oak	19"	4	1	dead # 9 on site map
118	Pine	18"	4	1	dead # 8 on site map
119	Pine	20"	2	1	
120	Pine	16"	2	1	
121	Pine	17"	2	1	
122	Pine	27"	2	1	
123	Oak	8"	4	1	severe lean # 3 on site map
124	Pine	20"	4	1	severe lean # 4 on site map
125	Oak	17"	4	1	severe lean # 5 on site map
126	Pine	20"	4	1	severe lean # 6 on site map
127	Pine	14"	4	1	severe lean # 7 on site map

*******					Trees # 18 -127 are all in proposed area of development and are
					to be removed due to construction.
128	Oak	18"	2	1	Stormwater Detention Area
129	Oak	28"	2	1	
130	Oak	27"	2	1	
131	Oak	11"	2	1	
132	Hickory	13"	2	1	
133	Hickory	26"	2	1	
134	Hickory	16"	2	1	
135	Oak	25"	4	1	dead # 15 on site map
136	Oak	9"	2	1	
137	Oak	24"	2	1	
138	Oak	15"	2	1	
139	Oak	17"	2	1	
140	Oak	20"	2	1	
141	Oak	23"	2	1	
142	Hickory	11"	2	1	
143	Oak	13"	2	1	
144	Oak	33"	2	1	
145	Oak	10"	2	1	
146	Sweetgum	13"	2	1	Located within 75' stream buffer, trees will not be impacted
147	Sweetgum	11"	2	1	
148	Hickory	7"	2	1	

149	Sweetgum	21"	2	1	
150	Oak	13"	2	1	
151	Oak	14"	2	1	
152	Oak	17"	2	1	
153	Oak	9"	2	1	
154	Oak	20"	2	1	
155	Oak	17"	2	1	
156	Oak	19"	2	1	
157	Oak	22"	2	1	
158	Oak	13"	2	1	
159	Sweetgum	24"	2	1	
160	Oak	24"	2	1	
161	Oak	22"	2	1	
162	Oak	8"	2	1	
163	Oak	23"	2	1	
164	Oak	15"	2	1	
165	Oak	19"	2	1	
166	Sweetgum	16"	2	1	
167	Oak	12"	2	1	
168	Sweetgum	24"	2	1	
169	Oak	7"	2	1	
170	Oak	7"	2	1	
171	Oak	24"	2	1	
172	Oak	23"	2	1	
173	Oak	10"	2	1	
174	Oak	7"	2	1	
175	Oak	10"	2	1	
176	Oak	20"	2	1	
177	Oak	14"	2	1	
178	Sweetgum	16"	2	1	
179	Oak	12"	2	1	
180	Oak	32"	2	1	
181	Sweetgum	15"	2	1	
182	Oak	22"	2	1	
183	Pine	21"	1	1	

184	Oak	29"	2	1	
185	Oak	31"	2	1	
186	Oak	32"	2	1	
187	Oak	17"	2	1	
188	Oak	10"	2	1	
189	Oak	16"	2	1	
190	Oak	9"	2	1	
191	Oak	14"	2	1	
192	Oak	30"	2	1	
193	Oak	29"	2	1	
194	Oak	14"	2	1	
195	Oak	15"	2	1	
196	Oak	7"	2	1	
197	Oak	23"	2	1	
198	Oak	17"	2	1	
199	Oak	17"	2	1	
200	Poplar	13"	2	1	
201	Oak	16"	2	1	
202	Hickory	12"	2	1	
203	Oak	11"	2	1	
204	Oak	23"	2	1	
205	Oak	6"	2	1	
206	Pine	13"	1	1	boundary tree
207	Oak	11"	2	1	boundary tree
208	Oak	9"	2	1	boundary tree
209	Sweetgum	9"	2	1	boundary tree

Michael R. Franklin
ISA Certified Arborist
ISA # SO – 6017A
TRAQ Certified
225-324-9788
Mfranklin18@hotmail.com

Date of Visit: December 13, 2023

Property Owner: Yoni Mizrahi
297 Karen Dr
Alpharetta, GA 30009

Assignment:

Assess the property to locate any dead or dying trees. Identify the size, species, and location of any of the trees found and mark the trees with a ribbon for easy identification. Once trees are identified, compile a list with an accompanying site map of the property.

Findings:

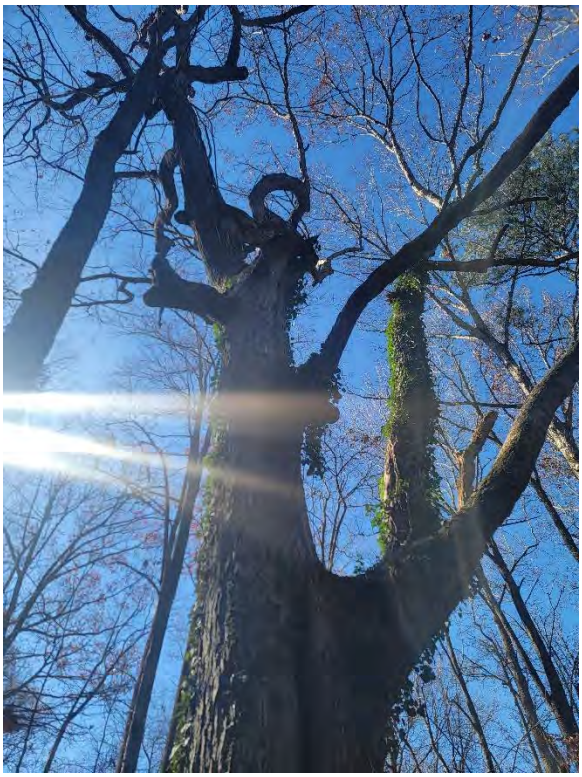
The following is a list of trees found on the property that are dead, dying, or pose a structural defect in the individual tree.

1.	Dogwood	8”/8”	multi-stem, severe decay in the trunk
2.	Oak	16”	Dead
3.	Oak	8”	leaning > 20°
4.	Pine	20”	leaning > 20°
5.	Oak	17”	leaning > 20°
6.	Pine	20”	leaning > 20°
7.	Pine	14”	leaning > 20°
8.	Pine	18”	minimal top (lion tail) dying, ivy in top
9.	Oak	19”	dead
10.	Oak	9”	dead
11.	Oak	22”	dying, severe decay in trunk
12.	Oak	42”	dying, severe decay in the trunk, large cavity
13.	Oak	19”	dead
14.	Oak	18”	dead
15.	Oak	25”	dead
16.	Oak	28”	dying, bark coming off tree (#86 on survey)
17.	Oak	35”	dying, overcome with ivy (#116 on survey)
18.	Oak	31”	dying, overcome with ivy (#18 on survey

19. Oak 30” dying, (#192 on survey)

All trees that are identified on this list are marked with an orange ribbon around the trunk.

Arrows show the significant lean in trees #3-7



The above photographs are of the 42” Oak (Tree #12 on the list above)

Conclusions:

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that the tree will be healthy or safe under all circumstances, or for a specified period. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists or seek additional advice.

Certification:

I certify that all the statements made in this report are true, complete, and correct to the best of my knowledge and are made in good faith.

Michael R. Franklin
ISA # SO-6017A
Certified Tree Risk Assessor

A&R Engineering, Inc.

GEORGIA REGISTERED NO. 22518 PROFESSIONAL ENGINEER ABDUL KAREEM AMER

Memorandum

To: Royal Oak Developers
From: Abdul Amer, PE
Date: June 24th, 2024
Subject: Trip Generation Memorandum for Proposed Karen Drive Residential Development, City of Alpharetta, Georgia | A&R 24-121

The purpose of this memorandum is to estimate the trip generation that will result from the proposed residential development that will consist of 14 single-family detached houses in the City of Alpharetta, Georgia. The location of the development is shown below.

METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Use: *210 – Single-Family Detached Housing.*

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

TRIP GENERATION

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

Table 1 – Trip Generation for Proposed Development

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 - Single-Family Detached Housing	14 Units	3	9	12	10	6	16	165

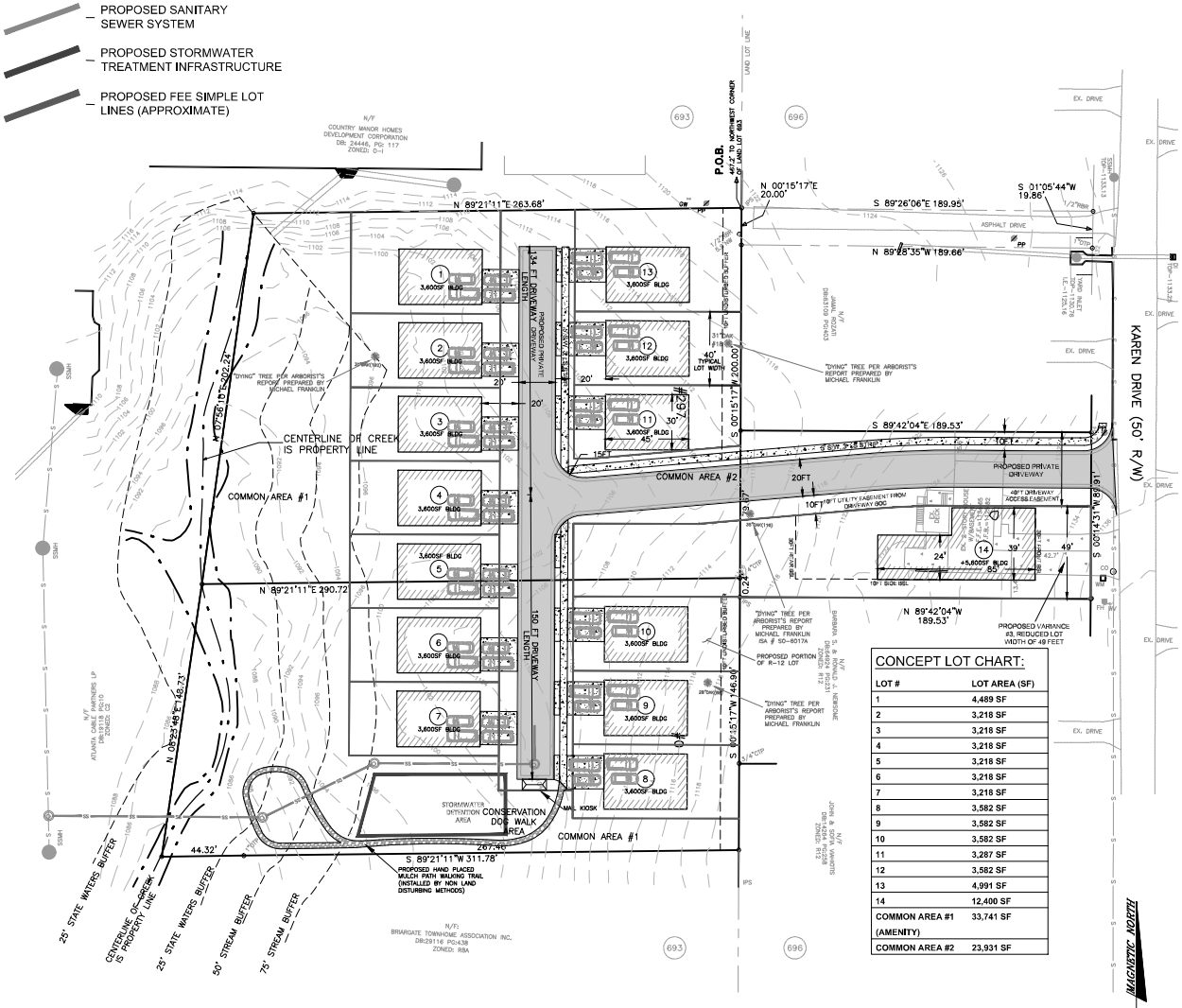
Based on trip generation rates published in the Institute of Transportation Engineers Trip Generation Manual, 11th edition, the residential development will generate 3 entering and 9 exiting trips in the AM peak hour, 10 entering trips and 6 exiting trips in the PM peak hour, and an overall 165 two-way trips in a 24-hour duration.

SHADED AREAS REPRESENT PROPOSED STANDARD DUTY PAVEMENT CAPABLE OF SUPPORTING A MINIMUM OF 75,000 LB VEHICLE

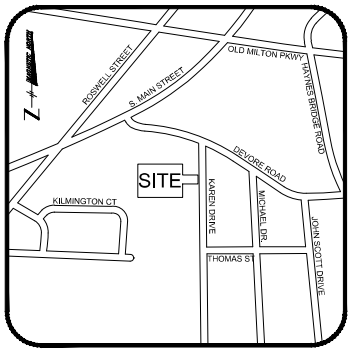
PROPOSED SANITARY SEWER SYSTEM

PROPOSED STORMWATER TREATMENT INFRASTRUCTURE

PROPOSED FEE SIMPLE LOT LINES (APPROXIMATE)



CONCEPT LOT CHART:	
LOT #	LOT AREA (SF)
1	4,489 SF
2	3,218 SF
3	3,218 SF
4	3,218 SF
5	3,218 SF
6	3,218 SF
7	3,218 SF
8	3,582 SF
9	3,582 SF
10	3,582 SF
11	3,287 SF
12	3,582 SF
13	4,991 SF
14	12,400 SF
COMMON AREA #1 (AMENITY)	33,741 SF
COMMON AREA #2	23,931 SF



LOCATION MAP
NO SCALE

LAND USE NOTES:

1. **LOT INFORMATION:**
   - PARCEL #1: 297 KAREN DRIVE
     - AREA: 1.273 ACRES = 55,433 SF
     - EXISTING ZONING: O-I
     - PROPOSED ZONING: DT-MU
   - PARCEL #2: 0 KAREN DRIVE
     - AREA: 1.016 ACRES = 44,247 SF
     - EXISTING ZONING: C-2
     - PROPOSED ZONING: DT-MU
   - PARCEL #3: 315 KAREN DRIVE
     - AREA: 0.391 ACRES = 17,041 SF
     - EXISTING ZONING: R-12 (NO CHANGE REQUESTED)
2. **PROPOSED DT-MU COMBINED LOT (0 AND 297 KAREN DRIVE)**
   a. NET LOT AREA: 1.27 + 1.016 = 2.289 ACRES = 99,709 SF
   ZONING REQUIREMENTS (DETACHED HOUSE):
   - -MINIMUM LOT AREA : 2,500 SF
   - -MINIMUM LOT WIDTH: 25 FEET
   - -MAXIMUM LOT COVERAGE: 80%
   - -FRONT BUILDING SETBACK: 5 FT, 10 FT MAX. (VARIANCE REQ'D)
   - -SIDE YARD MINIMUM: 0 FT
   - -REAR YARD MINIMUM: 6 FT
   - -MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FT
3. **SCOPE OF CONSTRUCTION:**
   PROPOSED PROJECT CONSISTS OF 14 PROPOSED 3 STORY RESIDENTIAL HOMES AND ASSOCIATED ACCESS AND UTILITY INFRASTRUCTURE IMPROVEMENTS.
4. **AMENITY AREA SUMMARY:**
   COMMON AREA #1 TO SERVE AS COMMUNITY AMENITY AREA FOR DOG WALK AND MULCH PATH PEDESTRIAN WALKING TRAILS.
   - -MINIMUM REQUIRED AMENITY SPACE: 10%
   - -PROPOSED AMENITY AREA: 33,741 SF
   - -PROPOSED AMENITY PERCENTAGE: 33.8%
5. **REQUESTED VARIANCES:**
   - VARIANCE REQUEST #1:
     - -VARIANCE TO ALLOW FRONT LOADED GARAGE UNITS ON LOTS 1-13 WITHIN DT-MU PROPOSED ZONING.
   - VARIANCE REQUEST #2:
     - -VARIANCE TO ALLOW 0 FT SIDE CORNER SETBACK ON PROPOSED LOT #14 WHICH IS TO REMAIN R-12 ZONING.
   - VARIANCE REQUEST #3:
     - -VARIANCE TO ALLOW A NARROWER LOT WIDTH AT FRONTAGE RIGHT OF WAY OF 49 FT ON LOT #14 WHICH IS TO REMAIN R-12 ZONING.

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

SITE CONCEPT PLAN
FOR
297 KAREN DRIVE

LAND LOT 693, 1ST DISTRICT
THE CITY OF ALPHARETTA, DEKALB COUNTY, GA

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	8/14/23
2	RELEASED FOR REVIEW	1/24/24
3	RELEASED FOR REVIEW	2/27/24
4	RELEASED FOR REVIEW	5/22/24
5	RELEASED FOR REVIEW	6/5/24

JVG Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:

CONTACT:

Project	Sheet
230329	CP
Date: 3/29/2023	
Scale: 1"=30'	

Pinnacle PG, LLC.

MANAGEMENT FIRM
A LIMITED LIABILITY COMPANY

PO BOX 80083
Atlanta, Ga 30366
770-209-2583 (P)

September 9, 2024

Subject: Rezoning Application Z-24-14 / V-24-22

Dear Mayor Jim Gilvin,

I hope this message finds you well. I am writing regarding the rezoning application Z-24-14/ V-24-22 currently under review. After careful consideration, we believe that a denial of this application would raise serious concerns.

The proposed rezoning aligns with the City of Alpharetta's future land use plan and should not be subject to the current requirement that designates one parcel for office and institutional use and another for commercial purposes, especially when this would result in unintended consequences for the surrounding residential neighborhood. Such a requirement would be inconsistent with the applicant's constitutional rights, particularly regarding equal protection and due process under the law.

Moreover, it is important to note that a similar project in the same neighborhood was recently approved, suggesting that this application should be evaluated with the same standards of fairness and consistency.

We respectfully urge the City to take these considerations into account when making a final decision.

Thank you for your attention to this matter. We look forward to your thoughtful review of the rezoning request.

Sincerely,

Brandon Marshall , Mgr.

Pinnacle Pg, LLC

7581-

Pinnacle PG, LLC.

MANAGEMENT FIRM
A LIMITED LIABILITY COMPANY

PO BOX 80083
Atlanta, Ga 30366
770-209-2583 (P)

September 18, 2024

Subject: Application of Pinnacle Pg LLC for Rezoning a tract of 2.68 acres on Karen Drive, City of Alpharetta, Fulton County, Georgia from O-I and C-2 to DT-MU with Variance request; Letter of Intent

Application Z-24-14 / V-24-22

Dear Mayor and Councilpersons:

We are seeking approval of this Application for rezoning from O-I and C-2 to DT-MU for the construction of single family residences. This letter shall be construed as the Revised Letter of Intent for this Application, replacing the Letter of Intent dated September 9th, 2024. The subject property contains approximately 2.68 acres and is located on the east side of Karen Drive. The area is predominantly developed as single family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future Land Use Plan (Medium Density Residential). Applicant proposes a total of 14 residential lots as a single family subdivision. The density of the project will be 5.22 units per acre. The rear properties have no non-residential access and no reasonable economic use zoned O-I and C-2. Surrounding properties are zoned as R-12 and O-I to the north, O-I and C-2 to the west, R-8A and R-12 to the south, and R-12 to the east. Alpha Park subdivision borders the north, south, and east; Colony Park Office Condominiums are to the north and west; Comcast is to the west; and Briargate subdivision is to the south.

Applicant is requesting a variance to modify local street residential streetscape standards. The explanation for the variance is included within the application, and will benefit the residents of Alpha Park and the residents of the new subdivision.

Applicant is requesting a variance to modify local street residential streetscape standards. The explanation for the variance is included within the application, and will benefit the residents of Alpha Park and the residents of the new subdivision.

Applicant is also requesting a variance to allow a street-facing garage without the required 20' setback from the front façade of the home. The explanation for the variance is included within the application, and will benefit the City and the development.

The City has a critical need for quality new single family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short.

There are sufficient public services in the area including, water, sewer, fire and police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 14 lot subdivision is minimal. There will be no unusual impact on the environment.

Stormwater will be managed according to City standards. There is no adverse impact to the community occurring by virtue of the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property 'Mixed Use' which allows the proposed DT -MU zoning district, use and density and the UDC.

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

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Pinnacle Pg, LLC, is working in conjunction with a local builder of luxury homes. Constitutional Objections are attached hereto and incorporated herein by reference.

Applicant respectfully requests that the mayor and city council approve this application for rezoning and a variance to allow the use of the property as indicated on the site plan.

Very truly yours,

Sincerely,

Brandon Marshall , Mgr.

Pinnacle Pg, LLC

cc: John Sanchez

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

PINNACLE PG, LLC

By: _____
Brandon Marshall
Mgr.

1445 Woodmont Ln #557
Atlanta Ga 30318
770-209-2583

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

To the northwest is property zoned O-I and is an office condo community. To the west is zoned C-2 and is a commercial building. To the southwest is zoned R-8A and is a townhome community, To the east is Karen Drive zoned R-12 with single-family homes.

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

The development of this property will have a significant positive effect on the property values in the vicinity.

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

The properties have multiple zonings (O-I, C-2, R-12a) which prevents and reasonable economic use of this tract, due to topograpgy, stream buffers, and required setbacks between the various zoning categories.

Office and institutional use is not viable with frontage on Karen Dr, a residential neighborhood, and the O & I/C-2 zoned tracts are not conducive to be developed for office space with the increasing "work from home" economic environment.

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

Applicant contends that there would be a very minor increase to population and traffic if proposal were approved. Based on Unites States Census Data for Alpharetta, Georgia, the average persons per household (2016-2020) were 2.76. Based on the 14 homes proposed, there could be an additional 39 person increase in population.

Utilizing ITE Code 210 (Single Family Home/Townhome) trip generation estimates per the 14 homes proposed, there would be twelve (12) AM Peak Hour trips and sixteen (16) PM Peak Hour trips.

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

There are sufficient utilities in place to serve the demand of the additional homes. The impact to public schools will be included in the Staff Report based on Fulton County computations. It is not significant.

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

Applicant's proposal addresses a housing element need and opportunity by managing density while creating a walkable neighborhood. Applicant's proposal also addresses a growth management need and opportunity by protecting established neighborhoods and limiting high density.

Applicant's proposal is consistent with the Future Land Use Map.

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

The applicant cannot secure road access through Colony Park Office Condominiums and Comcast for the proposed offices and retail, as both have denied it. Routing traffic through a residential area would likely upset neighbors. However, with more people working from home, businesses now need less office space. Nearby projects like Alcovy Estates, AlphaDev, and The Maxwell townhomes reflect this trend and support approval of the applicant's request.

Since the creation of the downtown overlay district, Alpharetta has transformed significantly, with developments like City Center, East of Main, a hotel, parking on Milton Avenue, and new homes, townhomes, apartments, dining, and retail. The applicant's proposal aligns with this ongoing evolution in downtown Alpharetta.

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

Board Of Zoning Appeals Review Criteria

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

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

The property is very narrow on an north/south axis, is impacted by large setbacks along a creek, has severe topography changes and will be bisected by the new roadway serving the property, yielding less buildable area than a more regularly shaped and less impacted parcel. Applicant is trying to increase and enhance green space within the development. Increasing lot coverage allows applicant to keep smaller lot footprints and to create more landscaped grounds in the common areas.

TO DECREASE RIGHT AWAY (R/W) REQUIREMENT FROM 50' TO 40'

REQUEST TO ALLOW A STREET-FACING GARAGE WITHOUT THE REQUIRED 20' SETBACK FROM THE FRONT FACADE OF THE HOME

REQUEST TO EXEMPT INTERIOR SIDEWALK REQUIREMENT & VARIANCE TO REDUCE THE REQUIRED 10FT LANDSCAPE STRIP OUTSIDE OF PROPOSED DRIVEWAY RIGHT OF WAY/EASEMENT AT PROPOSED UNITS 11 AND 12.

ALLOW UNDERGROUND DETENTION AREA UNDER ROADWAY.
Allows to preserve open space. Detention area would be commercial scale traffic rated detention system. Maintenance responsibility of detention system and roadway above would be responsibility of HOA.

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

Applying the standard R/W, sidewalk, and detention area requirements will restrict applicant's ability to enhance green space without providing any benefit to the City. All lot sizes are permitted under code. Restricting open areas and green space is a hardship. Because its a low volume development, applicant proposing shared driveway and pedestrian walkway.

Requiring lots 1-14 with street-facing garages to be setback 20' from the front facade of the home limits the area for enhanced landscaping to screen the rear of the homes from noise from nearby streets. Requiring lots 1-7 with street facing garages to be setback 20' from the front facade of the home causes them to be closer to Comcast and Colony Park Office Condominium and limits the area for stormwater collection and distribution. Imposing the 20' and 10' landscape strip imposes a hardship on future homeowners. It limits the area for harscapes, patio and gazebos with no corresponding benefits to the City or nearby property owners. These are hardships that can be eliminated by removing the requirement for street facing garages to be setback 20' from the front facade of the home and the 10ft landscape strip on units 11 and 12.

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

The property is narrow on an north/south axis, is impacted by large setbacks along a creek, has severe topography changes and will be bisected by a roadway serving the new homes. Staff has requested that applicant create larger "green"areas and applicant is attempting to satisfy that request. With the variances approved, over 30% of the master parcel will be available for Community Open Space. If interior sidewalks, a 50' R/W and an above ground detention pond are required, the amount of community open space and green space will be significantly reduced.

Additional peculiar conditions include a) substantial south,east,and north frontage abuting existing subdivisions with homes in close proximity to the property line; b) a creek in the rear ; c) Commercial building and offices to the West and North and d) the location of water storm water collection points lying at the very rear property line.

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

Relief, if granted, would cause no detriment whatsoever to the public good or impair the purpose and intent of the Zoning Code. It would substantially benefit the residents of Alpha Park and downtown Alpharetta by taking new development farther from their affected homes and property lines while benefiting the new property owners in the subject property.

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

Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	**Pinnacle PG LLC**
Subject Property:	**2.68 Acres Designated as Fulton County Tax Parcels(s): 12 258106930059, 12 258106930281, & 12 258206960113**
Current Zoning:	**O-I (Office Institutional) & C-2 (General Commercial)**
Proposed Zoning:	**DT-MU (Downtown Mixed-Use)**
Proposed Use:	**14 Dwellings, Single Family Detached**
Application:	**Rezoning with Variances Z-24-14/V-24-22**
ROW Access:	**Karen Drive**
Governing Jurisdiction:	**City of Alpharetta**

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the "Application") of the Applicant and the owners of the Subject Property (collectively, the "Owner") and to put the Governing Jurisdiction on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant's right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property

other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the "Zoning Ordinance") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction's authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and Owner's intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee, and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Owner.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Ethan Underwood

Ethan Underwood
Attorney for Applicant

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: DAN MERKEL

I. **AGENDA ITEM TITLE:** PH-24-17 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – SHORT-TERM RENTALS

PLANNING COMMISSION: NOVEMBER 7, 2024

CITY COUNCIL: NOVEMBER 18, 2024

II. **REPORT IN BRIEF:**

Consideration of text amendments to the Unified Development Code (UDC) related to Short-term Rentals. Amend UDC Articles I, II, and IV to add a definition, zoning district assignments, and regulations.

DISCUSSION

In response to questions and concerns from the community regarding short-term rentals, City Council directed Staff to research the topic and bring forward a recommendation on how best to manage the use. The City hosted a meeting with stakeholders to seek feedback on a potential short-term rental ordinance. Short-term rental owners and operators voiced concerns with limiting the number of short-term rentals and City residents voiced concerns that the use would change the character of neighborhoods. In trying to find a compromise, Staff proposes to allow short-term rentals in all residential zoning districts, but with a five percent (5%) rental cap in platted subdivisions. In addition, annual licensing would be required for short-term rentals, which includes operational requirements. The City's definitions of 'Dwelling, 'For-Sale' and 'Family', prohibit the renting of portions of homes, such as renting a single room, and that use/activity does not fall under the proposed definition of 'Short-term Rental'.

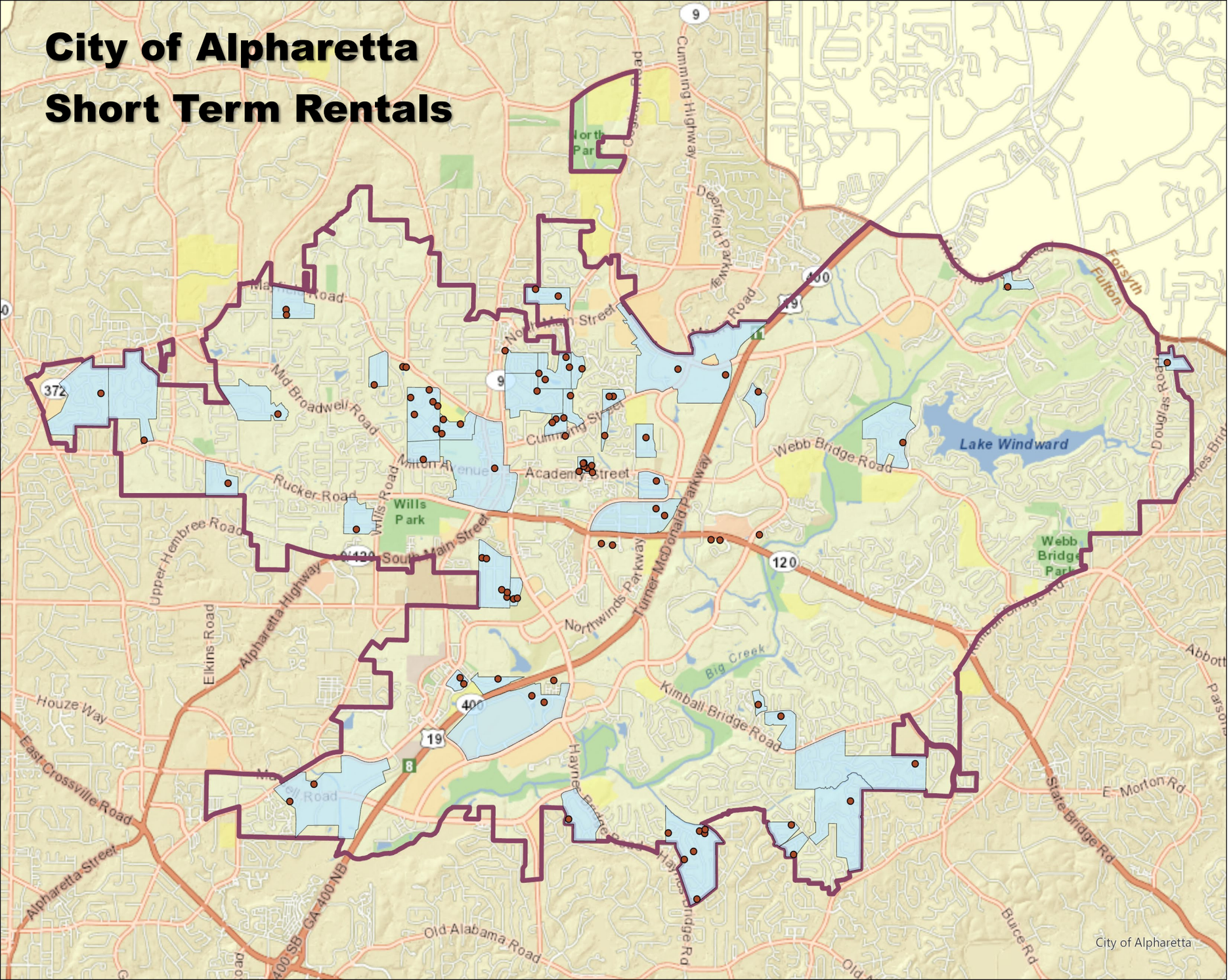
There are currently 339 platted subdivisions in the City and approximately 295 parcels not located within a platted subdivision. Based on information gathered from Granicus, which is a service that tracks short-term rentals, there are approximately 89 short-term rentals currently operating in the City.

Staff proposes text amendments to UDC Subsection 1.4.2 Defined Terms, to add a definition for 'Short-term Rental', UDC Article II Table 2.2 List of Permissible and Conditional Uses to add 'Short-term Rental' as a permitted use in all residential zoning districts, and UDC Subsection 2.7.1 to add miscellaneous regulations pertaining to 'Short-term Rentals' including an allowance for one (1) short-term rental per subdivision, or five percent (5%) of the total number of residential lots, whichever is greater, as a rental cap in platted subdivisions. In addition, short-term rentals would be prohibited from being located immediately adjacent to another short-term rental along the same street. Text amendments are also proposed to UDC Subsection 4.5.5 Exceptions to allow for an exception to the short-term rental cap to be considered by City Council.

III. **ATTACHMENTS:**

- Short-term Rental Map
- Ordinance
- Public Comments

City of Alpharetta
Short Term Rentals



Subdivision	# STRs	Total Lots	% STR
Village Green	7	52	13.5%
Jackson Lake	4	58	6.9%
Coldridge Forest	8	118	6.8%
Milton Estates	6	94	6.4%
Dania Hills	1	17	5.9%
Meadow Brook Hills	3	57	5.3%
Henderson Village	1	22	4.5%
Crabapple Trace	2	50	4.0%
Hillcrest	1	28	3.6%
Vantage Point	2	56	3.6%
Alpha Park	5	141	3.5%
Sterling Heights	1	31	3.2%
Wood Brooke East	1	34	2.9%
Crabapple Chase	1	35	2.9%
Eastwood	1	37	2.7%
Milton Manor	1	41	2.4%
Woodbrooke	1	41	2.4%
Westwood Park	2	88	2.3%
Gatewood	2	92	2.2%
Selbridge Mill	1	47	2.1%
Arrowood	1	48	2.1%
Calumet	1	48	2.1%
Charlotte Estates	1	48	2.1%
Dunmoor	1	52	1.9%
Berkshire Manor	6	329	1.8%
Planters Ridge	2	124	1.6%
Winthrope Park	1	72	1.4%
Summerfield	1	77	1.3%
Kimball Point	1	81	1.2%
The Artisan	1	94	1.1%
Preserve at North Pointe	1	112	0.9%
Bluffs	1	136	0.7%
Mannings Ridge	1	151	0.7%
Caravelle at Windward Park	1	187	0.5%
Woodlands at Webb Bridge	1	209	0.5%
Northfarm	1	251	0.4%
Tuxford	1	375	0.3%

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Eastwood	1	37	2.7%
Milton Manor	1	41	2.4%
Woodbrooke	1	41	2.4%
Westwood Park	2	88	2.3%
Gatewood	2	92	2.2%
Selbridge Mill	1	47	2.1%
Arrowood	1	48	2.1%
Calumet	1	48	2.1%
Charlotte Estates	1	48	2.1%
Dunmoor	1	52	1.9%
Berkshire Manor	6	329	1.8%
Planters Ridge	2	124	1.6%
Winthrope Park	1	72	1.4%
Summerfield	1	77	1.3%
Kimball Point	1	81	1.2%
The Artisan	1	94	1.1%
Preserve at North Pointe	1	112	0.9%
Bluffs	1	136	0.7%
Mannings Ridge	1	151	0.7%
Caravelle at Windward Park	1	187	0.5%
Woodlands at Webb Bridge	1	209	0.5%
Northfarm	1	251	0.4%
Tuxford	1	375	0.3%

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Support for Responsible Short-Term Rentals
Date: Thursday, November 7, 2024 11:27:07 AM

[redacted]

From: Meredith & Josh [redacted]
Sent: Thursday, November 7, 2024 9:07 AM
To: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Support for Responsible Short-Term Rentals

This message needs your attention

- This is a personal email address.
- This is their first mail to some recipients.

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Dear Alpharetta Mayor and City Council,

As lifelong Alpharetta residents and small business owners, my wife and I respectfully express our support for keeping short-term rentals viable in our community. We depend on the income from our two properties to help support our family and contribute to the local economy. Like many in our position, we responsibly pay taxes on this income and work diligently to maintain our properties to earn five-star reviews and ensure a safe, welcoming environment for our guests.

Beyond business, we have personal ties to these properties. We chose to invest in two homes on the same street with the dream of someday living close to our children, building a future in the community we love.

Current ordinances already address concerns about disturbances, and we—like other responsible hosts—have a vested interest in keeping our neighborhood safe and clean. Many of the concerns we hear stem from isolated incidents that could occur in any home, rental or not.

We kindly ask that you consider the positive impact of short-term rentals. With fair regulation, they provide essential income for local families, bring responsible visitors, and boost our economy.

Thank you for your attention and commitment to balanced policy.

Sincerely,
Meredith and Josh Avren

[redacted]

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK
Date: Tuesday, November 5, 2024 12:20:21 PM
Attachments: image003.png

Public comment for the file

From: Charlene Carswell [redacted]
Sent: Tuesday, November 5, 2024 12:07 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Cc: [redacted] Woodman, Michael <mwoodman@alpharetta.ga.us>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>; 'julius' [redacted]
Subject: Re: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK

This message could be suspicious

- The sender's email address couldn't be verified.
- This is a personal email address.
- This is their first mail to some recipients.

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Hi, Kathi,

As a member of the Board of Directors of Henderson Place Condominiums in Henderson Village, I would also like to state that I add my complete agreement with both Robin's and Essie's comments, questions, and concerns..

Our governing documents for the condos have both a rental cap (25% of units) and a requirement that all rental contracts must be a minimum of one year. Even with these documented requirements, we have had to deal with lots of non-compliant situatoins over the years, even including owners renting out their units as an AirBnB.

So my question is: Would our governing documents take precendence over the city ordinance and can that be clearly stated in the ordinance text?

Thank you for your consideration to our concerns.

Charlene Carswell

On Thursday, October 31, 2024 at 07:54:22 AM EDT, [redacted] wrote:

Kathi,

Somerset at Henderson Village HOA is in complete agreement with Robin's comments. We too have a restrictive covenant against short-term rentals and leasing of any kind.

We advocate that short-term rental businesses:

- submit an application that will provide documentation that they have all of the requirements that any business must have to operate.
- Obtain a business license.
- Include approval from an HOA if the property is governed by one. (This is no different than a request for a building permit. A building permit will not be granted unless and until the HOA first approves the plan.)

We would also like to know what the penalty is for illegally operating a short-term rental. Is there a fine? Would there be a "cease and desist" order?

Thank you,

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK
Date: Wednesday, November 6, 2024 8:27:24 AM
Attachments: image002.png

Public comment for the file.

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Tuesday, November 5, 2024 7:19 PM
To: [redacted]
Cc: Charlene Carswell [redacted] >; [redacted]; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>; julius [redacted]; [redacted]; Clarendon, Greer [redacted] The Arbors HOA [redacted] Anne Pappas [redacted]
Subject: Re: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK

Essie
Short term rentals are not permitted a license to operate in the City if their HOA doesn't permit a short term rental.

Sent from my iPhone

On Nov 5, 2024, at 5:27 PM, essiescollc@gmail.com wrote:

Kathi,

I do not read that we, as an HOA, have any protection/backing. The license should require a document from the HOA that short-term rentals are allowed.

I read that we, who have restrictive covenants, would have to, on our own, sue short-term rental businesses that are granted a license by the City.
Please tell me that I am wrong.

Essie

<image001.jpg>

PO Box 176
Alpharetta GA 30009-0176

Esther R Escobedo (Essie)
Treasurer/FAC Bookkeeper
FACCOM Coordinator
[redacted]

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Tuesday, November 5, 2024 4:57 PM
To: [redacted] 'Charlene Carswell [redacted] >
Cc: rapeterson44@gmail.com; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>; 'julius' [redacted] B[redacted] 'Clarendon, Greer' [redacted] >; 'The Arbors HOA' [redacted] 'Anne Pappas' <pappas.anne@gmail.com>
Subject: Re: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK

Yes a yearly license will be required, there will be several regulations, I attached the draft. Let me know if there are additional questions.

<image002.png>

From: essiescollc@gmail.com [redacted]
Sent: Tuesday, November 5, 2024 12:54 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; 'Charlene Carswell' <[redacted]
Cc: [redacted] >; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>; 'julius' [redacted] ; B[redacted] 'Clarendon, Greer' [redacted] ; 'The Arbors HOA' [redacted] ; 'Anne Pappas' [redacted]
Subject: RE: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK

Kathi,

Will short-term rental businesses be required to obtain a

business license from the City of Alpharetta?

Essie

<image001.jpg>

PO Box 176
Alpharetta GA 30009-0176

Esther R Escobedo (Essie)
Treasurer/FAC Bookkeeper
FACCOM Coordinator
770-442-9246
EssiEscoLLC@gmail.com

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Tuesday, November 5, 2024 12:35 PM
To: Charlene Carswell [redacted]
Cc: ra[redacted]; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>; julius [redacted]>; [redacted] Clarendon, Greer <[redacted]; The Arbors HOA [redacted]; Anne Pappas [redacted]; [redacted]
Subject: Re: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK

Charlene
Yes HOA/POA will take precedence and it will be stated as such. Thanks

Sent from my iPhone

> On Nov 5, 2024, at 12:07 PM, Charlene Carswell
> [redacted]> wrote:
>
> Hi, Kathi,
>
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We advocate that short-term rental businesses:

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2. Obtain a business license.
3. Include approval from an HOA if the property is governed by one. (This is no different than a request for a building permit. A building permit will not be granted unless and until the HOA first approves the plan.)

We would also like to know what the penalty is for illegally operating a short-term rental. Is there a fine? Would there be a "cease and desist" order?

Thank you,

Essie

<image001.jpg>

PO Box 176
Alpharetta GA 30009-0176

Esther R Escobedo (Essie)
Treasurer/FAC Bookkeeper
FACCOM Coordinator
[redacted]

From: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Date: October 23, 2024 at 7:10:26 PM EDT
To: [redacted]
Cc: "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Shapiro, Lauren" <LShapiro@alpharetta.ga.us>, julius [redacted], "Clarendon, Greer" [redacted], [redacted]m, The Arbors HOA [redacted] Charlene Carswell [redacted]
Subject: Re: Short-Term Rentals- Draft City Ordinance- Comments

Robin
Thank you for your comments, the ordinance does require an applicant provide proof that their HOA allows STR's. I'll get the draft sent to you and highlight the section. Our attorney should have all revisions complete by next Friday.
Best-

Kathi

Sent from my iPhone

On Oct 23, 2024, at 5:45 PM, [redacted] wrote:

Hello, I have read the proposed Ordinance regarding short term rentals (STR) and I do have 2 questions/concerns.
#1
I do not see where the ordinance defers to individual sub division Covenants regarding STR.
In 2022, Henderson Village spent considerable time, effort and money drafting and approving leasing

provisions which also address STR.
In short, we do NOT allow them, though 1 exists in our community (in place prior to the amendment on leasing restrictions).
I assume that our governing docs take precedence over the city ordinance…is this a correct assumption? If so, lets make sure that people referring to the new ordinance understand that.
If that is not the case, that in fact the city over-rides what each sub division has in its governing docs then we have a bigger problem.

I would like to see the Ordinance include a reference to individual HOA or POA governing documents and indicate that those supersede the Ordinance.

#2
Also, STR- limit to 30 days? I contend the limit should be expanded to 60-90 days. If someone is there 31 days…that not short term but its certainly not a long term rental.

Please pass these comments forward to the correct persons.

Many Thanks,
Robin Peterson
President, Henderson Village Property Owners Assoc (HVPOA)
[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, October 23, 2024 5:07 PM
To: [redacted]
Subject: Short-Term Rentals

Robin, need your input on this.
Essie

From: Shapiro, Lauren <LShapiro@alpharetta.ga.us>
Sent: Wednesday, October 23, 2024 1:55 PM
To: Essie Escobedo [redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>

Subject: RE: Need your help once again

Hey Essie!

I am happy to address your concerns.

The agenda and agenda packet for the November 7th Planning Commission meeting will be published to the city's website. Typically, city staff publishes meeting agenda packets (which would have the draft of the text amendments and short-term rental ordinance) during the week prior to the scheduled public meeting.

Additionally, after further review on the website, there are some preliminary materials related to short-term rentals available at the website here. I have copied our Director of Community Development, Kathi Cook, and her team on this email in case she might have additional details as well.

Lastly, State law requires that certain legal advertising is completed well in advance of a public meeting, and often, the legal advertisement in the newspaper is published before the agenda and meeting materials are published on the city's website. There is no state law requirement that we post our agenda or meeting materials on the city's website, but we do so not only to increase transparency to our residents, but to also encourage their participation and awareness of topics to be discussed during public meetings.

Please let me know if I can help with anything else.
Thank you!

Lauren

<image003.png>

Lauren Shapiro
City Clerk

P: 678.297.6003
E: lshapiro@alpharetta.ga.us

Office of City Clerk
2 Park Plaza
Alpharetta, GA 30009

From: Essie Escobedo [redacted]
Sent: Tuesday, October 22, 2024 5:20 PM

To: Shapiro, Lauren <LShapiro@alpharetta.ga.us>
Subject: Re: Need your help once again

Lauren, if the public meeting is announced in the newspaper, shouldn't it also be published on the alpha website? In getting the impression that there is an effort to keep us in dark and not have concerned citizens show up...
Also, we should be able to read the proposed changes to the ordinances prior to the meeting.
Essie

Essie Escobedo
[redacted]

On Tue, Oct 22, 2024, 5:08 PM Shapiro, Lauren <LShapiro@alpharetta.ga.us> wrote:

> Hey Essie!
>
> Great questions – This will be discussed during the November 7 Planning Commission meeting.
>
> Once the agenda has been published, it will be posted to this website: https://alpharettaga.portal.civicclerk.com/event/3204/files
>
> It likely will not be posted until Friday, November 1st. Please let me know if I can help with anything else!
>
> Lauren
>
> Lauren Shapiro
> City Clerk
>
> P: 678.297.6003
> E: lshapiro@alpharetta.ga.us
>
> Office of City Clerk
> 2 Park Plaza
> Alpharetta, GA 30009
>
> ---
>
> **From:** [redacted]
> **Sent:** Sunday, October 20, 2024 9:42 AM
> **To:** Shapiro, Lauren <LShapiro@alpharetta.ga.us>
> **Subject:** Need your help once again
>
> Hi Lauren,

I have been checking daily to see when the council will hold public hearings regarding short-term rentals.
I cannot find anything on the City website.

However, I did see that there is a “Notice of Public Hearing” in the Oct 17 Alpharetta-Roswell Herald that there will be a public hearing on Nov 7.
Is this for sure?

Where can I find the proposed text amendments?

I will be out of town and want to round up one of our board members to attend.

Thanks!

Essie

[redacted]

Esther R Escobedo (Essie)
Treasurer/FAC Bookkeeper
[redacted]

<image002.jpg>
<image003.png>
<image002.jpg>
<image003.png>

<image001.jpg>

From: Cook, Kathi
To: Woodman, Michael; Taylor, Elicia
Subject: Fwd: Short-term rental limitations
Date: Thursday, October 3, 2024 4:35:19 PM

FYI
Sent from my iPhone

Begin forwarded message:

> **From:** Roger Adams [redacted]
> **Date:** October 3, 2024 at 4:08:05 PM EDT
> **To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
> **Subject: Re: Short-term rental limitations**

> [redacted]
> [redacted] [redacted] [redacted] Mimecast
>
> Thanks for the update, please make sure the new date and time are listed in the local paper.
>
> Regards, Diane Adams
>
> Sent from my iPhone
>
> > On Oct 3, 2024, at 11:57 AM, Cook, Kathi <Kcook@alpharetta.ga.us> wrote:
> >
> > Diane,
> > I appreciate your comments, we plan to bring this back to planning commission and city council in November.
> >
> > [redacted]

From: Roger & Diane Adams [redacted]
Sent: Thursday, October 3, 2024 11:55 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Short-term rental limitations

Good Morning Kathi,

I reside in Coldridge Forest (off Cumming Street) and our neighborhood of 100 homes does not have an HOA.
We currently have 3 short-term rentals: Jayne Ellen Way, John Christopher Drive and Denna Drive.
Many neighbors feel that is more than enough and have expressed support for the proposed ordinance.
I'm writing to ask for your support in managing these short-term rentals with licensing and a cap of no more than 5% per neighborhood.
Less would be even better!
I was at that meeting last October, along with some of my neighbors. We expressed our dislike with these short-term rentals.
We like to know who our neighbors are and enjoy having relationships with them.
Councilman Brian Will does not think a problem exists, however the smart solution is to head it off before it becomes a problem.
I don't feel it's a slippery slope at all... it's smart governing.

I'm not able to make the meeting tonight, but sincerely hope you will support this ordinance.

Respectfully,

Diane Adams
205 Jayne Ellen Way
Alpharetta GA 30009

From: Woodman, Michael
To: David Horst
Cc: Taylor, Elicia
Subject: RE: STR Conditions
Date: Monday, October 21, 2024 9:31:11 AM
Attachments: image001.png

Good morning, David.

Thank you for the time to share your comments on the topic of Short-term Rentals. We will include your comments in the Board/Council agenda packets for this request as it moves through the public hearing process.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: David Horst [redacted]
Sent: Saturday, October 19, 2024 1:25 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; dd.horst@yahoo.com
Subject: STR Conditions

This message needs your attention

- **This is a personal email address.**
- **This is their first email to mwoodman@alpharetta.ga.us.**

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Mr. Woodman,

We met at the October planning meeting when the STR topic had been postponed due to procedural issues, and I shared I didn't think I could make the 11/7 meeting due to business travel. You suggested I send my comments to you. That is the topic of this

message.

It seems to me there are three "issues" the city is trying to resolve.

1. Not knowing the neighbors b/c they change all the time (Jayne Ellen)
2. Preventing crazy parties (Windward)
3. Laying a foundation for future regulation that might (or might not) be necessary someday

I think regulation will create unintended consequences costing the city residents money for monitoring/enforcement, reducing tax revenues, and negatively impacting local businesses as a result of its implementation.

About me: I have 3 STRs on the same, short street. I believe my homes are among the most pristine in the neighborhood because that is how I earn my money. For my first STR, I turned an LTR, owned by an out of state owner that never saw or maintained the property, housed 2 young women that did drugs, and had rats and squirrels living in the attic. One of the neighbors saw how I improved the neighborhood and asked me if I'd take care of her house the same way. Ended up with a private sale and I've done the same with her property. The 3rd was a standard transaction. **Point**: *STRs are not only bringing up the value of the neighborhood, but also improve the look & feel for the residents there.*

Knowing your neighbors/Protecting the neighborhood: The neighborhood location is very close to downtown, and with no HOA protection, it is likely a developer will buy up the property to put multimillion dollar homes in its place someday. My neighbor, who has a LTR, explicitly said he's waiting for this payday. Because of the STRs though, it will be hard for that kind of action to happen. Therefore, multiple STRs bring value to a neighborhood like mine and protect it from being wiped out as has happened in Alpharetta numerous times already. Of the 50 or so homes in the neighborhood, there are less than 25% are owner occupied. So the issue of "knowing your neighbors" is a relative perception to an individual neighborhood. **Point**: *STRs protect the neighborhood from redevelopment and do not decrease being neighborly.*

Parties and STRs: The party issue sounds as if it happens every weekend in Windward. But per the City's and AirDNA's map, there are no STRs in Windward. If there are no registered STRs, putting STR restrictions will not improve that situation. And what is to stop an LTR from having a Superbowl party and having all of their friends over? Or a owner occupied home from doing the same? Or an owner occupied home with teenagers and parents go away for a month leaving the teenager at home (yes, this happens more than you think). What's to stop them from having a good time and having all their friends over? Finally, I and all of the STR owners I know, do not allow parties at our homes. It is not needed for our occupancy to stay high and adds business risk to the home. **Point**: *Parties are not unique to STRs and regulating STRs in a place with no identifiable STRs will not logically improve that situation.*

A resource to the community: STRs not only add value to the neighborhood, but also to the residents near & far. During the hurricanes this month, all of my STRs

housed people from Florida and South Carolina for a week or more. I also house local residents that are buying homes where construction is unfinished. Or, owners redoing floors seems to be a popular thing these days; the families don't want to live in the dust. And several of us, locally owned and individually managed STR owners, all work together to help the community if someone is asking for a place to stay but the particular home doesn't have the right timing. **Point**: *As Alpharetta owners of STRs, we try to help each other out and are an asset to the community that alternatives cannot similarly support.*

Regulation: As a group organizer of several STR owners, we are in agreement that self regulation in conjunction with city licensing is not unreasonable. Already, we probably do most or all of what the city is suggesting goes into an STR with the exception of a business license. Few (none?) of us are against registering our homes. But the overreach by the city to limit how we, the owners and residents of the city, invest our money to work towards our individual (retirement) goals is hard to understand. We are not only supporting Alpharetta with increased business to local restaurants and businesses, increased tax dollars for our city government, paying property taxes without exemptions that supports the schools, but also provide benefits to the families that come to visit loved ones that live in the city. **Point**: *The city government is favoring a couple of individual city residents that are complaining about issues that are not unique to STRs by regulating all STRs, even those also owned by city residents. It is not only illogical, but also unfair that the City favors one type of resident over another.*

Conclusion: ***Throwing the baby out with the bathwater*** has never been a good strategy. As such, I hope you'll consider that the year round benefits of all of the good STRs far outweigh the temporary issues that are complained about by an extremely small minority of the community. HOAs have the ability to regulate their own communities, and as far as I know, the city charter does not include being the master HOA for the city. If a rule does not have HOA support, it is not the responsibility of the city to tell the HOA how to "think". Please do not take on the burden of managing and enforcing rules that cause more harm than good, end up growing the government bureaucracy and costing all city tax payers more money with the main result being more red tape and burden put on city residents that have been good citizens and supporting families near and far.

Follow up: ***Alpharetta, Georgia is not Destin, Florida.*** I recall one Councilman saying in one of the meetings on this topic that his rental unit in Florida had issues resulting from STRs and therefore it is probably a problem in Alpharetta too (sooner or later). I want to remind him and all city members that Alpharetta is NOT a tourist destination as are many locations in Florida. We are a family town. The STRs here mostly or wholly support the families and businesses of Alpharetta and surrounding communities. I ask every guest that stays with me their reason for staying and I have the actual statistical data over 3 years. Not one of them was for the purpose of a spring break type experience that happens in other locations/states. Please keep the two completely separated and realize we are not the same and should not be looked at through the same lens. Further, I echo a different Councilman's concern that regulating "something that is not a problem" is not business friendly, but rather is a slippery slope.

What is to stop regulation in other business concerns that are also not actually impacted today? It is a poor use of public money and has virtually no incremental/additional value to the city, but hinders the cumulative benefits outlined above and more.

Sincerely,

David Horst, 11 year resident of Alpharetta
2010 Brooke Forest Ct.
Alpharetta, GA 30022
[redacted]

From: Woodman, Michael
To: Taylor, Elena
Subject: Fwd: Short-Term Rentals- Draft City Ordinance- Comments
Date: Wednesday, October 30, 2024 8:08:29 AM

[redacted]

From: [redacted]
Date: October 29, 2024 at 2:29:10 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Cc: "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Shapiro, Lauren" <LShapiro@alpharetta.ga.us>, [redacted]
Subject: RE: Short-Term Rentals- Draft City Ordinance- Comments

This message needs your attention
- This is a personal email address.
- mwoodman@alpharetta.ga.us never replied to this email address.

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Hi Kathi, Thanks for your email. I did not see anywhere in the proposed Ordinance that an application is required.
That said, perhaps it is not the place for this requirement to appear though having it stated here may be useful so someone doesn't just pull up the ordinance and say here...look, its legal. If I did not know by reading this then I will assume others wont know either. To undo something is much harder then preventing it from starting to begin with.

As such, suggest/request that the "where as" statements be amended to include that an application is required and that an applicant must show proof of STR allowance.

Many Thanks,
Robin Peterson
President, Henderson Village Property Owners Assoc (HVPOA)
[redacted]

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Wednesday, October 23, 2024 7:10 PM
To: [redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>; julius
[redacted]

[redacted]

Subject: Re: Short-Term Rentals- Draft City Ordinance- Comments

Robin
Thank you for your comments, the ordinance does require an applicant provide proof that their HOA allows STR's. I'll get the draft sent to you and highlight the section. Our attorney should have all revisions complete by next Friday.
Best-
Kathi

Sent from my iPhone

On Oct 23, 2024, at 5:45 PM, [redacted] wrote:

Hello, I have read the proposed Ordinance regarding short term rentals (STR) and I do have 2 questions/concerns.
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I do not see where the ordinance defers to individual sub division Covenants regarding STR.
In 2022, Henderson Village spent considerable time, effort and money drafting and approving leasing provisions which also address STR.
In short, we do NOT allow them, though 1 exists in our community (in place prior to the amendment on leasing restrictions).
I assume that our governing docs take precedence over the city ordinance...is this a correct assumption? If so, lets make sure that people referring to the new ordinance understand that.
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I would like to see the Ordinance include a reference to individual HOA or POA governing documents and indicate that those supersede the Ordinance.

#2
Also, STR- limit to 30 days? I contend the limit should be expanded to 60-90 days. If someone is there 31 days... that not short term but its certainly not a long term rental.

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Robin Peterson
President, Henderson Village Property Owners Assoc (HVPOA)
[redacted]

<image002.jpg>

From: [redacted]
Sent: Wednesday, October 23, 2024 5:07 PM
To: [redacted]
Subject: Short-Term Rentals

Robin, need your input on this.
Essie
From: Shapiro, Lauren <LShapiro@alpharetta.ga.us>
Sent: Wednesday, October 23, 2024 1:55 PM
To: Essie Escobedo <essiescollc@gmail.com>
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: RE: Need your help once again

Hey Essie!

From: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Date: October 23, 2024 at 7:10:26 PM EDT
To: [redacted]
Cc: "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Shapiro, Lauren" <LShapiro@alpharetta.ga.us>, julius [redacted]
Subject: Re: Short-Term Rentals- Draft City Ordinance- Comments

Robin
Thank you for your comments, the ordinance does require an applicant provide proof that their HOA allows STR's. I'll get the draft sent to you and highlight the section. Our attorney should have all revisions complete by next Friday.
Best-
Kathi

Sent from my iPhone

On Oct 23, 2024, at 5:45 PM [redacted] wrote:

Hello, I have read the proposed Ordinance regarding short term rentals (STR) and I do have 2 questions/concerns.
#1
I do not see where the ordinance defers to individual sub division Covenants regarding STR.
In 2022, Henderson Village spent considerable time, effort and money drafting and approving leasing provisions which also address STR.
In short, we do NOT allow them, though 1 exists in our community (in place prior to the amendment on leasing restrictions).
I assume that our governing docs take precedence over the city ordinance...is this a correct assumption? If so, lets make sure that people referring to the new ordinance understand that.
If that is not the case, that in fact the city over-rides what each sub division has in its governing docs then we have a bigger problem.

I would like to see the Ordinance include a reference to individual HOA or POA governing documents and indicate that those supersede the Ordinance.

#2
Also, STR- limit to 30 days? I contend the limit should be expanded to 60-90 days. If someone is there 31 days...that not short term but its certainly not a long term rental.

Please pass these comments forward to the correct persons.

Many Thanks,
Robin Peterson
President, Henderson Village Property Owners Assoc (HVPOA)
Cell: 847-620-9386

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK
Date: Thursday, October 31, 2024 8:29:16 AM
Attachments: image003.png
Importance: High

[redacted]

From: [redacted]
Sent: Thursday, October 31, 2024 7:54 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Cc: rapeterson44@gmail.com; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>; 'ju[redacted]
Subject: FW: Short-Term Rentals- Draft City Ordinance- Comments - FROM KATHI COOK
Importance: High

This message needs your attention

- This is a personal email address.
- This is their first email to mwoodman@alpharetta.ga.us.

Mark as Safe Report this Email [redacted] Mimecast

Kathi,

Somerset at Henderson Village HOA is in complete agreement with Robin's comments. We too have a restrictive covenant against short-term rentals and leasing of any kind.

We advocate that short-term rental businesses:

- submit an application that will provide documentation that they have all of the requirements that any business must have to operate.
- Obtain a business license.
- Include approval from an HOA if the property is governed by one. (This is no different than a request for a building permit. A building permit will not be granted unless and until the HOA first approves the plan.)

We would also like to know what the penalty is for illegally operating a short-term rental. Is there a fine? Would there be a "cease and desist" order?

Thank you,

Essie

Somerset at Henderson Village
HOMEOWNER ASSOCIATION, INC
PO Box 176
Alpharetta GA 30009-0176

Esther R Escobedo (Essie)
Treasurer/FAC Bookkeeper
FACCOM Coordinator
[redacted]

I am happy to address your concerns.

The agenda and agenda packet for the November 7th Planning Commission meeting will be published to the city's website. Typically, city staff publishes meeting agenda packets (which would have the draft of the text amendments and short-term rental ordinance) during the week prior to the scheduled public meeting.

Additionally, after further review on the website, there are some preliminary materials related to short-term rentals available at the website here. I have copied our Director of Community Development, Kathi Cook, and her team on this email in case she might have additional details as well.

Lastly, State law requires that certain legal advertising is completed well in advance of a public meeting, and often, the legal advertisement in the newspaper is published before the agenda and meeting materials are published on the city's website. There is no state law requirement that we post our agenda or meeting materials on the city's website, but we do so not only to increase transparency to our residents, but to also encourage their participation and awareness of topics to be discussed during public meetings.

Please let me know if I can help with anything else. Thank you!

Lauren

Lauren Shapiro
City Clerk

P: 678 297 6003
E: lshapiro@alpharetta.ga.us

<image003.png>

Office of City Clerk
2 Park Plaza
Alpharetta, GA 30009

From: Essie Escobedo <[redacted]
Sent: Tuesday, October 22, 2024 5:20 PM
To: Shapiro, Lauren <LShapiro@alpharetta.ga.us>
Subject: Re: Need your help once again

Lauren, if the public meeting is announced in the newspaper, shouldn't it also be published on the alpha website? In getting the impression that there is an effort to keep us in dark and not have concerned citizens show up...
Also, we should be able to read the proposed changes to the ordinances prior to the meeting
Essie

Essie Escobedo
[redacted]

On Tue, Oct 22, 2024, 5:08 PM Shapiro, Lauren <LShapiro@alpharetta.ga.us> wrote:

Hey Essie!

Great questions – This will be discussed during the November 7 Planning Commission meeting.

Once the agenda has been published, it will be posted to this website:
https://alpharettaga.portal.civicclerk.com/event/3204/files

It likely will not be posted until Friday, November 1st. Please let me know if I can help with anything else!

Lauren

Lauren Shapiro
City Clerk

P: 678.297.6003
E: lshapiro@alpharetta.ga.us

Office of City Clerk
2 Park Plaza
Alpharetta, GA 30009

From: [redacted]
Sent: Sunday, October 20, 2024 9:42 AM
To: Shapiro, Lauren <LShapiro@alpharetta.ga.us>
Subject: Need your help once again

Hi Lauren,

I have been checking daily to see when the council will hold public hearings regarding short-term rentals.
I cannot find anything on the City website.

However, I did see that there is a "Notice of Public Hearing" in the Oct 17 Alpharetta-Roswell Herald that there will be a public hearing on Nov 7.
Is this for sure?

Where can I find the proposed text amendments?

I will be out of town and want to round up one of our board members to attend.

Thanks!

Essie

PO Box 176
Alpharetta GA 30009-0176

Esther R Escobedo (Essie)
Treasurer/FAC Bookkeeper
FACCOM Coordinator
[redacted]

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA TO ESTABLISH SHORT TERM RENTAL AS A PERMITTED USE FOR CERTAIN PROPERTIES; TO PROVIDE FOR RELEVANT DEFINITIONS; TO ESTABLISH REGULATIONS FOR USE OF PROPERTY FOR SHORT TERM RENTAL; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to its Charter and other laws of the State of Georgia, the City of Alpharetta, Georgia ("City") has the power to adopt clearly reasonable ordinances, resolutions and regulations for the protection and preservation of the public health, safety and welfare of its citizens; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of the City, the Alpharetta City Council ("Council") desires to amend its Unified Development Code; and

WHEREAS, the Council desires to allow for short term rentals to be a permitted use in certain residential zoning districts within the City; and

WHEREAS, the Council desires to establish limits on the number and location of short-term rentals to preserve the residential character of platted residential subdivisions; and

WHEREAS, appropriate notice and hearing on the amendments contained herein have been carried out according to general and local law.

NOW, THEREFORE, the City Council of the City of Alpharetta, Georgia hereby ordains as follows:

1. Section 1.4 of Article I of the Unified Development Code of the City of Alpharetta, Georgia shall be amended by adding the following definition:

> Short-term Rental: An accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than thirty (30) days. For the purposes of this definition, a Short-term Rental shall include all housing types but shall exclude Bed and Breakfast establishments and Boarding Houses as they are defined by this Code. Short-term Rentals shall not constitute a Home Occupation as defined by this Code.

2. Table 2.2 of Article II of the Unified Development Code of the City of Alpharetta, Georgia shall be amended by adding "Short-term Rental" use as a

permitted use ("X") in the AG, RE, R, R-22, R-15, R-12, R-10, R-4A, R-4D, R-8A/D, and R-10M zoning districts.

3. Section 2.7 of Article II of the Unified Development Code of the City of Alpharetta, Georgia shall be amended by adding a new Section 2.7.1 to read as follows:

2.7.1 Short-term Rentals.

A. Short-term Rentals shall be allowed as a permitted use within the AG, RE, R, R-22, R-15, R-12, R-10, R-4A, R-4D, R-8A/D, and R-10M zoning districts subject to the following:
   1. Short-term rental shall be limited to no more than one (1) residential lot or five percent (5%) of the residential lots within each platted subdivision, whichever is greater. Where a subdivision includes two (2) or more phases, the limit of the number of short-term rentals shall be applied to each phase within the subdivision.
   2. Within platted subdivisions, no short-term rental may be located immediately adjacent to another short-term rental that is located along the same street or road.
   3. Notwithstanding the provisions of subsection (A)(1) above, short-term rental shall be limited to no more than twenty-five (25) residential lots governed by a common homeowners/property owners association.

B. Notwithstanding the provisions of subsection (A) above, the allowance of short-term rentals in this Code shall not prevent private enforcement of private restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

4. Section 4.5.5(A) of Article IV of the Unified Development Code of the City of Alpharetta, Georgia shall be amended by repealing subsection (A) of Section 4.5.5 in its entirety and replacing with the following:

4.5.5 Exceptions.

A. *General.*
   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 or otherwise explicitly provided herein. Exceptions as provided under

subsection (2)(l) below, or 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. Minimum 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;
    i. 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; and
    l. Maximum number of short-term rentals in a platted subdivision or phase of a platted subdivision (See Section 2.7.1(A)(1)).

5. All remaining portions of the Unified Development Code of the City of Alpharetta, Georgia shall continue in full force and effect, and shall remain unaffected by this amendment.

6. **Severability**. It is the express intent of the Alpharetta City Council that this Ordinance be consistent with both federal and State law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

7. **Conflicting Ordinances Repealed**. Any and all Ordinances or parts of Ordinances in conflict herewith shall be, and the same are, hereby repealed to the extent of such conflict.

8. **Effective Date**. This Ordinance shall become effective immediately upon adoption.

SO ORDAINED, the _____ day of _____, 2024.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

PLANNING COMMISSION MEETING
STAFF REPORT

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

I. **AGENDA ITEM TITLE:** MP-24-09/CU-24-12 ALPHARETTA HOTEL HOLDINGS HYBRID HOTEL/PRESTON RIDGE MP POD H

PLANNING COMMISSION: NOVEMBER 7, 2024

CITY COUNCIL: NOVEMBER 18, 2024

II. **STAFF RECOMMENDATION:**

Approve MP-24-09/CU-24-12 Alpharetta Hotel Holdings Hybrid Hotel – Preston Ridge Master Plan Pod H, subject to the following conditions:

1. Property shall be developed substantially in accordance with the submitted site plan prepared by Paradigm, revised 4/20/20, except for modifications required to comply with the conditions below.
2. Architecture and materials shall be developed substantially similar to the submitted renderings prepared by Matt Mitchell Design, dated 7/17/23, subject to final approval by DRB. Building shall be constructed with architectural detail and ornamental features on all 4 sides, with final approval by DRB.
3. Foundation plantings shall be required around the perimeter of the building. Parking lot tree islands shall be planted with shade trees, shrubs, and ground cover. Landscape plan shall require DRB approval.
4. 'Hotel, Hybrid' shall be listed as a conditional use in Preston Ridge Master Plan Pod H.
5. 'Hotel, Hybrid' shall be added as a conditional use at 12140 Morris Road and limited to no more than 148 rooms in one freestanding building no greater than 5 stories. No more than 44 rooms shall be used for stays up to one (1) year. Hotel shall be a Tribute Portfolio and Apartments by Marriott Bonvoy dual-brand hotel.
6. Conditional use approval shall be limited to Tribute Portfolio and Apartments by Marriott Bonvoy dual brand hotel; no additional 'Hotel, Hybrid' use or subleasing shall be permitted within the approved space.
7. A Certificate of Occupancy for the hotel shall not be issued until the Webb Bridge Road streetscape improvements have been constructed, including a minimum 6' planter planted with street trees, minimum 8' sidewalk, and decorative pedestrian lighting, as approved by Staff.
8. Generator and dumpster shall be maintained within an enclosure and screened with landscaping, with final approval by DRB. Enclosure shall have a metal gate and materials that match the building, as approved by DRB.

III. **REPORT IN BRIEF:**

The applicant, Alpharetta Hotel Holdings, is requesting a master plan amendment and conditional use to allow for the construction of a five (5) story, 148-room dual-brand hotel on an outparcel in the 13.4-acre Mayfair at Webb Bridge development. A master plan amendment is requested to add 'Hotel, Hybrid' to Pod H of the Preston Ridge Master Plan and a conditional use is requested to allow 'Hotel, Hybrid' for a Marriott dual-brand hotel. The subject property is located at 12140 Morris Road at the southwest corner of Webb Bridge Road and Morris Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of a 5-story, 148-room dual-brand hotel on an outparcel in the 13.4-acre Mayfair at Webb Bridge development. A master plan amendment is requested to add 'Hotel, Hybrid' to Pod H of the Preston Ridge Master Plan and a conditional use is requested to allow 'Hotel, Hybrid' for a Marriott dual-brand hotel. The subject property is located at 12140 Morris Road at the southwest corner of Webb Bridge Road and Morris Road.

The property is zoned O-I (Office-Institutional) and subject to the Preston Ridge Master Plan Pod H. A hotel, as defined in the City's Unified Development Code (UDC), is a permitted use in Pod H of the master plan. The property is situated in the Mayfair at Webb Bridge development, which is home to Phase Family Learning Center. Phase is a concept integrating a day care facility, conference/event center, and coworking space. Two (2) undeveloped outparcels within the development were approved for a hotel and office building. Surrounding properties are zoned O-I. Village Park is located to the north, Home2Suites to the east, undeveloped outparcel to the south and Phase Family Learning Center to the west. The comprehensive land use plan designation of the property is 'Corporate Office'.

The UDC defines 'Hotel, Hybrid' as, "A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours."

The applicant proposes a dual-brand hotel to include Tribute Portfolio and Apartments by Marriott Bonvoy. Information submitted by the applicant states that Marriott's Tribute Portfolio is a full-service, upscale hotel for corporate and leisure travelers defined by attractive aesthetics and a focus on connecting guests to the surrounding community. Tribute Portfolio properties are defined by memorable design elements and art installations. Some examples of Tribute Portfolio hotels in the Atlanta metro area include the Ellis Hotel, Bellyard, and The Burgess Hotel which are all 4-star hotels.

According to information provided by the applicant, the Apartments by Mariott Bonvoy brand is a new concept announced in late 2022 offering premium and luxury stays with larger units and residential amenities. In a November 2022 article by *Business Traveller*, Mariott International stated that they are, "seizing upon the growing consumer interest among families and friends seeking more space for stays, propelled by the blending of work and leisure travel, and the desire among younger travelers for wider accommodations options." The brand will be positioned in the upper-upscale and luxury segments. Units will include a separate living room and bedroom, full kitchen, and in-unit washer and dryer. The design approach to this brand is on par with Autograph Collection and Tribute Portfolio, which offer consumers independent, uniquely distinguished hotel experiences. The product offering will include a mix of 1-, 2-, and 3-bedroom units with full kitchen, in-unit washer and dryer, public space (lounge, gym, concierge), and housekeeping. According to the applicant, Casa Costera is an existing Apartments by Marriott Bonvoy hotel in Isla Verde Puerto Rico, as well as two (2) planned locations in St. Louis and Detroit.

SITE PLAN

The submitted site plan depicts a five (5) story, 148-room hotel on a 0.62-acre outparcel located in the 13.4-acre Mayfair at Webb Bridge development. The hotel outparcel is located at the corner of Webb Bridge Road and Morris Road with the front entrance of the hotel oriented to Webb Bridge Road. A port-e-cochere is proposed at the front entrance pick-up and drop-off area. A five-foot (5') sidewalk and surface parking surrounds the hotel outparcel. A full-service restaurant with separate entrance is depicted to the east of the hotel's main entrance and an outdoor plaza for hotel guests is depicted on the east side of the hotel.

The Mayfair at Webb Bridge development was approved for shared parking with Phase Family Learning Center and the hotel and office outparcels sharing 420 parking spaces. 355 surface spaces have been developed on the property with another 65 deck spaces approved under the future office building. Sufficient parking exists to support the approved uses in the development.

RENDERINGS

The applicant submitted renderings of the proposed five (5) story, L-shaped hotel. The building is depicted with a brick exterior and large expanse of glass block on the façade facing Webb Bridge Road. According to the applicant's architect, the use of brick is meant to speak to Alpharetta's aesthetics and the glass block is a modern reference to technology. The City's Downtown Consultant reviewed the applicant's proposed renderings and believes that the design is representative of early 20th century Modern design. He felt that the design was "understated, but edgy, and an appropriate design for a hotel".

HYBRID HOTEL CONDITIONAL USE PERMIT REVIEW CRITERIA

The location, construction and use of a property or building for a hybrid hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for a hybrid hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot or development size for hybrid hotels is three (3) acres.

Response: The applicant's request is located on an outparcel situated within the 13.4-acre Mayfair at Webb Bridge development.

2. The building shall contain no more than thirty percent (30%) of guest rooms for long-term stays.

Response: The applicant proposes a total of 148 rooms, of which no more than 30%, or 44 rooms, would be utilizea for long-term stays.

3. Building shall be rated by Forbes or AAA as 4 stars or better.

Response: According to the submitted application, Tribute Portfolio and Apartments by Mariott Bonvoy are both considered premium, upscale brands. Local examples of Tribute Portfolio hotels include Ellis Hotel, Bellyard, and The Burgess Hotel, which are all 4 stars or better.

4. Building or development shall have a minimum 60,000 square foot conference room or minimum 60,000 square foot event space, or minimum 60,000 square foot group meeting space with banquet facilities.

Response: The proposed hybrid hotel is situated on an outparcel in the Mayfair at Webb Bridge development. The master development includes Phase Family Learning Center, consisting of a 62,500 square foot conference/event center.

5. Building shall have a minimum 3,000 square foot sit-down restaurant with table service.

Response: *The proposed building includes a 3,500 square foot restaurant with separate entrance. According to the submitted application, the restaurant will provide table service managed either by hotel staff or a third party.*

6. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area.

Response: According to the submitted application, rooms designated for long-term stays will have full sized kitchens and appliances and will comply with the minimum floor area referenced above.

7. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

Response: The Mayfair at Webb Bridge development has 25%, or 1.51 acres, of open space. In addition, the site plan for the hotel outparcel depicts an approximately 3,000 square foot outdoor plaza on the east side of the building.

8. All such buildings shall provide a minimum fifty-foot (50') buffer from any property zoned for a 'For-Sale' or 'For-Rent' dwelling use.

Response: The proposed hybrid hotel is situated on an outparcel in the Mayfair at Webb Bridge development, which has a 100' buffer adjacent to Country Place located to the south.

9. Access to each guest room shall be through an inside lobby which is supervised at all hours the building is open.

Response: According to the submitted application, all guest rooms will have access through a supervised lobby.

10. Number of Vehicle Parking Spaces Required: One (1) space for each short-term guest room and two (2) spaces for each long-term guest room, plus 1 employee space for each 20 guest rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

Response: The Mayfair at Webb Bridge development was approved for shared parking with a total of 420 spaces shared by the hotel and office outparcels, as well as Phase Family Learning Center. The UDC parking rate for a hybrid hotel would require approximately 200 spaces for the proposed hotel. Corporate travelers typically do not have vehicles, instead utilizing Uber/Lift for local travel. Staff looked at parking utilization at three (3) full-service hotels and

one (1) extended stay hotel in the City and found that parking utilization typically does not exceed approximately 50% (see table below). The hotels listed below, as well as The Hotel at Avalon were contacted and confirmed the parking utilization observed by Staff in the aerial imagery. The Hotel at Avalon indicated that less than half of their designated parking is utilized on a typical day and Home2 Suites indicated that approximately 50% of parking is utilized on their busiest days. Hotel personnel confirmed that these hotels primarily cater to corporate business travelers with their busiest days being Monday – Wednesday (and Saturdays at Hotel Avalon) and the slowest day being Sunday. It is anticipated that the proposed hotel will utilize less than the City's minimum parking requirement.

Hotel Parking Utilization Observations

Hotel	# of Rooms	# of Parking Spaces	Observed Utilized Parking*	% Utilization
The Hotel at Avalon – 9000 Avalon Blvd	330	Unknown	Unknown	~50%
Hilton Windward – 5775 Windward Pkwy	249	234	75	32%
Mariott Alpharetta Windward – 5750 Windward Pkwy	316	341	85	33%
Home2 Suites – 12075 Morris Road	107	107	24	22%

*Observed utilized parking is based on 2024 aerial imagery flown between 1/15/2024 and 3/29/2024.

STANDARDS FOR MASTER PLAN AMENDMENT

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment 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 permit a use that is suitable in view of the zoning and development of adjacent or nearby properties, which are primarily developed with a variety of non-residential uses. A 'Hotel' is a permitted use on the subject property. Approval of the applicant's proposal would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel. Prior to Covid, a 3-star Cambria Hotel was issued permits on the subject property.

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

Response: The proposal would not adversely affect the existing use of adjacent and nearby properties, which are primarily developed with a variety of non-residential uses. A 'Hotel' is a permitted use on the subject property. Approval of the applicant's proposal would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel. Prior to Covid, a 3-star Cambria Hotel was issued permits on the subject property.

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

Response: The proposed use would not adversely impact the natural environment. The subject property has been graded and trees will not be impacted by the proposed development.

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

Response: Preston Ridge Master Plan Pod H allows a 'Hotel' as a permitted use. Approval of the applicant's request for 'Hotel, Hybrid' would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel.

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: Preston Ridge Master Plan Pod H allows a 'Hotel' as a permitted use. The proposal to allow 'Hotel, Hybrid' would not result in a significant change in demand on public facilities and services.

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 to allow 'Hotel, Hybrid' reflects a reasonable balance. Approval of the applicant's request for 'Hotel, Hybrid' would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel.

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

Response: Preston Ridge Master Plan Pod H allows a 'Hotel' as a permitted use. Approval of the applicant's request for 'Hotel, Hybrid' would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel.

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

Response: The zoning proposal meets the comprehensive land use plan designation of the property, which is 'Corporate Office'.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The property has two (2) points of access from Webb Bridge Road and Morris Road. The proposea use would not negatively impact vehicular or pedestrian safety.

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

Response: The above-referenced site improvements are provided on the subject property. Off-street parking within the Mayfair at Webb Bridge development is shared amongst the approved uses (hotel, office, and Phase Family Learning Center). Alpharetta hotels mostly cater to corporate travelers who typically do not have vehicles, instead utilizing Uber/Lift for local travel. In addition, Staff surveyed parking utilization at three (3) full-service hotels and one (1) extended stay hotel in the City and found that parking utilization typically does not exceed 50%. It is anticipated that the proposed hotel will utilize less than the City's minimum parking requirement.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with a variety of uses, including an extended stay hotel, data center, assisted living facility, day care facility, conference/event center, coworking space, and dwelling 'for-rent'.

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

Response: Not applicable.

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

Response: The proposal would not impede the normal and orderly development of surrounding properties, which are developed with a variety of uses, including an extended stay hotel, data center, assisted living facility, day care facility, conference/event center, coworking space, and dwelling 'for-rent'.

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

Response: The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties, which are developed primarily with a variety of non-residential uses. A 'Hotel' is a permitted use on the subject property. Approval of the applicant's proposal would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel. Prior to Covid, a 3-star Cambria Hotel was issued permits on the subject property.

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

Response: There are no 'Hotel, Hybrid' uses operating in the City. Home2 Suites is located directly across Morris Road from the applicant's proposed site, as well as a Fairfield Inn & Suites located a short distance to the east on Webb Bridge Road. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The subject property is one of several sites in the City that could be developed with a hotel without a public hearing. The proposed dual-brand hotel would bring a hotel product that does not currently exist in the City and would be a good alternative on this site. In addition, the proposed dual-brand hotel will be supported by the existing 62,500 square foot conference center which is located within the same development. Additionally, there are approximately 33 hotels operating or under construction in the City. Most are limited-service hotels and only four (4) are full service.

Approval of the applicant's proposal would provide certainty on the hotel brand and ensure, at a minimum, a 4-star hotel. Prior to Covid, a 3-star Cambria Hotel was issued permits on the subject property.

CITIZEN PARTICIPATION PLAN

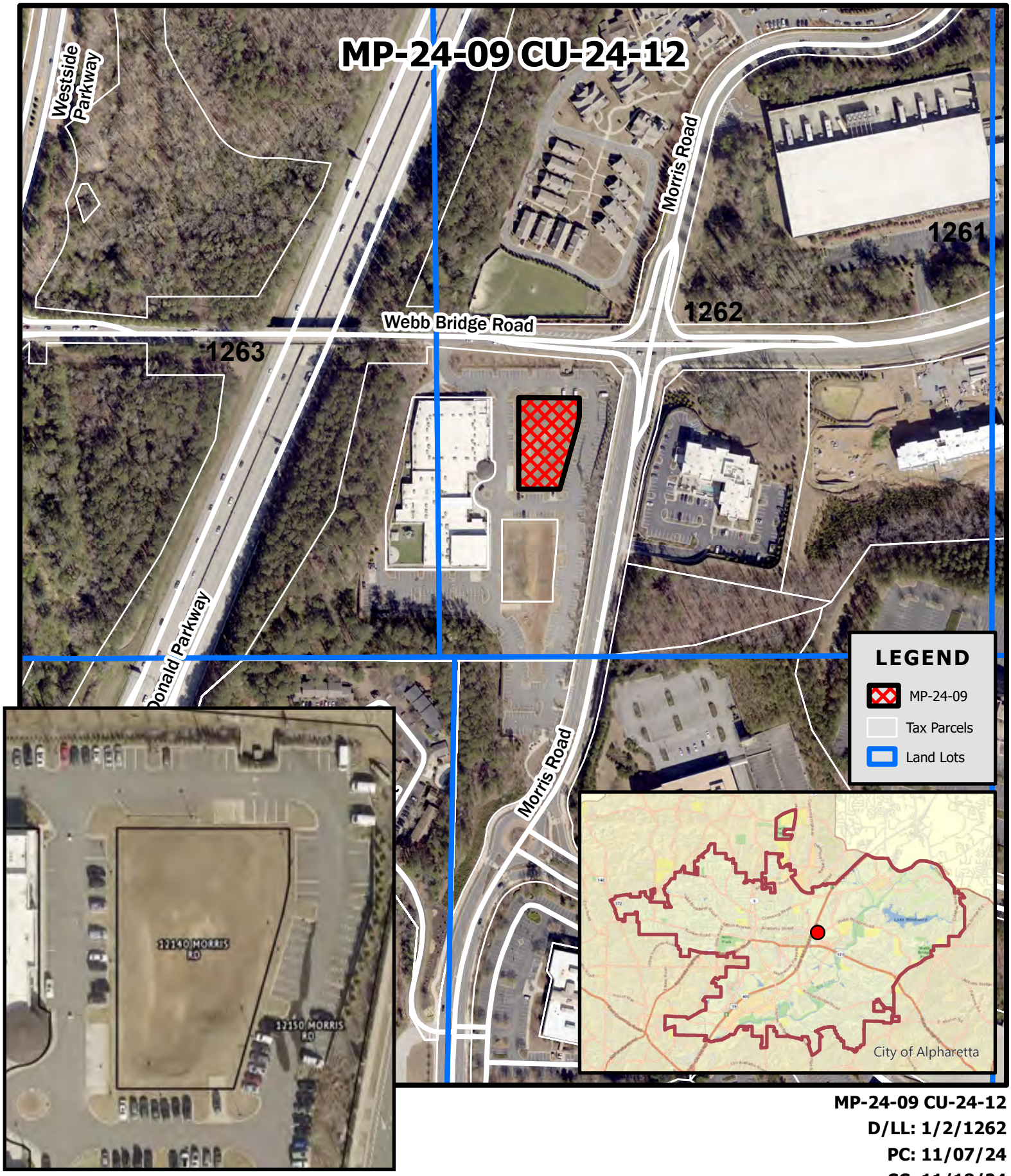
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant spoke to three (3) citizens at the CZIM meeting who had concerns over parking, traffic, and safety of children. There was concern that the long term stay component could impact parking availability for the Phase Family Learning Center and Futures Church. As a solution, it was proposed that the applicant construct a level of parking below the hotel. Traffic concerns were also voiced as it relates to traffic congestion during drop off and pick up hours for the day care facility.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 9, 2024. There were public comments with concerns over parking and traffic.

IV. ATTACHMENTS:

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

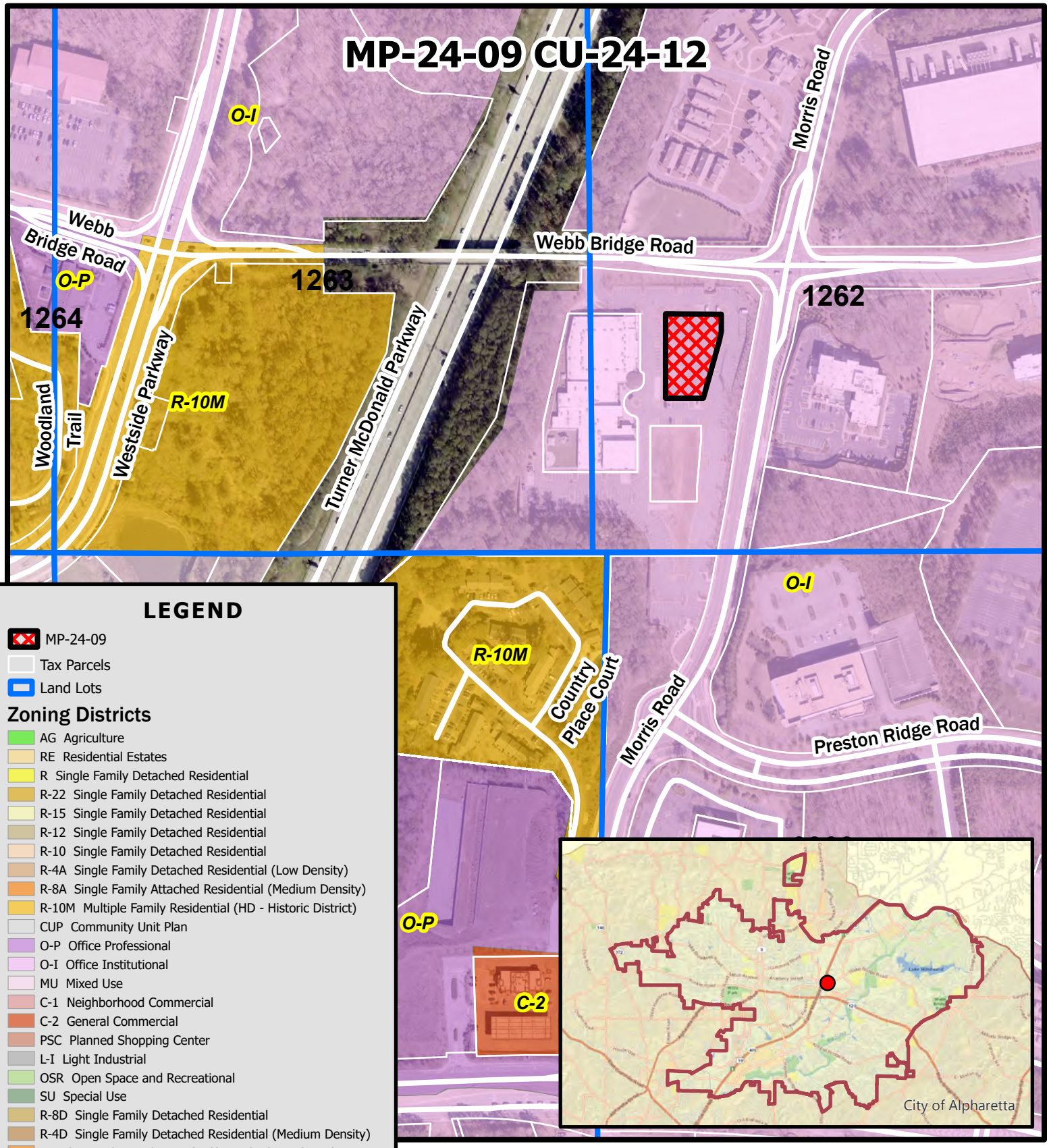


MP-24-09 CU-24-12
D/LL: 1/2/1262
PC: 11/07/24
CC: 11/18/24

Aerial Map
Alpharetta Hotel Holdings LLC
Hybrid Hotel
12140 Morris Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- MP-24-09
- Tax Parcels
- Land Lots

Zoning Districts

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

MP-24-09 CU-24-12
D/LL: 1/2/1262
PC: 11/07/24
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Zoning Map
Alpharetta Hotel Holdings LLC
Hybrid Hotel
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THE CITY OF ALPHARETTA GEORGIA

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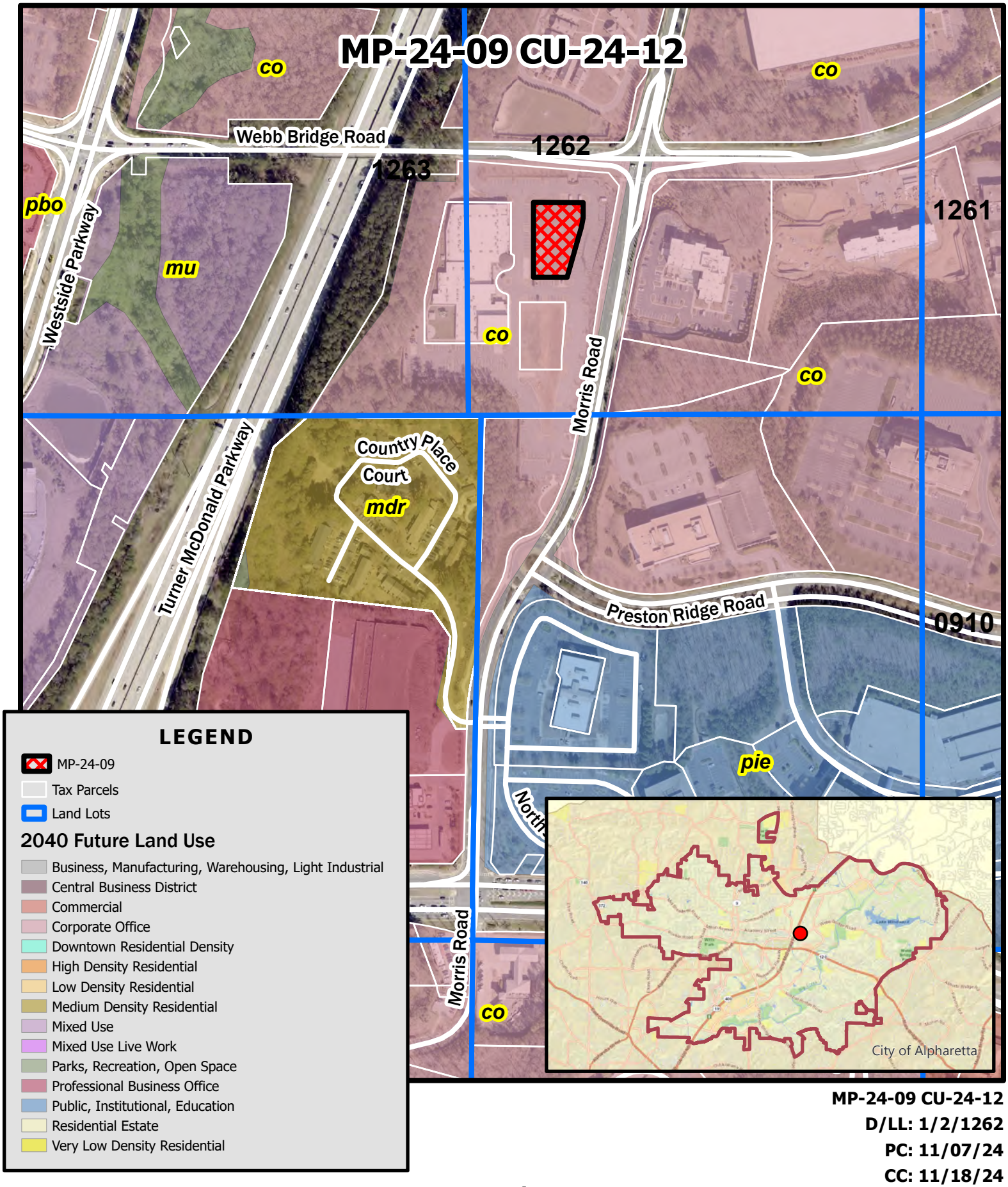

MP-24-09 CU-24-12
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Hybrid Hotel
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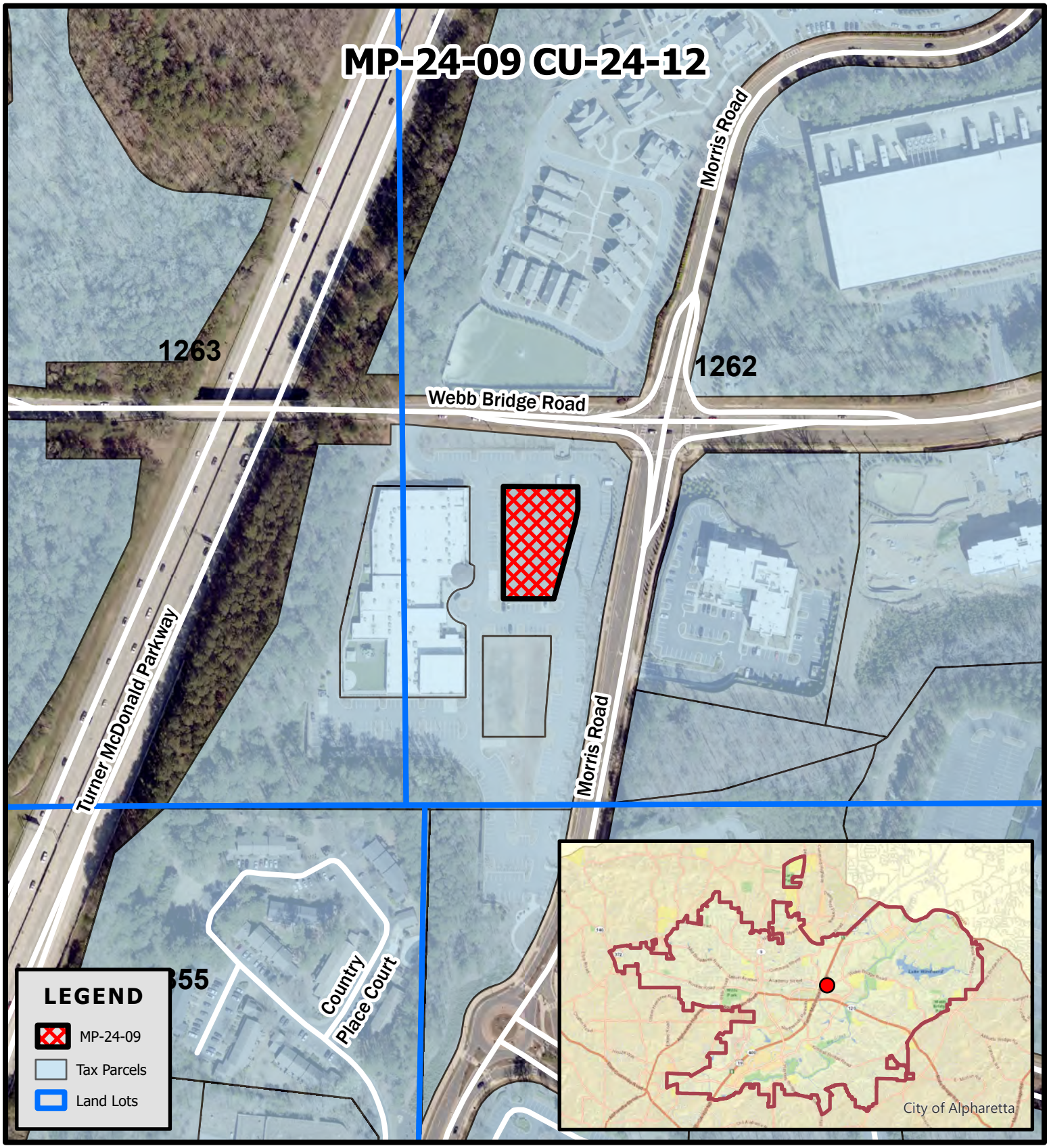

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Location Map
Alpharetta Hotel Holdings LLC
Hybrid Hotel
12140 Morris Road

THE CITY OF ALPHARETTA GEORGIA

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Community Development - GIS

Community Zoning Information Meeting (CZIM) October 9, 2024

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

MP-24-09/CU-24-12 / Alpharetta Hotel Holdings Hybrid Hotel/Preston Ridge MP Pod H

NAME	ADDRESS	COMMENTS
PHIL FARCAM	12150 MORRIS RD.	VERY CONCERNED ABOUT PARKING AND TIME OF USE BECAUSE OF THE RESIDENCE'S
Tate Halcombe	353 lynne circle	Parking, traffic, especially during daycare pickup/drop-off

Via Email-mwoodman@alpharetta.ga.us

October 15, 2024

Mr. Michael Woodman

Planning & Development Services Manager

Community Development

City of Alpharetta

2 Park Plaza

Alpharetta, GA 30009

RE: Alpharetta Hotel Holdings, LLC (Hybrid Hotel MP 24-09/CU-24-12)

Dear Mr. Woodman,

Please find attached the following items connected with Alpharetta Hotel Holdings, LLC public hearing application.

1. Citizen Participation Form (Part B)
2. Narrative reporting citizen feedback received at the Community Zoning Information (CZIM) meeting held on October 9, 2024
3. Sign-in sheet collected at CZIM meeting
4. A list of addresses used for public notice letters
5. Copies of the public notice letters sent to adjacent property owners in September 2024

Please let me know if you have any questions or need additional information.

Sincerely,

(on behalf of Alpharetta Hotel Holdings, LLC)

Gloria Fernandez

HB Capital

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: MP-24-09/CU-24-12 Alpharetta Hotel Holdings, LLC/Hybrid Hotel

Contact Name: Gloria Fernandez Telephone: 305.602.3064

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.

See attached narrative and list of public notice addresses, along with copies of public notice letter

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] Email
- [x] Other *(Please Specify)* CZIM meeting October 9, 2024

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: Steven Hurowitz Date: 10/15/2024

Print Form

Alpharetta Hotel Holdings, LLC

MP-24-09/CU-24-12

Alpharetta Hotel Holdings, LLC is seeking a master plan amendment and conditional use to allow a "Hybrid Hotel" on its property located at 12140 Morris Road, Alpharetta, GA. The Applicant presented a public hearing application and provided the required public notice letters to surrounding property owners. Additionally, representatives of the Applicant attended the Community Zoning Information Meeting ("CZIM") on October 9, 2024. These representatives included Mr. Mathew Mitchell of Matt Mitchell Design and Mr. Jason Joseph.

Mr. Mitchell spoke with three citizens that attended the CZIM meeting. He reports the summary of his conversations below.

Mr. Rick Onorato and Mr. Phil Farlam

These individuals, who are associated with the building that currently houses the Phase Family Learning Center and Futures Church, mentioned that they had previously spoken to Gloria Fernandez and Jason Joseph about the proposed project. They expressed concern about the impact of the residences portion of the hotel on the parking. Specifically, they noted that if the project were just a standard hotel, they would not be as concerned. Mr. Farlam proposed as a solution adding basement parking level under the hotel. Mr. Farlam and Mr. Onorato also noted how the grading on the hotel pad is not as amenable to basement parking as the grading on the adjacent vacant land parcel that is known as the office parcel.

Tate Holcombe

This individual has two young children who currently attend the daycare center at the Phase Learning Center. He said that 200 families (approximately 300 children) attend the daycare center. His concern is parking and traffic, particularly during the drop off (8-9 am) and pick up (4-6 pm) hours. Because of the age of the children, many parents must park and take their children into the building, instead of just dropping them off. He said there is a lot of traffic and congestion during those hours, and he is concerned the hotel will make it worse. He also expressed concern for the children's safety with a hotel adjacent to the daycare.

Mr. Mitchell responded that the safety of children is very important, and it appeared that the current drop-off situation needed to be addressed by the daycare operator, either way and independently of the hotel. In response to the concern about daycare being adjacent to a hotel, Mr. Mitchell explained that the proposed development was an upscale hotel and referenced the Atlanta Bellyard Hotel as an example of the level of service that could be expected. Further, Mr. Mitchell noted that in many mixed-use developments that contain office and hotel uses, a daycare is included near or in the development.

Community Zoning Information Meeting (CZIM) October 9, 2024

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

MP-24-09/CU-24-12 / Alpharetta Hotel Holdings Hybrid Hotel/Preston Ridge MP Pod H

NAME	ADDRESS	COMMENTS
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Tate Holcombe	353 lynne circle	Parking, traffic, especially during daycare pickup/drop-off

Alpharetta Hotel Holdings, LLC

Hybrid Hotel – List of Addresses for Public Notice Letters

(pg. 1 of 2)

SIGNET CLINICAL LLC
1100 JOHNSON FERRY RD SUITE 400
ATLANTA GA 30342

MAYFAIR AT WEBB BRIDGE
ASSOCIATION INC
26 MILTON AVE
ALPHARETTA GA 30009

HSH ALPHARETTA OWNER GA LLC
3424 PEACHTREE RD NE STE 1780
ATLANTA GA 30326

RAM ALPHARETTA HOSPITALITY LLC
233 12TH ST STE 301
COLUMBUS GA 31901

PRRP II LLC
3330 PRESTON RIDGE RD STE 300
ALPHARETTA GA 30005

WEBB BRIDGE INVESTMENTS LLC
11175 CICERO DR
ALPHARETTA GA 30022

CAIN DOROTHY P
7 COUNTRY PLACE CT
ALPHARETTA GA 30005-4410

DEVELOPMENT AUTHORITY
OF FULTON COUNTY
300 N LASALLE ST STE 1875
CHICAGO IL 60654

Alpharetta Hotel Holdings, LLC

Hybrid Hotel – List of Addresses for Public Notice Letters

(pg. 2 of 2)

Webb Bridge Investments II, LLC
c/o Mr. Jason Joseph and Mr. A. J. Belt
6260 Avalon Blvd.
Alpharetta, GA 30009

Mayfair at Webb Bridge Association Inc
c/o Marine Peclet
Controller, HB Capital
16701 Collins Avenue
Sunny Isles Beach, Fl 33160

Via Overnight Delivery

September 18, 2024

Signet Clinical LLC
1100 Johnson Ferry Rd. Suite 400
Atlanta, GA 30342

RE: **MP-24-09/CU-24-12 Alpharetta Hotel Holdings LLC/Hybrid Hotel**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow 'Hotel, Hybrid' on 9.89 acres in the Preston Ridge Master Plan. A master plan amendment is requested to the Preston Ridge Master Plan Pod H to add 'Hotel, Hybrid' as a conditional use and a conditional use is requested to allow a 'Hotel, Hybrid' for a dual brand Mariott hotel. The property is located at 12140 Morris Road and is legally described as being located in Land Lot 1262, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, October 9, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, November 7, 2024, and City Council on Monday, November 18, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at gfernandez@hbcapital.com or at 305.602.3064.

Sincerely,

Gloria Fernandez
HB Capital
16701 Collins Avenue
Sunny Isles Beach, Fl 33160

Via Overnight Delivery

September 18, 2024

HSH ALPHARETTA OWNER GA LLC
3424 PEACHTREE RD NE STE 1780
ATLANTA GA 30326

RE: **MP-24-09/CU-24-12 Alpharetta Hotel Holdings LLC/Hybrid Hotel**

Dear Property Owner:

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Gloria Fernandez
HB Capital
16701 Collins Avenue
Sunny Isles Beach, Fl 33160

Via Overnight Delivery

September 18, 2024

RAM ALPHARETTA HOSPITALITY LLC
233 12TH ST STE 301
COLUMBUS GA 31901

RE: **MP-24-09/CU-24-12 Alpharetta Hotel Holdings LLC/Hybrid Hotel**

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Via Overnight Delivery

September 18, 2024

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11175 CICERO DR
ALPHARETTA GA 30022

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Sunny Isles Beach, Fl 33160

Via Overnight Delivery

September 18, 2024

PRRP II LLC
3330 PRESTON RIDGE RD STE 300
ALPHARETTA GA 30005

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September 18, 2024

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Sunny Isles Beach, Fl 33160

Via Overnight Delivery

September 18, 2024

DEVELOPMENT AUTHORITY OF FULTON COUNTY
300 N LASALLE ST STE 1875
CHICAGO IL 60654

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Gloria Fernandez
HB Capital
16701 Collins Avenue
Sunny Isles Beach, Fl 33160

Via Overnight Delivery, and via email aj@reviveliving.com and jj@trilogyic.com

September 18, 2024

WEBB BRIDGE INVESTMENTS II, LLC

c/o Mr. A. J. Belt III and Mr. Jason Joseph
6260 Avalon Blvd.
Alpharetta, GA 30009

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HB Capital
16701 Collins Avenue
Sunny Isles Beach, Fl 33160

Via Overnight Delivery

Via Overnight Delivery and Email to mpeclet@hbcapital.com

September 18, 2024

MAYFAIR AT WEBB BRIDGE ASSOCIATION INC
26 MILTON AVE
ALPHARETTA GA 30009

MAYFAIR AT WEBB BRIDGE ASSOCIATION INC.
C/O Marine Peclet
Controller HB Capital
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Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow 'Hotel, Hybrid' on 9.89 acres in the Preston Ridge Master Plan. A master plan amendment is requested to the Preston Ridge Master Plan Pod H to add 'Hotel, Hybrid' as a conditional use and a conditional use is requested to allow a 'Hotel, Hybrid' for a dual brand Mariott hotel. The property is located at 12140 Morris Road and is legally described as being located in Land Lot 1262, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, October 9, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, November 7, 2024, and City Council on Monday, November 18, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at gfernandez@hbcapital.com or at 305.602.3064.

Sincerely,

Gloria Fernandez
HB Capital
16701 Collins Avenue
Sunny Isles Beach, Fl 33160

SUMMARY HIGHLIGHTS

- In June of 2023, Alpharetta Hotel Holdings, LLC (the "Applicant") presented a variance application to permit a dual Marriott brand hotel on a vacant 0.6-acre land parcel located at 12140 Morris Road, Alpharetta, GA. The Applicant eventually withdrew its variance application and is currently pursuing a Master Plan Amendment and Conditional Use approval to allow the development of a "hybrid hotel". The Applicant's land was originally intended for a Cambria hotel (a Choice hotels brand), a project that was entitled by the City of Alpharetta but which did not move forward in 2020 as planned.
- As the land parcel is zoned for hotel use, the Applicant is now proposing a dual brand building, housing two upscale Marriott brands. One is a Tribute hotel and the other is Apartments by Marriott Bonvoy ("AMB"), which when combined provide flexibility and a broader range of accommodation choices. AMB units, which will be limited to no more than 30% of the total unit count in the proposed hotel building, are a hospitality product and are <u>not</u> "for lease" multi-family apartments. Both of Marriott brands are considered upper scale premium concepts.
- The hotel parcel is part of a mixed-use development (Mayfair at Webb Bridge) that shares a common parking lot with two other parcels (the Community Center Parcel and the Office Parcel). Parcel owners have non-exclusive rights to use the parking.
- The Community Center Parcel has used the existing parking lot exclusively since opening for business, as the Office and Hotel parcels are vacant land. Each parcel owner pays a pro-rata share of the common expenses (Hotel 44.08%, Community Center 28.59% and Office 27.33%). The hotel owner/Applicant is currently being assessed over $27,000 annually towards common expenses, notwithstanding that the Hotel Parcel is vacant land and does not use the parking lot.
- Certain users of the Community Center Parcel (notably Futures Church) perceived the AMB units as a rental product, which would take the most convenient parking that is currently available for Sunday morning worship services. The expressed concern has been more about "convenient" parking and less about sufficient parking.
- The Applicant has made numerous outreach attempts to the pastor of Futures Church and other individuals associated with the Community Center Parcel and has proposed operational solutions to address the parking concerns raised by the pastor. The conversations between the parties have been cordial and respectful but have not yet yielded an acceptable resolution for both parties.

- Specific solutions proposed by the Applicant include designating convenient "church-only" parking on Sunday mornings during services, using and having the hotel enforce towing if necessary, using a valet service, obtaining an off-site parking license agreement for overflow parking needs, restricting AMB guests to only park in designated spaces during weekends (in an area parallel to Morris Road and away from the entrance of the Community Center Parcel).
- The position of Futures Church and the Community Center Parcel has consistently been to request that the Applicant construct, at its own expense, parking underneath the hotel building or in a parking garage structure, so that the hotel is self-parked.
- This position is contrary to the original intent of the Mayfair at Webb Bridge mixed-use development, and it proposes a solution that is not economically viable for the Applicant.
- Comments were also received concerning "safety." Specifically, comments about a childcare facility being near a hotel and one that could serve alcohol. At the time the Community Center Parcel was developed, it was known that the subject land was intended to be a hotel. Additionally, when the Cambria hotel (which included a lobby bar and restaurant) was approved, the Community Center Parcel did not express concerns about safety or liquor (to our best knowledge). The Cambria hotel met the required distance requirements (and the future Marriott hotel, which is using a similar footprint, will comply as well). The Applicant viewed these comments as an attempt to place further roadblocks on its' development, beyond the initially expressed concern over parking on Sunday mornings.
- To better understand the utilization of the parking lot, the Applicant hired two aerial drone photography companies to photograph the parking lot during four Sunday mornings, during the period spanning from August through October 2024 and while services would have been occurring. The photographs indicate that there is available parking and convenient spaces that are not being utilized. Please see Exhibit "A."
- The Applicant is proposing an upscale project in the City of Alpharetta and sincerely hopes to remain on good terms with the local community and its neighbors. We hope that the reasonable operational ideas that we have proposed will be considered, so all parties can peacefully co-exist and mutually benefit.

TIMELINE

During the latter part of 2023 and in 2024, representatives of the Applicant had several conversations and meetings with members of a neighboring property (the Community Center Parcel which contains a building that houses several uses, including Futures Church). The timeline section that follows below provides highlights of various conversations and written communication that occurred among the parties concerning the Applicant's proposed hotel development. While this timeline may not be all-inclusive and spans an extended time period, it does capture the majority and most notable communication.

November 10, 2022

Email is received from Pastor Ashley Evans (concerning an off-site parking agreement that was in place to provide overflow parking) confirming that there is no issue with terminating such agreement ("*ok, let's get rid of it*"). This parking agreement was an expense of the Mayfair at Webb Bridge Association (a commercial property association that requires the three property owners to pay a proportionate share of common area expenses). The parking agreement was terminated on January 16, 2023, as the offsite parking was not needed, and the cost was an unnecessary expense for the Association.

June 15, 2023

Gloria Fernandez (with the Applicant) emails a letter to Mike Kendrick (the representative for the Community Center parcel) advising that Applicant is seeking a variance request to develop a dual branded Marriott hotel.

Mr. Kendrick subsequently reaches out to Mr. Jason Joseph (Applicant's local development partner) via email (copying Pastor Ashley Evans), noting that 50 "permanent residence units" * would occupy 50-100 parking spots and that this, along with any other hotel traffic, would make the church parking on the weekends and during large event activity during the week untenable. Mr. Joseph provides clarification that what is being proposed is not permanent residences and, it is a Marriott hospitality product that can accommodate corporate and workforce short-term stays.

*Note-48 spaces relates to the AMB unit count (up to 1/3 of the total number of keys for AMB) in the Applicant's 2023 Variance Application. The current application for a master plan amendment and conditional use permit reduces the AMB units to up to 30% of the total number of keys. The remainder and majority of the building unit count is intended for Tribute Portfolio standard hotel rooms.

September 13, 2023

Community Zoning Information Meeting (CZIM) takes place and is attended by Gloria Fernandez, Matt Mitchell (project architect), and Jason Joseph. One individual (Ryan Rolls of 12150 Morris Road, Alpharetta GA 30009) leaves a comment on the Sign-In sheet ("*I am with the church that owns the Phase Building that is on the same property. Our concern is over the 48 residential rooms that stand to occupy 96 parking spaces, that the church cannot afford to lose*")

September 17, 2023

Pastor Ashley Evans sends an email to Jason Joseph, copying Gloria Fernandez, stating that *"we have no desire to oppose the building of a hotel"* but expressing concern that longer stay hotel guests could park in the lot used by the church on weekends (thereby reducing the capacity of the parking lot to meet the needs of the church and that their business model relies on convenient and adequate parking). Pastor Evans suggests that solution is for the hotel to build "*at least 2 underground parking decks so that the parking of the development is able to sustain all the activities originally intended and agreed on or that you do not seek to locate a hotel with long stay options, up to a year, for 49 rooms on the property and instead return to the original vision and promise of that pad being a business hotel with guests who use it Monday to Friday*"

October 4, 2023

Gloria Fernandez calls Pastor Ashley Evans to introduce herself and to speak about the proposed hybrid hotel project. A focus for Gloria during this meeting was establishing a relationship and brainstorming to find operational solutions to address the perceived problems identified by the church. Gloria discussed using offsite parking and valet service.

October 13, 2023

Gloria Fernandez sends email notification to Mr. Michael Woodman of the City of Alpharetta that the Applicant wished to withdraw the variance request from the October 16, 2023 City Council public hearing and to defer the request to the next monthly meeting.

October 16, 2023

Gloria Fernandez has an in-person meeting with Pastor Ashley Evans and Mr. Richard Onorato at the Phase Learning Center. The purpose of the meeting was to address church concerns about parking. Pastor Evans stated that it was important to have parking close to the entrance of the building, to make it easy for parishioners and to minimize the distance they have to walk to the entrance. Gloria proposed memorializing parking controls in the Declaration of Covenants, Conditions and Easements for Mayfair at Webb Bridge

Association (which governs the Hotel Parcel, the Community Center Parcel, and the Office Parcel) and using valet service during Sunday mornings or offsite parking for peak times. Pastor Evans and Mr. Onorato proposed building just a Tribute Hotel (as opposed to the proposed dual brand) or constructing parking underneath the hotel building.

November 15, 2023

At Richard Onorato's request, a follow-up call is scheduled that includes Mr. Richard Onorato, Pastor Ashley Evans, and Gloria Fernandez. Highlights of that call are as follows:

Gloria stated that it was her opinion that parties had to work with the existing surface parking and adding new parking was not economically feasible (either as development cost for the hotel owner or as a Property Owner's special assessment). Further, a proposed solution to address the church's concern was to designate over 60 proximate parking spaces on Sundays for "church only," or to limit Apartments by Marriott Bonvoy ("AMB") weekend guests to park in certain designated parking spaces. Additionally, using a portion of the parking lot as a valet area would allow cars to be stacked behind each other (in the event the parking lot was full).

Mr. Onorato and Pastor Evans noted that there had recently been a special event at the building and the parking lot was entirely full. Gloria replied that this was a situation that could exist with a Cambria or any other hotel and could potentially create an inconvenience for everyone including the future office building. This point led the parties to discuss using off-site parking for special events, or valet for AMB guests. Pastor Evans and Mr. Onorato mentioned that are several medical buildings nearby that have available weekend parking. Gloria reminded the parties that the Association previously had an offsite parking agreement (that was terminated) and she agreed to investigate an off-site parking solution.

January 22, 2024

Gloria Fernandez notifies Mr. Richard Onorato and Pastor Ashley Evans that she was able to connect with a leasing agent for a nearby property owner of a medical building that has available weekend parking and who previously provided offsite parking to the Association). The leasing agent advised that his client was amenable to resuming the arrangement.

Further, Gloria stated that a good solution to Pastor Evans's concern about having convenient parking for Sunday morning services was a combination of the offsite parking agreement (giving all parcels owners the option to park vehicles offsite), and designating on-site AMB parking spaces for Sunday mornings (so AMB vehicle owners could park away from the main entrance of the Church). In the event the offsite parking (with is controlled by another property owner) were not available in the future, the church would have the comfort of having guardrails on the use of the on-site parking during Sunday morning services.

March 19, 2024

Richard Onorato emails Gloria Fernandez explaining that their group had internal discussions and given thought to the idea of controlled and off-site parking for the weekends, but they believed those solutions would not work. They were only willing to support the proposed project if the Applicant can put "*even one layer of parking underneath the hotel*"

March 20, 2024

Gloria Fernandez speaks with Richard Onorato and Philip Farlam, who voiced their objection to having to police parking and having to be the "bad guys". Further, they believe that towing (which was previously proposed by Gloria Fernandez as an operational solution) would be ineffective as hotel guests typically have rental cars (therefore implying that these guests would not be concerned about towing). He proposed that the hotel owner build one level of underground parking, suggesting that this would be a good investment for the hotel. He also stated that if hotel owner just builds a "*regular*" hotel then they would just have to "*live with it*."

Gloria reiterated that the hotel would have the operational burden of policing the designated parking. She stated that the hotel owner had acted in good faith and desired to be good neighbors but, was disappointed with their response. As a further offer, Gloria suggested requiring AMB guests to use offsite parking but mentioned that getting this matter resolved was time sensitive as it involved an agreement with another property owner.

September 12/18, 2024

Mr. Onorato questions if the hotel was coming back up before zoning for October 9th and if there was anything different from the last plan. Gloria Fernandez responds to Richard Onorato's email letting him know that the Applicant was scheduled for a Community Zoning Information Meeting on October 9, 2024, and that conditional use approval was being pursued (further noting that the Applicant remained committed to being good neighbors and providing designated/reserved parking for Sunday morning services).

September 18, 2024

Mr. Jason Joseph sends an email to Gloria Fernandez stating that "*the office pad owner is agreeable to changing the Declaration that governs the three parcels so we can designate some reserved parking on Sundays*"

October 28, 2024

Gloria Fernandez is in Alpharetta and meets with Mr. Richard Onorato. The parties restated their prior positions. Gloria reiterated the Applicant's desire to be good neighbors and noted that any parking arrangements would likely be addressed in the Declaration of Covenants, Conditions, Restrictions and Easements (a recorded document that binds the three property owners), thereby ensuring that any understanding reached today would still bind future owners of the three parcels (who could be different parties than exist today). Gloria asks Richard to speak to the church again for feedback on any ideas that haven't been considered yet and could work for the parties.

October 29, 2024

Mr. Jason Joseph sends email advising that if the Office Parcel is not under construction (or eminently under construction), the Hotel Parcel would be authorized to use the Office Parcel for construction staging. Further noting that a temporary construction easement could be worked out and provided if it is needed.

EXHIBIT "A "

Aerial Photographs

https://www.dropbox.com/scl/fo/4jj6dfzaq1atgeng3at9j/AK6HW99ZlO9IDyH4IIcwmwg?rlkey=mb277cin36aitwtggktw1j30w&st=zvenajyx&dl=0

Exhibit A-1

August 11, 2024 (9:00-9:15 AM and 11:00-11:15 AM time slots)

Source: Dronegenuity

Exhibit A-2

August 18, 2024 (9:00-9:15 AM and 11:00-11:15 AM time slots)

Source: Dronegenuity

Exhibit A-3

September 15, 2024 (9:00-9:15 AM and 11:00-11:15 AM time slots)

Source: Aerial Photography of Atlanta

Exhibit A-4

October 20, 2024 (Time Slot 11:30-11:45 AM)

10-20-24 11:37 AM
Aerial Photography of Atlanta, I

10-20-24 11:39 AM
Aerial Photography of Atlanta, I

Source: Aerial Photography of Atlanta

WILLIAMS TEUSINK

R. KYLE WILLIAMS
ATTORNEY AT LAW

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October 31, 2024

via Electronic Delivery

The Honorable Mayor and City Councilmembers
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Alpharetta, Georgia 30009
Email: CityCouncilandMayor@alpharetta.ga.us

Brian Borden, Zoning Administrator
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Michael Woodman, Planning and Development Services Manager
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RE: Case MP-24-09/CU-24-12 (the "Conditional Use Application")

12140 Morris Road, Alpharetta, Fulton County, Georgia 30009 (the "Subject Property")

NOTICE OF OPPOSITION AND PRESERVATION OF CONSTITUTIONAL RIGHTS

Dear Honorable Mayor, Honorable Councilmembers, Administrator Borden, and Manager Woodman:

Along with Jon Gallant of the law firm Knowles Gallant Timmons, this firm represents Futures Church International USA, Inc. (formerly "Paradise Evangelistic Association, Inc."). and Influencers Media Holdings, Inc (collectively, "Futures Alpharetta").

Futures Alpharetta is a multicultural, multi-generational, non-denominational church led by Pastors Ashley and Jane Evans. Futures Alpharetta is located behind Avalon in the 62,500 square foot building located at 12150 Morris Road, Alpharetta, Fulton County, Georgia 30009

("12150 Morris"). This Alpharetta-campus is one of fifteen (15) successful church campuses led by Pastors Ashley and Jane Evans and their family.

In addition to church worship services, Futures Alpharetta leases 12150 Morris to The ReThink Group, Inc. ("ReThink") for a nursery to 5th grade preschool and day school program during the week, and operates a Church, Children's Church, youth programs, and community events on Sundays and weekday evenings. To be clear, in addition to Futures Alpharetta's use of 12150 Morris for church services and gatherings, ReThink uses the property's auditorium event center (rated for 600 people) for seminars, conferences, and large gatherings on weekdays during business hours and in the evenings, even occasionally hosting weekend events when Futures Alpharetta is not using the space.

12150 Morris is immediately adjacent to the Subject Property and a part of the Mayfair at Webb Bridge Association, Inc. ("Mayfair at Webb Bridge") all of which is zoned Office-Institutional ("O-I") under the Development Code of the City of Alpharetta, Georgia (the "Code"). 12150 Morris and the Subject Property shares use of a surface parking of the Mayfair at Webb Bridge which contains 355 parking spaces (collectively, the "Parking Lot"). Futures Alpharetta purchased 12150 Morris based upon explicit promises and representations from seller Jason Joseph as to the future hotel-limited use to be constructed on the adjacent and adjoining Subject Property, with no contemplation or discussion concerning hotel uses for longer stays. The use rights afforded to Futures Alpharetta and the availability of the shared parking were key considerations to Futures Alpharetta in these transactions and its location to Alpharetta.

Under the O-I zoning designation, the Subject Property is zoned for office developments with exceptions for Conditional Principal and Subordinate Uses. On June 22, 2023, Mr. Joseph, submitted a Variance Application to the City of Alpharetta for the Subject Property to allow for the construction of a 148-room full-service hotel with a corporate services residence component. The Variance Application requested to amend the definition of "hotel" in the Code to allow up to 48 hotel rooms to be corporate serviced residences with stays of up to 1 year. In response, Futures Alpharetta opposed the construction of the "hotel" on the basis that the effect of the hotel would be a drastic change to the shared use and availability of the Parking Lot and will be a substantial hardship and detriment to Futures Alpharetta. The Variance Application was subsequently set aside.

On May 20, 2024, the Mayor and City Council of the City of Alpharetta approved Ordinance Number 871 amending Article I, Sections 1.4.2, Article II, Section 2.2, and Article II, Section 2.7 of the Code to define and establish certain regulations for "Hybrid Hotels" (the "Ordinance"). The Ordinance defines Hybrid Hotels as follows:

> "A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year."

See, Ordinance, Sec. 1.4.2. Enclosed is a true and correct copy of the Ordinance. Under the O-I zoning designation, the Ordinance permits Hybrid Hotels as a Conditional Subordinate Use "provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center." See, Sec. 2.2.13.C.

On July 26, 2024, Mr. Joseph's associate, Gloria Fernandez, resubmitted a revised application to the City of Alpharetta to construct a Hybrid Hotel on the Subject Property under the Ordinance's Conditional Subordinate Use provision (the "Conditional Use Application"). The Conditional Use Application proposes a Hybrid Hotel similar in all aspects to the Variance Application proposal, except that the application is presented under the Conditional Subordinate Use provision of the Ordinance. Unlike the Variance Application proposal, neither Mr. Joseph, Ms. Fernandez, or anyone from the Applicant has reached out to Futures Alpharetta to discuss the Conditional Use Application or has attempted to negotiate conditional support. Instead, it appears that the fix is in to sneak the Conditional Use Application through without taking into account the concerns and objections of Futures Alpharetta.

Based on the details provided herein, the Conditional Use Application fails to meet the requirement provided in the Ordinance and is not justified under the facts or applicable law. Therefore, the Conditional Use Application should be rejected and denied.

I. The Proposed Hybrid Hotel Exceeds the Requirements for Conditional Uses

The Conditional Use Application contravenes the conditional use requirements that mandate that Hybrid Hotels not exceed more than 25% of the total project within O-I zoning districts. The Ordinance provides a clear distinction between permitted Conditional Principal Uses and Subordinate Conditional Uses. Permitted Conditional Principal Uses include Churches, Day Care Centers, Schools, and Special Event Facilities such as those uses found at Futures Alpharetta at 12150 Morris, but the Ordinance does not include Hybrid Hotels as a Conditional Principal Use. See, Ordinance, Sec. 2.2.13.A.1-3. The distinction is critical because Hybrid Hotels are permitted only as Conditional Subordinate Uses and are subject to Sec. 2.2.13.C., that provides:

> A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

See, Ordinance, Sec. 2.2.13.C. Here, Section 2.2.13.C of the Ordinance calls for Hybrid Hotels to constitute no more than 25% of the total project, however, the proposed use for the Subject Property is solely for a Hybrid Hotel representing 100% of the total project. Accordingly, the proposed Hybrid Hotel contravenes a fundamental requirement in the Ordinance, and the Conditional Use Application should be rejected and denied.

Even if the proposed Hybrid Hotel does not exceed 25% of the total project, which the Conditional Use Application fails to mention, the development still violates Section 2.2.13.C of

the Ordinance which contemplates that uses such as Hybrid Hotels "cannot be segregated so as to create a retail strip center." Here, the proposed Hybrid Hotel will be segregated from other developments. Specifically, the proposed Hybrid Hotel will exist separately among other different uses adjacent to the Subject Property including Futures Alpharetta and Mayfair at Webb Bridge development. This type of segregated development pattern is exactly what the Ordinance expressly prohibits. Accordingly, because the Hybrid Hotel would exceed more than 25% of the total project and create a segregated development pattern, the Conditional Use Application should be rejected and denied.

II. The Proposed Hybrid Hotel Exceeds the Lot Size Requirement

The proposed Hybrid Hotel fails to meet the lot size requirement as required under the Ordinance. Specifically, under Section 2.7.8.C.1 of the Ordinance, the approval of a Conditional Subordinate Use for a Hybrid Hotel is subject to the City Council finding that the proposed use meets the minimum lot or development size of three (3) acres. See, Ordinance, Sec. 2.7.8.C.1.

Here, the Subject Property is well below the required 3-acre requirement and contains only 0.623 acres. Although the Conditional Use Application claims that the Subject Property is part of the Mayfair at Webb Bridge development, which encompasses approximately 13 acres, in all other instances the Hybrid Hotel is described in the application as a segregated development that stands alone from other properties. Therefore, combining the Webb Bridge development with the proposed Hybrid Hotel development is misleading and attempts to subvert the Ordinance requirement. Accordingly, the Conditional Use Application should be rejected and denied.

III. The Proposed Hybrid Hotel Exceeds the Maximum Building Height

Development of the Subject Property as a Hybrid Hotel exceeds the maximum building height under the Ordinance. Pursuant to Section 2.2.13.D of the Ordinance, the maximum building height is 40 feet for any structure. See, Ordinance, Sec. 2.2.13.D. Here, the Conditional Use Application provides that the Hybrid Hotel height will be 5 stories which under common construction standards and regulations reaches between 55-75 feet. Therefore, the height of the proposed Hybrid Hotel seemingly violates the maximum building height limit established in the Ordinance. Moreover, the Conditional Use Application fails to provide any elevation plans to determine the true height of the proposed Hybrid Hotel. Accordingly, approval of the Conditional Use Application would be premature without a clear understanding of the elevation of the proposed Hybrid Hotel and the application should be rejected and denied.

IV. The Proposed Hybrid Hotel Is Not Rated by Forbes nor AAA

The Hybrid Hotel as described in the Conditional Use Application will not be rated by Forbes or AAA as 4 stars or better as required under Section 2.7.8.C.3 of the Ordinance. The Conditional Use Application fails to provide any rating for the Hybrid Hotel but merely indicates that the Marriott brands is "considered premium." The Conditional Use Application's explanation of the Hybrid Hotel rating is insufficient to meet the clearly defined rating criteria in the Ordinance. Accordingly, the Conditional Use Application should be rejected and denied.

V. The Proposed Hybrid Hotel Is Incompatible with the Surrounding Developments

The proposed Hybrid Hotel is incompatible with Futures Alpharetta and the surrounding uses and properties. Under Section 2.7.8.B. of the Ordinance, Hybrid Hotels, "may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods." See, Ordinance, Sec. 2.7.8.B.

Here, when Futures Alpharetta purchased 12150 Morris, Mr. Joseph agreed to build a limited use hotel on the Subject Property where guests would have a low intensity use of the Parking Lot. The Applicant represented to Futures Alpharetta that hotel guests would not compete with Futures Alpharetta for parking within the Parking Lot during Sunday morning peak use times of 12150 Morris.

The proposed Hybrid Hotel seeks to expand the hotel use to include forty-four (44) apartments equipped with full kitchens and self-serve laundry that would be available for residential rentals of up to 365 days per year. The Conditional Use Application proposes an increase of the unit sizes from the traditional hotel room to a mix of:

450-700 square foot studio apartments for one (1) to two (2) residents;

700-1,000 square foot one-bedroom apartments for one (1) to four (4) residents;

1,000-1,400 square foot two-bedroom apartments for two (2) to six (6) residents; and,

1,400-1,600 square foot three-bedroom apartments for three (3) to eight (8) residents.

These apartments range from a minimum of one (1) to two and one-half (2.5) bathrooms with no maximum number of bathrooms.

This is a change from the typical individual hotel guest being a short-term business or pleasure traveler to yearly residents consisting of up to a family of eight (8) members. This will drastically change the demands upon and availability of parking within Mayfair at Webb Bridge. Unlike hotel guests, these residents will overwhelmingly possess at least one motor vehicle per bedroom. More concerning, these residents will compete with Futures Alpharetta for parking within the Parking Lot during Sunday morning peak use times of 12150 Morris during its worship services.

As provided in Section 2.7.8 (C)(10) of the Ordinance, the parking requirements for the Hybrid Hotel will be "One (1) parking space for each short-term guest room and two (2) parking spaces for each long-term guest room, plus 1 employee parking space for each 20 guest rooms, plus one parking space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops." Although the Conditional Use Application claims that the Parking Lot is sufficient to serve the Hybrid Hotel, Futures Alpharetta, and a future office complex, this is nearly impossible to conclude without a detailed analysis of parking. Pursuant to

the Ordinance, the Hybrid Hotel will require at least 104 hotel parking spaces and 88 apartment parking spaces, taking a total of 192 parking spaces or 54% of the 355 of parking spaces at Mayfair at Webb Bridge. This figure does not take into consideration the high likelihood that rooms with guests of up to 4, 6, and 8 could likely have more than two cars nor does this figure consider the parking demands of a future office building at Mayfair at Webb Bridge. Therefore, it is misleading to claim that the Parking Lot will be sufficient given that the Hybrid Hotel will take more than half of the available spaces and there has been no impact analysis of parking use for the Hybrid Hotel, Futures Alpharetta, and the future office complex at Mayfair at Webb Bridge.

Even today, the Parking Lot is occasionally used to capacity for services and functions hosted by Futures Alpharetta. For example, on October 25, 2024, Futures Alpharetta hosted an event where 400 people attended and all but two vacant parking spaces were available in the Parking Lot. On the following day, Futures Alpharetta hosted another function that again consisted of 400 participants and only 24 vacant parking spaces were available. See, enclosed pictures of the Parking Lot during these recent functions. These functions hosted by Futures Alpharetta are not isolated events as the church plays host to various gatherings with robust participation throughout the year.

Moreover, the day care center at Futures Alpharetta that is leased to ReThink is frequently used as an event center with a main auditorium that is rated for 600 people. It is reasonable to foresee that the Parking Lot will continuously be used to capacity given ReThink's use of the facility as an event center. Futures Alpharetta is therefore deeply concerned about the adverse impact the Hybrid Hotel will have on the business of its tenant ReThink, the success of which is critical to Futures Alpharetta's operations.

It also appears that this change in use of the Subject Property would violate and impermissibly expands the easements for shared use of the Parking Lot benefiting Futures Alpharetta and 12150 Morris under the *Declaration of Covenants, Conditions, Restrictions and Easements for Mayfair at Webb Bridge Association* filed and recorded in the Real Estate Records of Fulton County, Georgia in Deed Book 60974, Page 345 (the "Declaration").

The proposed Hybrid Hotel limits the available parking spaces in the Parking Lot and will make it difficult for church members and regular worshippers to attend church services at 12150 Morris. Additionally, this change in parking use and availability jeopardizes the growing community of Futures Alpharetta at 12150 Morris and in Alpharetta as it will limit parking spaces for functions hosted by Futures Alpharetta and its tenant ReThink. Accordingly, the proposed Hybrid Hotel is incompatible with the surrounding uses and properties, and the Conditional Use Application should be rejected and denied.

VI. Parking and Traffic Study Demand

Due to the outstanding questions concerning the Hybrid Hotel's impact to the surrounding developments at Mayfair at Webb Bridge, please consider this correspondence as demand that the City of Alpharetta conduct a traffic and parking study to assess the demands upon and availability

of parking at Mayfair at Webb Bridge. The analysis should also focus on the Hybrid Hotel's impact on the day care students and staff arriving and leaving 12150 Morris.

VII. Preservation of Constitutional Objections

Out of abundance of caution and in keeping with applicable statutory and case law, Futures Alpharetta respectfully asserts its constitutional objections to the Conditional Use Application.

To the extent the Association is prohibited and/or limited from presenting evidence and/or being heard by the Mayor and City Council during its consideration of the Conditional Use Application, Futures Alpharetta objects that such prohibition would be unconstitutional and illegal, constituting a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States.

A grant of the Conditional Use Application would be unconstitutional in that it would unreasonably impair and destroy Futures Alpharetta's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A grant of the Conditional Use Application would also be unconstitutional, illegal, null and void, constituting a taking of Futures Alpharetta's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying Futures Alpharetta an economically viable use of its land while not substantially advancing legitimate state interests.

A grant of the Conditional Use Application would constitute an unreasonable hardship upon Futures Alpharetta, without advancing the public health, safety and welfare and would constitute an arbitrary and capricious act without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A grant of the Conditional Use Application would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner against Futures Alpharetta and owners of other similarly situated properties in the County in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

For the reasons set forth herein, Futures Alpharetta respectfully requests that the Mayor and City Council reject and deny the Conditional Use Application as it is not justified by fact or law.

Please add this correspondence and its enclosures to the file of the Conditional Use Application in order to preserve the rights of Futures Alpharetta in further support of this objection and opposition to the Conditional Use Application.

Sincerely,

/s/ R. Kyle Williams

R. Kyle Williams

RKW/saa

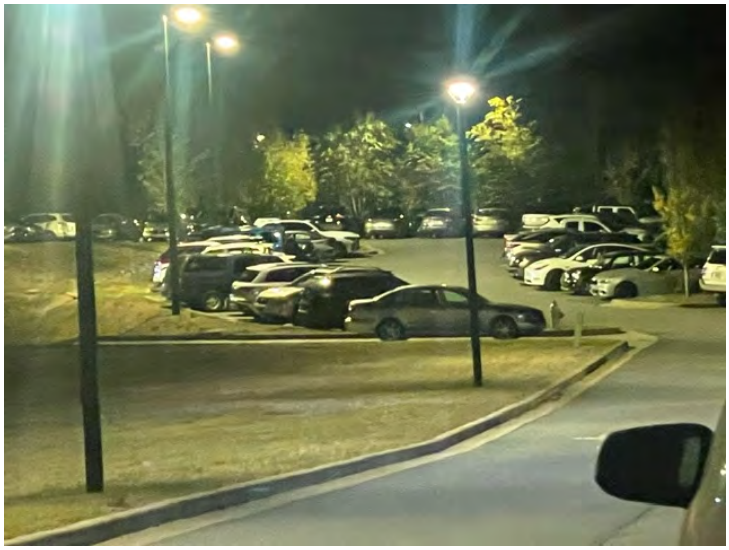
Encl.

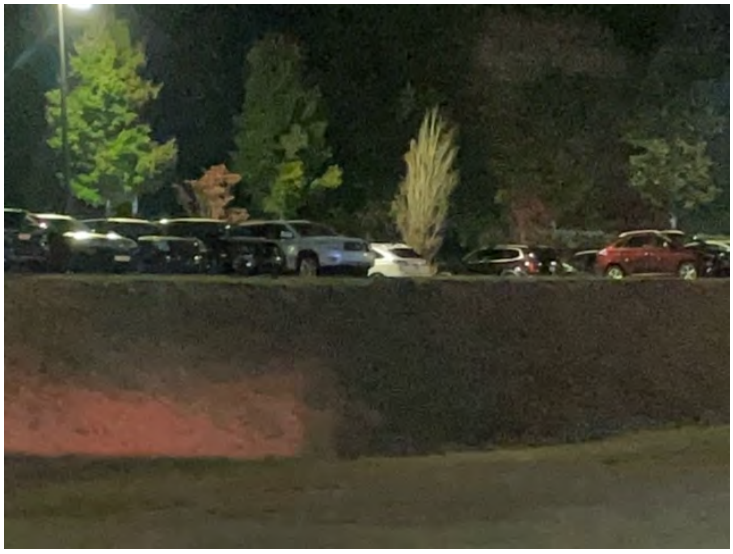
cc: Futures Church International USA, Inc.
Jon Gallant, Esq.
Jason Joseph
Gloria Fernandez

PARKING LOT PICTURES FOR

OCTOBER 25, 2024

EVENING

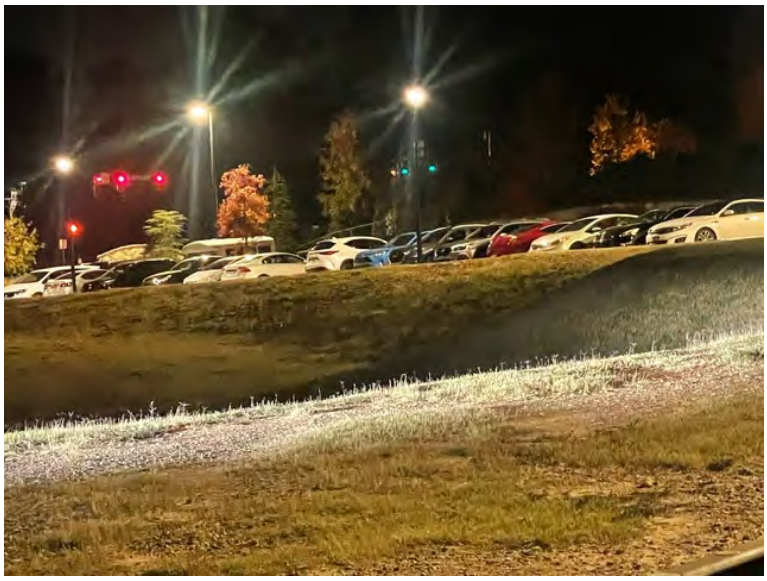


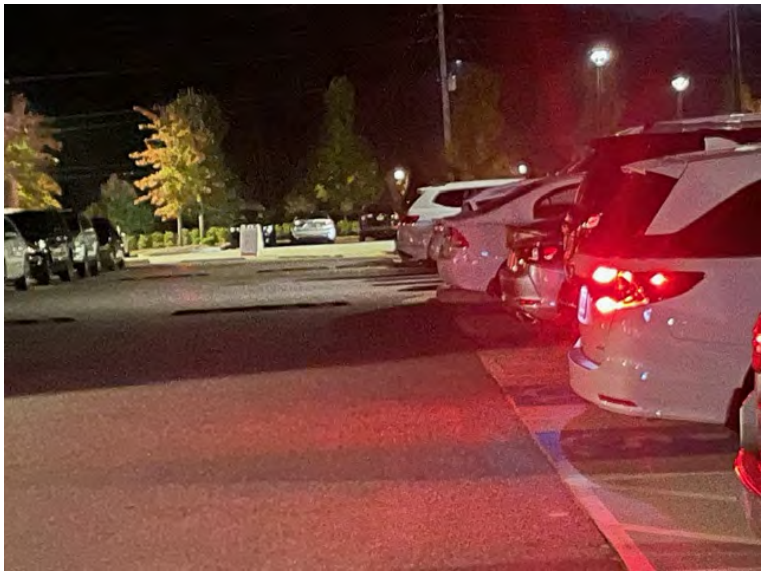


PARKING LOT PICTURES FOR

OCTOBER 25, 2024

EVENING





PARKING LOT PICTURES FOR

OCTOBER 26, 2024

MORNING

PARKING LOT PICTURES FOR

OCTOBER 26, 2024

MORNING

PARKING LOT PICTURES FOR

OCTOBER 26, 2024

MORNING

PARKING LOT PICTURES FOR

OCTOBER 26, 2024

AFTERNOON

PARKING LOT PICTURES FOR

OCTOBER 26, 2024

AFTERNOON

PARKING LOT PICTURES FOR

OCTOBER 26, 2024

AFTERNOON

ORDINANCE NUMBER: 871

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLES I AND II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD AND AMEND DEFINITIONS, USE OF LAND AND STRUCTURES, AND MISCELLANEOUS REGULATIONS PERTAINING TO EXTENDED STAY HOTELS AND HYBRID HOTELS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Alpharetta (the "City Council" or "Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta;

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs;

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City's operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta;

WHEREAS, the City Council desires to amend Articles I and II of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta.

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article I, Subsection 1.4.2 titled "Defined Terms" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: Article II, Section 2.2 titled "Permitted Use Districts and Regulations" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "B" attached hereto as if fully set forth herein.

Section 3: Article II, Section 2.7 titled "Miscellaneous Regulations" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "C" attached hereto as if fully set forth herein.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have

been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this 20th day of May, 2024.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

Attest:

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

Molly Esswein, City Attorney

Exhibit “A”

1.4.2 Defined Terms.

Extended Stay Hotel. A building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses. See Section 2.7.3, and Section 2.7.8.

Hotel, Hybrid. A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

Exhibit “B”

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings, office parks, research and development and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the

CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    e. Bed and Breakfast.
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Athletic Facility.
    d. Automobile Sales and Leasing.
    e. Automobile Service and Service Station.
    f. Automotive Parts.
    g. Bakery.
    h. Barber Shop.
    i. Bank, Savings and Loan.
    j. Beauty Shop.
    k. Book Store or Stationery.
    l. Boutique Hotel.
    m. Bowling Alley.
    n. Brewery.
    o. Broadcasting Studio (radio or TV).
    p. Building Equipment/Material.
    q. Clinic.
    r. Contractor's Office with and without outside storage.
    s. Convenience Market with or without gas pumps.
    t. Dance Studio.
    u. Day Care Center.
    v. Distillery.
    w. Drug Store.
    x. Dry Cleaning Pick-up Station.
    y. Equestrian Center.

z. Extended stay hotel (see Section 2.7).

aa. Fitness Studio.

bb. Florist, Retail without Greenhouse.

cc. Funeral Home wino cemetery or mausoleum.

dd. Golf, Miniature.

ee. Grocery Store.

ff. Hardware and Garden Supply Store.

gg. Hotel or Motel.

hh. Hotel, Hybrid.

ii. Laboratory, Research or Commercial.

jj. Laundry, Self-Serve, Pick-up.

kk. Liquor Store.

ll. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

mm. Park, playground.

nn. Pet Day Care.

oo. Pet Grooming.

pp. Print Shop.

qq. Public Building.

rr. Recreation Facilities, Indoor and Outdoor.

ss. Rental Services Establishment without outside storage.

tt. Research and Development.

uu. Restaurant.

vv. Restaurant, with Drive-thru window.

ww. Retail Sales and Services Establishments not otherwise listed for this zoning district.

xx. Retail Establishment, Mixed Sales.

yy. School, Commercial.

zz. Shop or Studio, Craftsman/Artist.

aaa. Spa Services.

bbb. Special Event Facility.

ccc. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

a. Laundry, Industrial.

b. Locker, Frozen Food or Cold Storage.

c. Manufacturing, Light.

d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

a. Airport, public or private.

b. Amphitheater.

c. Auditorium.

d. Church, Synagogue.

e. Club, association or lodge.

f. Country Club.

g. Fire Station.

h. Golf Course, Driving Range.

i. Heliport, public or private.

j. Hospital.

k. Library.

l. Museum.

m. Parle or Playground.

n. Power Station.

o. School, Academic.

p. Switching Station (Telecom).

q. Utility Substation, including gas. electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

r. Wireless Tower.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open

space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-1 district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank, office or research and development use without public hearing subject to Design Review Board Approval.

1. Residential Uses.

    a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).

2. Business Uses.

    a. Bank, Savings and Loan.

    b. Broadcasting Studio (radio or TV).

    c. Clinic.

    d. Congregate Housing.

    e. Day Care Center.

    f. Drug Store.

    g. Manufacturing, Heavy.

    h. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

    i. Recreational Facilities (Indoor or Outdoor).

    j. Research and Development.

    k. Special Event Facility.

    l. Theater, Cinema.

3. Semipublic Uses, Utilities.

    a. Church, Synagogue.

    b. Club, association or lodge.

    c. Golf Course, Driving Range.

    d. Heliport.

    e. Hospital.

f. Library.

g. Museum.

h. Public Building.

i. School, Academic.

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, Small Animal.

b. Art Galleries.

c. Athletic Facility.

d. Automobile Service and Service Station.

e. Bakery.

f. Barber Shop.

g. Beauty Shop.

h. Book Store.

i. Boutique Hotel.

j. Bowling Alley.

k. Brewery.

l. Car Wash.

m. Contractor's Office without outside storage.

n. Convenience Market with or without gas pumps.

o. Dance Studio.

p. Distillery.

q. Dry Cleaning Pick-up Station.

r. Extended Stay Hotel (see Sec. 2. 7).

s. Fitness Studio.

t. Florist, Retail without Greenhouse.

u. Funeral Home w/out cemetery or mausoleum.

v. Golf, Miniature, or Golf Driving Range.

w. Hotel/motel.

x. Hotel, Hybrid.

y. Laboratory, Research or Commercial.

z. Liquor Store.

aa. Parking Lot, Commercial.

bb. Print Shop.

cc. Restaurant.

dd. Restaurant, with Drive-thru window.

ee. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

ff. School, Commercial.

gg. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Auditorium.

d. Country Club.

e. Fire Station.

f. Park or Playground.

g. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

h. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Athletic Facility.
    c. Automobile Service and Service Station.
    d. Automotive Parts.
    e. Bakery.
    f. Bank, Savings and loan.
    g. Barber Shop.
    h. Beauty Shop.
    i. Book Store.
    j. Bowling Alley.
    k. Broadcasting Studio (radio or TV).
    l. Carpet and Rug Sales.
    m. Clinic.
    n. Contractor's Office without outside storage.
    o. Convenience Market with or without gas pumps.
    p. Dance Studio.
    q. Day Care Center.
    r. Drug Store.
    s. Dry Cleaning Pick-up Station.
    t. Fitness Studio.
    u. Florist, Retail Without Greenhouse.
    v. Grocery Store.
    w. Hardware and Garden Supply Store.
    x. Home Improvement Store.
    y. Laundry, Self-Serve, Pick-up.
    z. Liquor Store.
    aa. Nail Salon.
    bb. Office Building or Park.
    cc. Parking lot, Commercial.
    dd. Pet Day Care.

ee. Pet Grooming.

ff. Print Shop.

gg. Rental Services Establishment without outside storage.

hh. Restaurant.

ii. Restaurant w/ Drive-thru Window.

jj. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

kk. Retail Establishment, Mixed Sales.

ll. School, Commercial.

mm. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Hospital.

b. Library.

c. Museum.

d. Park or Playground.

e. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

   a. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Assisted Living, Congregate housing.

   c. Automobile Sales and Leasing.

   d. Boutique Hotel.

   e. Brewery.

   f. Builder's Equipment/Material.

   g. Car Wash.

   h. Check Cashing.

   i. Church, Synagogue.

   j. Club, fraternity, association or lodge.

   k. Contractor's Office with outside storage.

   l. Distillery.

   m. Extended Stay Hotel (see Sec. 2.7).

   n. Funeral Homes.

   o. Golf, Miniature.

   p. Greenhouse with nursery.

   q. Hotel or Motel.

   r. Hotel, Hybrid.

   s. Limousine Service and Taxi.

   t. Massage Therapy (see Sec. 2.7).

   u. Pest Control Business.

   v. Spa Services.

   w. Recreation Facilities, Indoor.

   x. Recreation Facilities, Outdoor.

   y. Small Appliance Repair Shop.

z. Smoke Shop and Tobacco Store.

aa. Spa Services.

bb. Special Event Facility.

cc. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Public Building.

c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 772 , § 3, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses.

a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

a. Art Galleries.

b. Bakery.

c. Barber Shop.

d. Bank, Savings and Loan.

e. Beauty Shop.

f. Brewery.

g. Book Store.

h. Car Wash.

i. Carpet and Rug Sales.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Florist, Retail without Greenhouse.

p. Grocery Store (max. 50,000 SF in the North Point Overlay).

q. Hardware Store (max. 50,000 SF in the North Point Overlay).

r. Home Improvement Store.

s. Laundry, Self-Serve, Pick-up.

t. Liquor Store.

u. Office Building or Park.

v. Pest Control Business.

w. Rental Services Establishment without outside storage.

x. Restaurant.

y. Restaurant w/Drive-thru window.

z. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

aa. Retail Establishment, Mixed Sales.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Athletic Facility.

   c. Automobile Service and Service Station.

   d. Automotive Parts.

   e. Bowling Alley.

   f. Boutique Hotel.

   g. Broadcasting Studio (radio or TV).

   h. Convenience Center with gas pumps.

   i. Dry Cleaning Plant.

   j. Dry Cleaning Plant with pick-up station.

   k. Fitness Studio.

   l. Funeral Home with no cemetery or mausoleum.

   m. Greenhouse, Nursery.

   n. Golf, Miniature.

   o. Hotel or Motel.

   p. Hotel, Hybrid.

   q. Nail Salon.

   r. Parking Lot, Commercial.

   s. Pet Day Care.

   t. Pet Grooming.

   u. Print Shop.

   v. Recreation Facilities, Indoor.

   w. School, Commercial.

   x. Shop or Studio, Craftsman/Artist.

   y. Spa Services.

   z. Special Event Facility.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Club, fraternity, association or lodge.

d. Heliport, public or private.

e. Libraries.

f. Museum.

g. Park or Playground.

h. Public Building.

i. Recreational Facilities (Outdoor).

j. School, Academic.

k. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

l. Wholesale Establishment.

m. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.

2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

3. Accommodations for public transportation.

4. Buildings that face or appear to face public roadways.

5. Appearance standards for buildings and structured parking.

6. Limitations on uninterrupted building elevations.

7. Creation of vistas and view corridors within development.

8. Focal point features at prominent locations and ends of vistas.

9. Incorporation of natural site features.

10. Block lengths conducive to pedestrian traffic.

11. Detention and retention facilities designed to be aesthetically pleasing.

12. Creative methods for stormwater management to provide additional open space.

13. Attractive and usable street furniture in public spaces.

14. Emphasis on a high quality landscape plan.

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 4, 6, 7-10-2017; Ord. No. 767 , §§ 1—3, 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Dwelling, Group (home-elderly, children, nursing).

2. Business Uses.

   a. Animal Hospital, small and large animals.

   b. Art Gallery.

   c. Athletic Facility.

   d. Automobile Service and Service Station.

   e. Automotive Parts.

   f. Automotive Sales and Leasing.

   g. Bakery.

   h. Bank, Savings and Loan.

   i. Book Store.

   j. Bowling Alley.

   k. Brewery.

   l. Broadcasting Studio (radio or TV).

   m. Builder's Equipment/Material.

   n. Car Wash.

o. Carpenter Shop, Woodworking.

p. Carpet and Rug Sales.

q. Check Cashing.

r. Church, Synagogue.

s. Congregate Housing.

t. Contractor's Office with and without outside storage.

u. Convenience Market with or without gas pumps.

v. Dance Studio.

w. Day Care Center.

x. Discount Store.

y. Distillery.

z. Drug Store.

aa. Dry Cleaning Pick-up Station.

bb. Fireworks Sales.

cc. Fitness Studio.

dd. Funeral Home.

ee. Greenhouse, Nursery.

ff. Grocery Store.

gg. Hardware and Garden Center.

hh. Home Improvement Store.

ii. Kennel.

jj. Laboratory, Research or Commercial.

kk. Laundry, Self-Serve, Pick-up.

ll. Limousine Service and Taxi.

mm. Liquor Store.

nn. Massage Therapy (see Sec. 2.7).

oo. Nail Salon.

pp. Office Building or Office Park.

qq. Parking Lot, Commercial.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Recreation Facilities, Indoor and Outdoor.

xx. Rental Services Establishment with outside storage.

yy. Rental Services Establishment without outside storage.

zz. Research and Development.

aaa. Restaurant.

bbb. Restaurant w/ Drive-thru Window.

ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Special Event Facility.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Theater, Cinema.

mmm. Tire Retreading.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Locker, Frozen Food or Cold Storage.

c. Machine Shop.

d. Manufacturing, Light.

e. Mini-Warehouse.

f. Septic Tank Sales, Construction.

g. School, Commercial.

h. Storage, Inside and Outside.

i. Welding Shop.

j. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Amphitheater.

b. Auditorium.

c. Church, Synagogue.

d. Heliport.

e. Hospital.

f. Library.

g. Museum.

h. Park or Playground.

i. Public Building.

j. School, Academic.

k. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

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

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Boutique Hotel.

c. Extended Stay Hotel.

d. Golf Driving Range.

e. Glass Fabrication.

f. Hotel, Hybrid.

g. Tire Retreading.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Recycling Center.

i. Sawmill.

j. Sewage Disposal Plant.

k. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Power Station.

c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

d. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council

may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

2. *Commercial:* At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

3. *Open Space:* MU developments shall incorporate the following amounts and types of open space:

   a. *All developments:* A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.

   b. *Developments with residential uses:* In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.

4. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1","2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:

   a. At least 75% of the total existing floor area remains after redevelopment; and

   b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and

   c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1"," 2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU

zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. Residential Uses:

    a. Dwelling, Group (assisted living facility, congregate housing).

    b. Dwelling, 'For-Rent'.

    c. Dwelling, 'For-Sale', Attached and Detached.

    d. Bed and Breakfast.

2. Commercial Uses:

a. Art Gallery.

b. Athletic Facility.

c. Bakery.

d. Bank, Savings & Loan.

e. Barber Shop.

f. Beauty Shop.

g. Book Store.

h. Boutique Hotel.

i. Brewery.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Dry cleaning, Pickup Station.

p. Fitness Studio.

q. Florist, Retail.

r. Grocery Store (max. 50,000 SF in the North Point Overlay).

s. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).

t. Hotel/Motel.

u. Hotel, Hybrid.

v. Liquor Store.

w. Manufacturing. Heavy.

x. Nail Salon.

y. Office.

z. Pet Grooming.

aa. Print Shop.

bb. Recreation Facilities, Indoor and Outdoor.

cc. Restaurant.

dd. Retail Establishment.

ee. School, Commercial.

ff. Spa Services.

gg. Special Event Facility.

hh. Theater, Cinema.

3. Semipublic Uses, Utilities:

   a. Church, Synagogue.

   b. Heliport.

   c. Library.

   d. Museum.

   e. Park or Playground.

   f. Public Building.

   g. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.

2. Pedestrian connectivity to all uses.

3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

4. Accommodations for public transportation.

5. Buildings that face or appear to face public roadways.

6. Appearance standards for buildings and structured parking.

7. Limitations on uninterrupted building elevations.

8. Creation of vistas and view corridors within development.

9. Focal point features at prominent locations and ends of vistas.

10. Incorporation of natural site features.

11. Block lengths conducive to pedestrian traffic.

12. Detention and retention facilities designed to be aesthetically pleasing.

13. Creative methods for stormwater management to provide additional open space.

14. Attractive and usable street furniture in public spaces.

15. Emphasis on a high quality landscape plan.

16. Number of office jobs internally captured on-site.

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 732 , § 1, 2-6-2017; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017; Ord. No. 749 , §§ 2, 3, 9-18-2017; Ord. No. 767 , § 4(Exh. A), 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

Exhibit “C”

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.3 Extended stay hotel.

A. *Definition.* "Extended Stay Hotel" means a building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses.

B. *Findings and Purpose.* The City finds that extended stay hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Extended stay hotels, which are places of public accommodation providing longer-term temporary lodging (weekly or monthly occupancies), may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of said conditional use is consistent with a desirable pattern of development for the city; however, the City finds that if extended stay hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to "For-Rent" dwellings. Further, because extended stay hotels are designed for longer-term, temporary lodging (weekly or monthly occupancies), whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and hybrid hotels are designed for short-term and long-term transient occupancies (less than seven (7) days and up to one (1) year, respectively), the City finds that tourism activities and other attendant activities of guests at extended stay hotels differ from those activities of guests at hotels or motels and hybrid hotels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that extended stay hotels are separate and distinct land uses from hotels (or motels) and hybrid hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) and hybrid hotels to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of extended stay hotels to meet the demands of businesses and the community for lodging accommodations designed for longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for an extended stay hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for an extended stay hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot size for extended stay hotels is three (3) acres.

2. No facility may contain more than thirty-five (35) guestrooms per gross acre of development.

3. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.

4. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

5. All such facilities shall provide a fifty-foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred-foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.

6. No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.

7. Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.

8. Number of Vehicle Parking Spaces Required: One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Extended stay hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code. Further, except to the extent the regulations of the Life Safety Code are applicable, the restrictions set forth in this subparagraph shall not apply to extended stay hotels built prior to the effective date of these regulations.

2. No more than ten percent (10%) of individual guests shall register, ~~reside~~ lodge in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.

7. No facility under this section may be converted to or used as an apartment or condominium.

8. Facilities under this section shall maintain parking lot and landscape strip shrubs along the properties' road frontage at a height not to exceed four (4) feet.

E. The prior approval of a hotel (or motel) or hybrid hotel use shall not confer the right to locate, construct or use a property or building as an extended stay hotel. No hotel (or motel) or hybrid hotel may be converted to an extended stay hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

F. Extended stay hotels built prior to the effective date of these regulations, which conform to the standards in place at the time of their approval, shall be deemed non-conforming uses; provided, however, such uses shall comply with the regulations set forth in Paragraph D above, except to the extent expressly excepted therefrom as provided herein.

(Ord. No. 718 , § 18, 12-14-2015)

2.7.8 Hybrid hotel.

A. *Definition.* "Hybrid Hotel" means a building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

B. *Findings and Purpose.* The City finds that hybrid hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Hybrid hotels, which are places of public accommodation providing both short- and longer-term temporary lodging, may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of the hybrid hotel is consistent with a desirable pattern of development for the City; however, the City finds that if hybrid hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to 'For-Rent' dwellings. Further, because hybrid hotels are designed for a mix of short- and long-term temporary lodging, whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and extended stay hotels are designed for long-term transient occupancies (weekly or monthly occupancies), the City finds that tourism activities and other attendant activities of guests at hybrid hotels differ from those activities of guests at hotels or motels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that hybrid hotels are separate and distinct land uses from hotels (or motels) and extended stay hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) to implement important City interests, including the promotion of

tourism within the City, while also providing the opportunity for the development of hybrid hotels to meet the demands of businesses and the community for lodging accommodations designed for a mix of short- and longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for a hybrid hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for a hybrid hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot or development size for hybrid hotels is three (3) acres.

2. The building shall contain no more than thirty percent (30%) of guest rooms for long-term stays.

3. Building shall be rated by Forbes or AAA as 4 stars or better.

4. Building or development shall have a minimum 60,000 square foot conference room or minimum 60,000 square foot event space, or minimum 60,000 square foot group meeting space with banquet facilities.

5. Building shall have a minimum 3,000 square foot sit-down restaurant with table service.

6. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area.

7. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

8. All such buildings shall provide a minimum fifty-foot (50') buffer from any property zoned for a 'For-Sale' or 'For-Rent' dwelling use.

9. Access to each guest room shall be through an inside lobby which is supervised at all hours the building is open.

10. Number of Vehicle Parking Spaces Required: One (1) space for each short-term guest room and two (2) spaces for each long-term guest room, plus 1 employee space for each 20 guest rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Hybrid hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guest room with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. The maximum occupancy shall be six (6) persons when an additional bedroom is provided. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this

computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code.

2. No more than 30% of individual guests shall register, lodge in, or occupy a room or rooms within the same facility for more than a continuous 365-day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such building shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the building.

7. No building under this section may be converted to or used as an apartment or condominium.

E. The prior approval of a hotel or motel use shall not confer the right to locate, construct or use a property or building as a hybrid hotel. No hotel or motel may be converted to a hybrid hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: RE: Concerns regarding proposed hotel variance
Date: Friday, November 1, 2024 8:42:32 AM
Attachments: image001.png

Good morning, Janet.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process. I do want to clarify that the applicant is not requesting a parking variance. Parking at the Mayfair on Webb Bridge development was approved to be shared among Phase Family Learning Center, the hotel, and the future office building. A 'Hotel' is already approved on the subject property. The applicant is requesting a master plan amendment and conditional use to allow a 'Hotel, Hybrid', which is a hotel product that allows up to 30% of the rooms for longer stays.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Janet Vallejo [redacted]
Sent: Friday, November 1, 2024 8:35 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Concerns regarding proposed hotel variance

This message needs your attention

- No employee in the City of Alpharetta has ever replied to this email address.
- This is a personal email address.

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Dear Alpharetta City Council Members,

As a long-standing member of our local church community, I am writing to express serious reservations about the proposed parking lot variance for the nearby hotel. Our congregation of over 450 members represents a vibrant spiritual and social hub in Alpharetta, and we are deeply concerned about the potential negative impacts of this proposed change.

The current parking situation already poses significant challenges for our church. Limited parking spaces frequently create difficulties for our congregation and visitors, hindering full participation in our midweek activities and Sunday services. The proposed variance would only compound these existing parking constraints, creating substantial obstacles that could dramatically reduce accessibility for church members, compromise the safety of our congregants, and undermine the community-building aspects of our church gatherings.

We respectfully urge the City Council to carefully consider the broader implications of this variance. Our request is simple: protect the community spaces that foster spiritual growth and social connection by denying this parking lot variance. We are hopeful that the Council will prioritize the collective well-being of our community and seek alternative solutions that balance local development with the needs of established community institutions.

Sincerely,
Janet Vallejo

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Concerns regarding proposed hotel variance
Date: Friday, November 1, 2024 8:37:10 AM

[redacted]

From: Janet Vallejo [redacted]
Sent: Friday, November 1, 2024 8:35 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Concerns regarding proposed hotel variance

This message needs your attention

- No employee in the City of Alpharetta has ever replied to this email address.
- This is a personal email address.

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We respectfully urge the City Council to carefully consider the broader implications of this variance. Our request is simple: protect the community spaces that foster spiritual growth and social connection by denying this parking lot variance. We are hopeful that the Council will prioritize the collective well-being of our community and seek alternative solutions that balance local development with the needs of established community institutions.

Sincerely,
Janet Vallejo

From: [redacted]
To: Woodman, Michael
Cc: Taylor, Elicia
Subject: Re: [E] RE: Concerns Regarding Proposed Hotel Variance
Date: Friday, November 1, 2024 10:41:17 AM
Attachments: image001.png

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- This is their first email to etaylor@alpharetta.ga.us.

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Good morning Michael,

Thank you so much for the quick response and clarification! I believe the hybrid extended stay amendment is the main concern since that would potentially mean more parking spots utilized over the weekend.

Thanks again for your consideration.

Pam (Johansson) Johnson

Sr. Manager
Contract Management & Operations (Wireless)
Verizon Business Group

[redacted]
5055 North Point Parkway
Alpharetta, GA 30022

On Fri, Nov 1, 2024 at 10:13 AM Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

> Good morning, Pam.
>
> Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process. I do want to clarify that the applicant is not requesting a parking variance. Parking at the Mayfair on Webb Bridge development was approved to be shared among Phase Family Learning Center, the hotel, and

the future office building. A 'Hotel' is already approved on the subject property. The applicant is requesting a master plan amendment and conditional use to allow a 'Hotel, Hybrid', which is a hotel product that allows up to 30% of the rooms for longer stays.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Johnson, Pamela J [redacted]
Sent: Friday, November 1, 2024 10:11 AM
To: Borden, Brian <bborden@alpharetta.ga.us>; Brooker, James <jbrooker@alpharetta.ga.us>; Schroeder, Bret <bschroeder@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Concerns Regarding Proposed Hotel Variance

Dear Alpharetta Planning Commission Members,

As a member of Futures Church in Alpharetta located at 12150 Morris Road, I'm writing to express my concerns about the proposed parking lot variance for the nearby hotel. With parking already limited, this could potentially deter people from attending a church that is committed to making a difference in our community.

My son and I recently began attending Futures Church after being inspired by two incredible families

that are part of this church. With all of the chaos, pain, and mental health issues in today's world, I think it's more important than ever before that we raise our children with good Christian beliefs and values. Futures Church is not just providing that foundation to its members, but is also doing work around our community to lift people up and to help those in need.

Just last Friday, they hosted a gala to raise money for a local women's shelter and raised thousands of dollars for the shelter. The parking lot was completely full and all for a beautiful cause for our community. If this parking lot variance is approved, it will have effects far beyond the congregation of the church.

I ask that you please take all of this into consideration before taking action and thank you for all that you do for our community every day.

Sincerely,

Pam Johnson

Pam (Johansson) Johnson

Sr. Manager
Contract Management & Operations (Wireless)
Verizon Business Group

[redacted]
5055 North Point Parkway
Alpharetta, GA 30022

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: RE: Concerns Regarding Proposed Hotel Variance
Date: Friday, November 1, 2024 10:43:21 AM
Attachments: image001.png

Good morning, Jermaine.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process. I do want to clarify that the applicant is not requesting a parking variance. Parking at the Mayfair on Webb Bridge development was approved to be shared among Phase Family Learning Center, the hotel, and the future office building. A 'Hotel' is already approved on the subject property. The applicant is requesting a master plan amendment and conditional use to allow a 'Hotel, Hybrid', which is a hotel product that allows up to 30% of the rooms for longer stays.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Jermaine Ellis [redacted]
Sent: Friday, November 1, 2024 10:38 AM
To: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald <dmitchell@alpharetta.ga.us>; Will, Brian <BWill@alpharetta.ga.us>; DeRito, Doug <DDerito@alpharetta.ga.us>; Hipes, John <jhipes@alpharetta.ga.us>; jbinder@alpharetta.ga.us; Merkel, Dan <dmerkel@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>; Brooker, James <jbrooker@alpharetta.ga.us>; Schroeder, Bret <bschroeder@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Woodman,

Michael <mwoodman@alpharetta.ga.us>
Subject: Concerns Regarding Proposed Hotel Variance

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Dear Alpharetta City Council Members,

As a long-standing member of our local church community, I am writing to express serious reservations about the proposed parking lot variance for the nearby hotel. Our congregation of over 450 members represents a vibrant spiritual and social hub in Alpharetta, and we are deeply concerned about the potential negative impacts of this proposed change.

The current parking situation already poses significant challenges for our church. Limited parking spaces frequently create difficulties for our congregation and visitors, hindering full participation in our midweek activities and Sunday services. The proposed variance would only compound these existing parking constraints, creating substantial obstacles that could dramatically reduce accessibility for church members, compromise the safety of our congregants, and undermine the community-building aspects of our church gatherings.

We respectfully urge the City Council to carefully consider the broader implications of this variance. Our request is simple: protect the community spaces that foster spiritual growth and social connection by denying this parking lot variance. We are hopeful that the Council will prioritize the collective well-being of our community and seek alternative solutions that balance local development with the needs of established community institutions.

Sincerely,
Jermaine Ellis

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: RE: Subject: Concerns Regarding Proposed Hotel Variance
Date: Friday, November 1, 2024 12:33:27 PM
Attachments: image001.png

Good afternoon, Rowena.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process. I do want to clarify that the applicant is not requesting a parking variance. Parking at the Mayfair on Webb Bridge development was approved to be shared among Phase Family Learning Center, the hotel, and the future office building. A 'Hotel' is already approved on the subject property. The applicant is requesting a master plan amendment and conditional use to allow a 'Hotel, Hybrid', which is a hotel product that allows up to 30% of the rooms for longer stays.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Rowena Van Gelder [redacted]
Sent: Friday, November 1, 2024 9:00 AM
Subject: Subject: Concerns Regarding Proposed Hotel Variance

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Dear Alpharetta City Council Members,

As a long-standing member of our local church community, I am writing to express serious reservations about the proposed parking lot variance for the nearby hotel. Our congregation of over 450 members represents a vibrant spiritual and social hub in Alpharetta, and we are deeply concerned about the potential negative impacts of this proposed change.

The current parking situation already poses significant challenges for our church. Limited parking spaces frequently create difficulties for our congregation and visitors, hindering full participation in our midweek activities and Sunday services. The proposed variance would only compound these existing parking constraints, creating substantial obstacles that could dramatically reduce accessibility for church members, compromise the safety of our congregants, and undermine the community-building aspects of our church gatherings.

We respectfully urge the City Council to carefully consider the broader implications of this variance. Our request is simple: protect the community spaces that foster spiritual growth and social connection by denying this parking lot variance. We are hopeful that the Council will prioritize the collective well-being of our community and seek alternative solutions that balance local development with the needs of established community institutions.

Regards,

Rowena Van Gelder

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: RE: Request to Reconsider Extended Stay Hotel Near Futures Church
Date: Monday, November 4, 2024 5:21:51 PM
Attachments: image001.png

Good afternoon, Anita.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Anita Brewer [redacted]
Sent: Monday, November 4, 2024 2:41 PM
To: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald <dmitchell@alpharetta.ga.us>; Will, Brian <BWill@alpharetta.ga.us>; DeRito, Doug <DDerito@alpharetta.ga.us>; Hipes, John <jhipes@alpharetta.ga.us>; Brady, Fergal <fbrady@alpharetta.ga.us>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>; Brooker, James <jbrooker@alpharetta.ga.us>; Schroeder, Bret <bschroeder@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: Request to Reconsider Extended Stay Hotel Near Futures Church

This message needs your attention

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- This is their first email to the City of Alpharetta.

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Dear City Council and Planning Commission Members,

I am reaching out as a devoted member of Futures Church Alpharetta and as someone with a physical disability that impacts my access to community spaces. Futures Church has been an incredible source of strength, connection, and faith for me and many others. However, I am deeply concerned about the potential approval of a variance to allow an extended stay hotel adjacent to our church.

This proposed development would mean the loss of over 100 parking spaces we rely on to access our church. For me, as someone who uses a wheelchair, finding accessible parking close to the church entrance is crucial. Any reduction in parking could severely affect my ability to attend, participate, and feel included in our community activities. The prospect of added traffic from hotel guests could further complicate access for those with mobility challenges, making it difficult to navigate safely to and from the church.

I know our City Council values inclusivity and accessibility, and I ask you to consider these concerns when reviewing this proposal. Futures Church has become a place where I, along with so many others, can freely engage and feel welcome. Losing access to this supportive environment would be a great loss, not only to me personally but to many families who depend on this space for connection and support.

Thank you for your time and understanding, and for considering how this decision impacts the accessibility of Futures Church for those with physical challenges. Your support would mean a great deal to us all.

Warm regards,

Anita Van Brewer

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: Re: Concerns Regarding Proposed Hotel Variance
Date: Monday, November 4, 2024 6:42:09 AM

Good morning, Ben.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions. Best regards.

Sent from my iPad

On Nov 1, 2024, at 6:05 PM, Ben Philip [redacted] wrote:

This message needs your attention
- This is a personal email address.
- This is their first email to mwoodman@alpharetta.ga.us.

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Dear Alpharetta Planning Commission Members,

I am reaching out to share my perspective on the proposed hotel variance for the local hotel, speaking as a dedicated community resident who treasures the carefully maintained balance of our neighborhood. The potential modifications to our current urban landscape raise significant concerns about preserving the peaceful and functional environment we have collectively cultivated.

My apprehension stems from a deep appreciation for the carefully structured character of our community. The proposed variance could potentially introduce unexpected disruptions that might compromise the accessibility and serenity we have worked diligently to maintain. Our neighborhood's unique character is built on thoughtful planning and a commitment to maintaining a harmonious living environment.

I respectfully request that the City Council thoroughly evaluate the broader implications of this variance. Our community's well-being depends on carefully considered decisions that protect the quality of life we all value. We

trust in the council's wisdom to make choices that reflect the best interests of our residents and maintain the distinctive character of our shared home.

Thank you for your continued service and careful attention to our community's needs.

Warm regards,

Benjamin Philip

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: RE: Concerns Regarding Proposed Hotel Variance
Date: Tuesday, November 5, 2024 9:07:52 AM
Attachments: image001.png

Good morning, Bruce.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Bruce Mlott [redacted]
Sent: Monday, November 4, 2024 8:28 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Concerns Regarding Proposed Hotel Variance

This message needs your attention

- This is a personal email address.
- This is their first email to you.

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Dear Alpharetta City Council Members,

As a long-standing member of our local church community, I am writing to express serious reservations about the proposed hotel variance for the nearby hotel. Our congregation of over

450 members represents a vibrant spiritual and social hub in Alpharetta, and we are deeply concerned about the potential negative impacts of this proposed change.

The current parking situation already poses significant challenges for our church. Limited parking spaces frequently create difficulties for our congregation and visitors, hindering full participation in our midweek activities and Sunday services. The proposed variance would only compound these existing parking constraints, creating substantial obstacles that could dramatically reduce accessibility for church members, compromise the safety of our congregants, and undermine the community-building aspects of our church gatherings.

We respectfully urge the City Council to carefully consider the broader implications of this variance. Our request is simple: protect the community spaces that foster spiritual growth and social connection by denying this hotel variance. We are hopeful that the Council will prioritize the collective well-being of our community and seek alternative solutions that balance local development with the needs of established community institutions.

Sincerely,
Bruce Mlott

From: Woodman, Michael
To: [redacted]; Taylor, Elicia
Subject: Re: Concerns re: Proposed Hotel Variance
Date: Monday, November 4, 2024 6:43:34 AM

Good morning, Laura.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions. Best regards.

Sent from my iPad

On Nov 3, 2024, at 1:54 PM, Laura W [redacted] wrote:

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Dear Alpharetta City Council Members,

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Sincerely,
Laura Winn

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: Re: Concerns Regarding Proposed Hotel Variance
Date: Monday, November 4, 2024 6:42:53 AM

Good morning, Sheela.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions. Best regards.
Sent from my iPad

On Nov 1, 2024, at 6:06 PM, [redacted] wrote:

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Dear Alpharetta Planning Commission Members,

I am reaching out to share my perspective on the proposed hotel variance for the local hotel, speaking as a dedicated community resident who treasures the carefully maintained balance of our neighborhood. The potential modifications to our current urban landscape raise significant concerns about preserving the peaceful and functional environment we have collectively cultivated.

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trust in the council's wisdom to make choices that reflect the best interests of our residents and maintain the distinctive character of our shared home.

Thank you for your continued service and careful attention to our community's needs.

Warm regards,

Sheela Philip

From: Woodman, Michael
To: TAMARA PELLERIN
Cc: Taylor, Elicia
Subject: RE: Concerns Regarding Proposed Hotel Variance
Date: Monday, November 4, 2024 11:17:13 AM
Attachments: image001.png

Good morning, Tamara.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: TAMARA PELLERIN [redacted]
Sent: Monday, November 4, 2024 11:11 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Concerns Regarding Proposed Hotel Variance

This message needs your attention

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Dear Alpharetta City Council Members,

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Sincerely,
Tamara R. Pellerin

Tamara Rosemarie Pellerin
Georgia State University
Bachelor's of Arts
[redacted]

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: Re: Concerns Regarding Proposed Hotel Variance
Date: Monday, November 4, 2024 6:44:12 AM

Good morning, Tracy.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions. Best regards.

Sent from my iPad

On Nov 3, 2024, at 5:01 PM, Tray Herndon [redacted]:

This message needs your attention

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Dear Alpharetta Planning Commission Members,

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We respectfully urge the City Council to carefully consider the broader implications of this variance. Our request is simple: protect the community spaces that foster spiritual growth and social connection by denying this hotel variance. We are hopeful that the Council will prioritize the collective well-being of our community and seek alternative solutions that balance local development with the needs of established community institutions.

Kind Regards,

Tray Herndon

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: RE: Opposition to Proposed Extended Stay Hotel Near Futures Church Alpharetta
Date: Monday, November 4, 2024 2:46:21 PM
Attachments: image001.png

Good afternoon, Van.

Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.

Please let me know if you have any questions.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Van Brewer [redacted]
Sent: Monday, November 4, 2024 2:23 PM
To: alpharetta@futures.church
Subject: Opposition to Proposed Extended Stay Hotel Near Futures Church Alpharetta

This message needs your attention

- No employee in the City of Alpharetta has ever replied to this email address.
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Dear Alpharetta City Council/Planning Commission Members,

I am reaching out as a member of Futures Church Alpharetta, a vibrant community of faith that has

become a cornerstone for many families and individuals in the area. Our church, located near the Avalon Shopping Center, has brought together people from all walks of life, offering a safe, welcoming space for spiritual growth, family support, and community engagement.

I am writing to respectfully express my concern regarding the proposal to place an extended stay hotel adjacent to our church. This development would drastically alter the dynamics of our community space, specifically by impacting parking access for our congregation and reducing the availability of essential resources for our church programs.

When we chose Futures Church Alpharetta as our spiritual home, the assurances around parking and space availability were a significant part of our decision. However, the proposed variance threatens to remove over 100 parking spaces, creating an undue burden on our congregation and our ability to welcome newcomers. This change could hinder our church's ongoing efforts to support the community and serve as a haven for people seeking faith, guidance, and a place to connect with others.

Beyond practical considerations, placing an extended stay hotel in close proximity to our place of worship raises concerns about preserving the atmosphere and values that are integral to our church and surrounding community. Futures Church Alpharetta is a place where people of all ages come together in unity, purpose, and peace. The proposed development would disrupt the serenity and accessibility of this vital gathering place.

I urge you to consider the impact this variance could have on Futures Church Alpharetta and to stand with us in protecting our space for worship and community. We kindly ask you to vote against this variance and help us retain the environment our church family has worked to build.

Thank you for your attention and your commitment to preserving spaces that foster community and faith in Alpharetta. I appreciate your consideration and look forward to your support.

Blessings,

Grant, Anita, & Van Brewer

Via Overnight Delivery

July 26, 2024

Michael Woodman

Planning & Development Services Manager

Community Development

City of Alpharetta

2 Park Plaza

Alpharetta, GA 30009

RE: Proposed dual brand "hybrid hotel" at Property located at Webb Bridge Road and Morris Road-Conditional Use Permit Approval and Master Plan Amendment

Dear Mr. Woodman:

Please find enclosed the below listed items for the subject Property. The application and information are to support a Conditional Use Approval and Master Plan Amendment to permit the development of a dual-branded hybrid hotel at the subject Property.

- Public Hearing Application (pg 10-11)
- Property Owner Authorization Form (pg 12)
- Disclosure Form (pg 13)
- Alpharetta Planning Commission Review Criteria (pg 14)
- Citizen Participation Form Part A (pg 17)
- Addendum to Public Hearing Application
- Check for advertising fee ($325.00)
- Check for Conditional Use ($750.00)
- Check for Master Plan Amendment ($750)

One original and one copy of the above noted items are included herewith. In addition, the above noted items are provided in PDF format (on a flash drive which is enclosed in this package). A hard copy (measuring 11" x 17") of the site plan, survey and plat are enclosed as well.

We appreciate your assistance with this request. Please feel free to contact me should you have any questions or require additional information.

Sincerely,

(On behalf of Alpharetta Hotel Holdings, LLC)

Gloria Fernandez

gfernandez@hbcapital.com

Copy:

Kathi Cook- Kcook@alpharetta.ga.us

Steven Hurowitz-steven@hbcapital.com

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: MP-24-09/CU-24-12
PH #: PHA240036
☐ 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: Gloria Fernandez Telephone: 305.602.3064

Address: 16701 Collins Avenue Suite: n/a

City Sunny Isles Beach State: FL Zip: 33160 Fax: n/a

Mobile Tel: 305.602.3064 Email: gfernandez@hbcapital.com

Subject Property Information:

Address: 12140 Morris Road, Alpharetta, GA 30009 Current Zoning: O-I

District: Pod H Section: 2.2.13 Land Lot: 909 and 1262 Parcel ID: 22-5460-1262-149-2

Proposed Zoning: O-I Current Use: vacant commercial land

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

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

APPLICANT REQUEST AND INTENT

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

The proposed use for the Property is for a "hybrid hotel". This hybrid building is proposed for a Marriott brand full-service Tribute Portfolio brand hotel, incorporating a premium Marriott branded corporate residential component (Apartments by Marriott Bonvoy) in no more than 30% of the total unit count. This dual-brand concept will provide a product type that does not currently exist in the City of Alpharetta.

The proposed development retains a full-service hotel as a primary use, with the residential units as an accessory use. This development should bring an upscale brand to the area and convert currently vacant land into an attractive hotel with curated restaurant. The Property will benefit from association with Marriott's distribution and loyalty program, including the Marriott Bonvoy membership base.

The subject Property is part of the Mayfair at Webb Bridge Association, which includes three distinct parcels (the "Hotel Parcel", which is the subject property, the "Office Parcel", which is currently vacant land and the "Community Center Parcel", which is currently an operating property). The proposed Marriott branded development is consistent with the original intent of the Webb Bridge development, which contemplated a hotel on the Property.

Applicant's Request (Please itemize the proposal):

Owner (Alpharetta Hotel Holdings, LLC) is requesting a Master Plan Amendment and Conditional Use Approval of use of the Property as a hybrid hotel, all in accordance with the guidelines set forth in Ordinance #871, approved on May 20, 2024 by the City of Alpharetta.

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

The Owner's vision for the Property is to develop a Marriott dual-branded, upscale product and to provide the City of Alpharetta with an innovative product type that does not currently exist in the City (and which will be able to service longer stay corporate travelers and other guests with an elevated stay experience).

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpharetta Hotel Holdings, LLC c/o Gloria Fernandez/Steven Hurowitz Telephone: 305.602.3064

Address: 16701 Collins Avenue Suite:

City Sunny Isles Beach State: FL Zip: 33160 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Steven Hurowitz Telephone: 305.602.3064

Address: 16701 Collins Avenue Suite:

City Sunny Isles Beach State: Fl Zip: 33160 -

So Sworn and Attested:

Owner Signature: STEVEN HUROWITZ Date: 7/25/24

Notary:

Notary Signature: Date: 7/25/24

ALIADNA SANCHEZ
Notary Public, State of Florida
Commission No. HH 457785
My Comm. Exp. Oct. 24, 2027

12

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: Alpharetta Hotel Holdings, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: None/Not applicable Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Steven Hurowitz Date: 7/25/24

13

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The subject Property is part of Mayfair at Webb Bridge Association, Inc. which includes three distinct parcels (hotel, community center and office parcels). The subject Property is not only compatible with surrounding properties but was previously entitled for hotel development

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

The Property is currently vacant land. The development of the property should positively affect surrounding properties by providing an upscale product that can serve Alpharetta businesses, residents, leisure and business travelers. The hotel use is compatible with the two other uses (community center and office) in the Mayfair at Webb Bridge Association.

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

Current capital markets have resulted in a challenging environment for hotel construction. The Owner is, therefore, pursuing a strategy of giving the Property a competitive advantage, which should facilitate obtaining capital and financing. As such, the Owner is requesting approval to develop the subject Property as "hybrid hotel" (to allow up to 30% of guest rooms for longer stay units ,specifically Apartments by Marriott Bonvoy or "AMB"). The combination of the AMB component with standard Tribute Portfolio guestrooms should serve to differentiate the hotel with an upscale product that does not currently exist in the City of Alpharetta.

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

No population increase is anticipated. No additional impact to traffic is anticipated (proposed development is a hotel building, which was previously approved for the subject Property)

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

No impact to schools is anticipated. No additional impact to utilities is expected (proposed development is a hotel building, which was previously approved for the subject Property)

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

The hybrid hotel provides an opportunity to meet the demands of businesses and the community for lodging accommodations designed for a mix of short and longer-term business and leisure travelers. The Alpharetta Horizon 2040 Comprehensive Plan mentions guiding development "to areas where infrastructure is available concurrent with development". The subject hybrid hotel is part of a larger parcel, which is currently improved and has infrastructure (parking, lighting, drainage, etc) in place. Further, the Comprehensive Plan supports employment centers. The proposed Marriott dual branded hotel, will (once operating) generate permanent hospitality related jobs. The subject Property has O-I zoning and the proposed hotel is a commercial use that can serve area businesses by providing visiting corporate employees with an elevated stay experience and the consistency of the Marriott brand.

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

The proposed hybrid building is intended to capitalize on changing market conditions which have seen a blending of leisure and business travel and on travelers seeking experiential travel that connects with the local community when traveling. The blending of two Marriott brands in the same building should meet changing market needs. Tribute Portfolio is known as an upscale soft brand catering to travelers seeking an independent boutique experience. Apartments by Marriott Bonvoy is a newer brand intended to appeal to growing consumer interest for more space and the desire among younger travelers for wider accommodation options.

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: Marriott Hybrid Building

Contact Name: Jason Joseph and Gloria Fernandez Telephone: 678.521.6070/305.602.3064

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.

Mayfair at Webb Bridge Association, Inc	
Webb Bridge Investments, LLC	
Webb Bridge Investments II, LLC	

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

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

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

Notice Letter will provide Applicant contact information (which will include a phone number and email address)

ADDENDUM To PUBLIC HEARING APPLICATION

Master Plan Amendment /Conditional Use Approval of Hybrid Hotel

Proposed Dual-Brand Hotel at Parcel Located at the corner of Webb Bridge Rd. and Morris Rd.

Prepared 7/25/2024

HB Capital Group

16701 Collins Avenue, Sunny Isles Beach, Fl 33160

ADDENDUM to APPLICATION

Table of Contents

Letter of Intent

- Overview and Q & A
- Preliminary Elevations and Renderings
- Examples of Area Marriott Tribute Hotels
- Highlights of Apartments by Marriott Bonvoy units and Interiors
- Contact Information

Supporting Documents

- Location Map
- Legal Description
- Survey
- Plat
- Site Plan
- Evidence of payment of taxes
- Evidence of no outstanding code violations

Fees

- Check for $750.00 (Conditional Use fee)
- Check for $750.00 (Master Plan Amendment)
- Check for $325.00 (advertising fee)

LETTER OF INTENT

OVERVIEW

Introduction

Alpharetta Hotel Holdings, LLC is the Owner of a commercial property (tax folio: 22-5460-1262-149-2) consisting of +/- 0.6 acres (the "Property"), located at the corner of Webb Bridge Road and Morris Road, in Alpharetta, Georgia. This land is part of a master plan project known as Mayfair at Webb Bridge development. Originally, the intended development plan for this parcel was for a hotel. The City of Alpharetta approved a hotel project in 2018 and, in May 2020, approved an exterior facade material change.

Construction of this project was poised to begin in April of 2020. However, the arrival of the COVID-19 pandemic interrupted these plans. Capital markets have changed since the land was acquired and entitled, leading the ownership group to seek alternatives for the parcel. Currently, the desire is to bring a viable hotel flag and more upscale product to this prime land parcel in Alpharetta, to which we remain committed to develop.

The Vision

The search for alternatives led to interest from Marriott for a full-service Tribute Portfolio brand hotel (as the primary use), with a curated on-site restaurant for food and beverage. Additionally, a corporate residential component is envisioned to be incorporated into a portion of the building, as an accessory use. This component is a recently developed Marriott premium product called Apartments by Marriott Bonvoy or "AMB". It is anticipated that no more than 30% of the total units at the proposed hotel building would be dedicated to the AMB component. Marriott has issued applications for this dual concept and is expected to follow with a Franchise Agreement.

The Owner's vision is to differentiate the Property by a) developing a dual-branded or "hybrid" hotel with upscale brand concepts and b) providing Alpharetta with an innovative product type that does not currently exist in the City. This hybrid hotel product will be able to service longer stay corporate travelers and other guests, with an elevated stay experience. At this time, we respectfully request a Master Plan Amendment and Conditional Use Approval for development of a hybrid hotel on the subject Property (with Marriott brands or the equivalent).

The Brands

- **Marriott International** has the largest footprint of any hotel company and an extensive loyalty program. Marriott oversees multiple brands across the globe, ranging from classic, boutique hotels, luxury properties, all-inclusive resorts and longer stay properties.

- **Marriott Tribute Portfolio** is a distinctive full-service brand made up of hotels for independent and spirited business and leisure travelers. Tribute Portfolio brands are hotels with character. These properties are defined by striking design elements, bold use of color, and art installations. There's a focus on social spaces to bring people together and with experiences that connect guests to the surrounding community.

- Marriott recently introduced a **Marriott Bonvoy residential** brand that offers premium, and luxury stays. The brand's mission is to provide larger units, with residential amenities, furnished in a locally inspired aesthetic reflective of the surrounding neighborhood. Guests not only have more space but also access to hotel common areas and amenities. The brand experience is designed for travelers who enjoy unique, local experiences and don't require (but have available) all the services and amenities associated with a traditional premium hotel stay. This Marriott brand <u>is not</u> considered select-service or an extended stay hotel product.

- The premium branded residential units can take advantage of Marriott's distribution and loyalty program. Properties benefit from Marriott's powerful, global infrastructure and can reach the **Marriott Bonvoy** membership base **(**one of the world's most celebrated loyalty programs and most valuable guest database).

- The concept of providing elevated living spaces with a sense of home and independence is meant to appeal to families (*space for the family and separate bedrooms for the children*), friend groups (*space to be together or privacy when it's time to retreat*) and business travelers with longer stays (*space to get work done while feeling at home and extending the stay to include family*).

QUESTIONS and ANSWERS

<u>Why a dual brand?</u>

Dual-branded projects incorporate two or more brands that share a building envelope, driving operational efficiencies without compromising the brand experience. This type of property offers consumers options to choose different experiences at a single property, provides more capacity in high-demand locations and offers an elevated level of shared amenities. The proposed project will be dual-branded, incorporating both a full-service Tribute Portfolio Hotel and the AMB serviced residences brand developed by Marriott in 2022.

Incorporating upscale residences in the building provides an innovative product type that serves to differentiate the Property from traditional hotels and allows it to respond to growing consumer demand (as travelers increasingly look to blend work and leisure). A wider range of customers can be targeted with the dual brand.

Who is the target customer?

Both brands enjoy the power of Marriott's loyalty and reservations platforms. Both brands emphasize stylish design and independence.

Tribute-Customers who seek authentic experiences and value hotels that connect with the surrounding community and show off their individual identities. Brand targets the rise of experiential travel.

AMB-Brand mission is to provide elevated premium residences with a sense of home and independence. Space is as distinct as the destination. Brand targets travelers planning vacations and longer business trips today who are seeking more choice in accommodations. Target audiences include the longer stay business travelers, friend groups and families.

Where can I see similar properties?

The Tribute Portfolio is spread across North America, Europe, Asia and Africa. For additional information, see *https://tribute-portfolio.marriott.com .* Photographs of several Tribute Portfolio properties in Georgia are included in this narrative and depict the independent and unique character of each property.

Apartments by Marriott Bonvoy is a newer concept/brand, initially announced at the end of 2022. An example of an existing AMB property is Casa Costera, in Isla Verde Puerto Rico. Other examples include two planned AMB properties. One is by Midas Hospitality for a 50-unit AMB property (situated in a historic building) that will be co-located with a new Sheraton hotel in downtown St. Louis. Reportedly, this property will feature a dedicated hotel entry/check-in and guests will be able to use the hotel's services and amenities. The other is a conversion by The Roxbury Group of an existing 12 story building in midtown Detroit, anticipated to open in the latter part of 2024 as a +/- 92-unit AMB property. For further information, see *https://news.marriott.com/news/2024/01/24/Marriott_International_Announces_Global_Growth_of_Apartments_by_Marriott_Bonvoy_Portfolio .*

What common area amenities will be offered?

Full-service restaurant with independent entrance, operated either by the hotel or a third-party

Meeting space

Exercise/gym area

Outdoor area

Lobby, staffed 24 hours

How large is the proposed Building?

Total of 148 rooms, spread over a 5-story building situated on a similar building footprint as the previously approved hotel (see enclosed site plan).

What is the proposed unit mix?

No more than 30% of the Building (or up to 44 rooms) is earmarked for AMB units. Building floor plans are not available at this time and, therefore, the exact unit mix has not yet been determined. It should be noted below that the brand standard offers a mix of unit sizes ranging from studios to larger 3-bedroom units.

Studio (1-2 guests)/1 bath min	450-700 sf
1 Bed (1-4 guests)/1 bath min	700-1,000 sf
2 Bed (2-6 guests)/1-2 bath min	1,000-1,400 sf
3 Bed (3-8 guests)-2-2.5 bath min	1,400-1,600 sf

AMB units to offer customers more space, a fully equipped kitchen with oven and full-size appliances, washer and dryer in unit, functional bedroom and upscale living space in what Marriott considers to be the premium lodging tier.

The remainder of Building will be Tribute Portfolio hotel rooms (Tribute's standard room size is 240 square feet for a king and 270 square feet for a double queen)

The proposed dual brand property is designed as an "L" shaped building, potentially allowing the AMB units to be grouped on one side of the building (as opposed to having the units on multiple floors throughout the building).

As mentioned, floor plans are not available. The proposed building is expected to be a custom type of building due to the dual brand nature of the project. The floor plans can be prepared once the building design is further developed and once entitlements are obtained. It should be noted that the Applicant has already spent considerable sums for architectural plans for the previously approved hotel, which unfortunately were not used as that project did not move forward.

What design is being proposed?

The brand promise is for an upscale design with a locally inspired aesthetic. The final design and aesthetics of the Building will be subject to review by Marriott and will come before the City's Design and Review Board for approval at a later date.

How does the proposed development comply with the hybrid hotel Conditional Use Permit approval requirements?

1) The minimum lot or development size for hybrid hotel is three (3) acres
   The proposed hybrid hotel meets this requirement. The subject Property is a part of the Mayfair at Webb Bridge development, which encompasses approximately 13 acres.

2) The building shall contain no more than thirty percent (30%) of guest rooms for long-term stays.
   The proposed hybrid hotel will comply with this requirement by limiting the Apartments by Marriott Bonvoy units to no more than 30% of the total unit count.

3) Building shall be rated by Forbes or AAA as 4 stars or better
   The proposed hybrid hotel brings together two concepts from the Marriott brands (or the equivalent) that are both considered premium, upscale brands.

4) Building or development shall have a minimum 60,000 square foot conference room or minimum 60,000 square foot event space, or minimum 60,000 square foot group meeting space with banquet facilities.
   The proposed hybrid hotel meets this requirement. It is part of the Mayfair at Webb Bridge development which includes a 62,500 square foot community and event center.

5) Building shall have a minimum 3,000 square foot sit-down restaurant with table service.
   As evidenced by the enclosed building elevations, the building will include a restaurant with a separate entrance that meets the square footage threshold. This restaurant is intended to be a table service facility, managed either by hotel staff or a third party.

6) All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area.

   The brand standard for Apartments by Marriott Bonvoy (which includes full size kitchen and appliances) offers a variety of unit sizes, ranging from studios to larger 3 bedroom units. The proposed hybrid building will comply with the 400 square foot minimum requirement.

7) A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreations; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts; basketball courts and similar

recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of the Ordinance or other applicable laws.

The subject land parcel is approximately 0.623 acres, with 15% of the gross area of lot area equating to approximately 3,900 square feet. The hybrid hotel building will have sufficient outdoor amenity spaces to meet this threshold. Additionally and of noteworthy interest, is that the Mayfair at Webb Bridge development, of which the Property is a part, includes outdoor green space.

8) All such buildings shall provide a minimum fifty-foot (50') buffer from any property zoned for a "For Sale" or "For Rent" dwelling use.

   The proposed hybrid building will comply with this requirement. The subject land parcel is surrounded by a parking lot a community center and a future office parcel, all of which are commercial uses that are a part of the Mayfair at Webb Bridge development.

9) Access to each guest room shall be through an inside lobby which is supervised at all hours the building is open.

   All guest rooms (Apartments by Marriott Bonvoy and Tribute standard hotel rooms) will be accessed through a supervised lobby, as shown on the enclosed preliminary elevations.

10) Number of Vehicle Parking Spaces required: One (1) space for each short-term guest room and two (2) spaces for each long-term guest room, plus 1 employee space for each 20 guest room, plus one space per 500 sq. ft. of space used for convention rooms, ballrooms, restaurant and/or retail shops.

    The proposed hybrid building is part of the Mayfair at Webb Bridge mixed-use development, a project that has three distinct uses (hotel, office, community center), each with different peak times, sharing one parking lot, This development was entitled with sufficient parking to serve all three uses and has a Property Owners Association which operates the common, non-exclusive parking lot.

Who We Are

The Ownership group is a partnership of various individuals with real estate development and hospitality experience. Local market knowledge and services are provided by an Alpharetta based developer. Mr. Steven Hurowitz (a Florida based principal of HB Capital Group or "HB") is, along with his associates, an active participant in the subject development. HB is a privately held real estate investment company headquartered in Miami, Florida. The company specializes in the acquisition and asset management of value-add hospitality, retail, residential, office, and industrial assets in primary and secondary markets throughout the United States. Notable properties owned by the principals of HB include the two properties shown in the section that follows.

Ann Arbor Marriott Ypsilanti at Eagle Crest-a luxury Marriott resort property located in Michigan, on Eagle Crest Golf 18-hole championship course and Ford Lake.

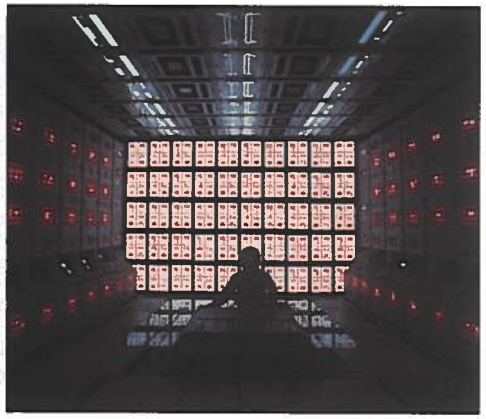
Newport Marriott Beachside Hotel & Resort- a privately owned full-service beachfront resort located in the City of Sunny Isles Beach, in the area of North Miami Beach in South Florida.

LETTER OF INTENT

PRELIMINARY ELEVATIONS

- *Overall direction: Attractive building that is attuned to the surrounding area*
- *Materials: Use of brick (speaks to the Alpharetta aesthetic/history) and liberal use of glass on the building (a more modern reference to technology)*
- *Compatibility: Building materials that are compatible with neighboring property.*
- *Amenities: Patio area and a ground floor restaurant with a separate entrance.*
- *Footprint: Similar as the footprint of the former hotel that was approved for the Property*
- *Height: Same as the former hotel that was approved for the site (5 stories)*

Please reference architectural presentation https://www.dropbox.com/t/cbBkXKGe7hP6I7vt) from Matt Mitchell Design. Note that renderings are conceptual.



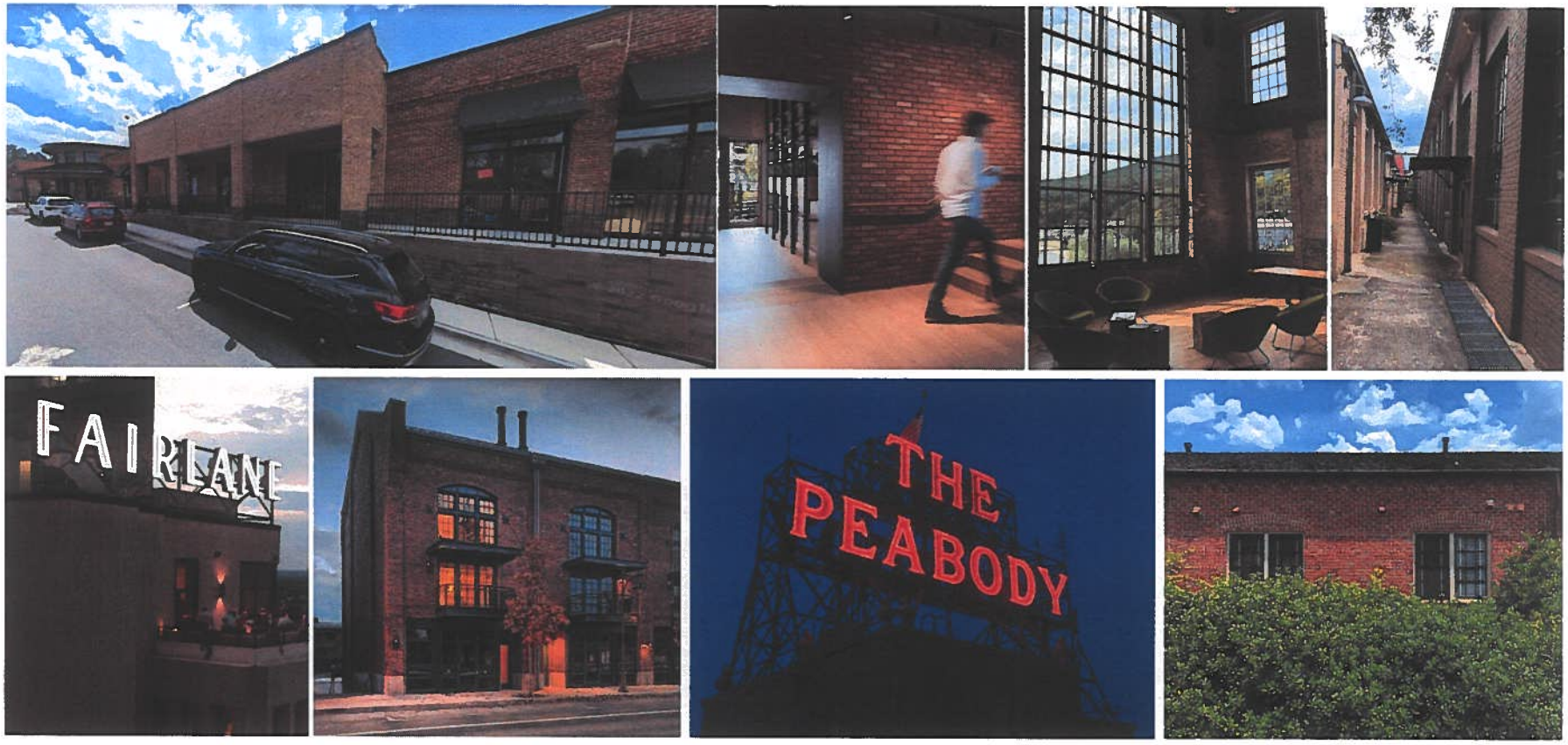
Matt Mitchell Design

MORRIS ROAD
DUAL BRAND HOTEL
Alpharetta GA

CONCEPT PACKAGE
7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design



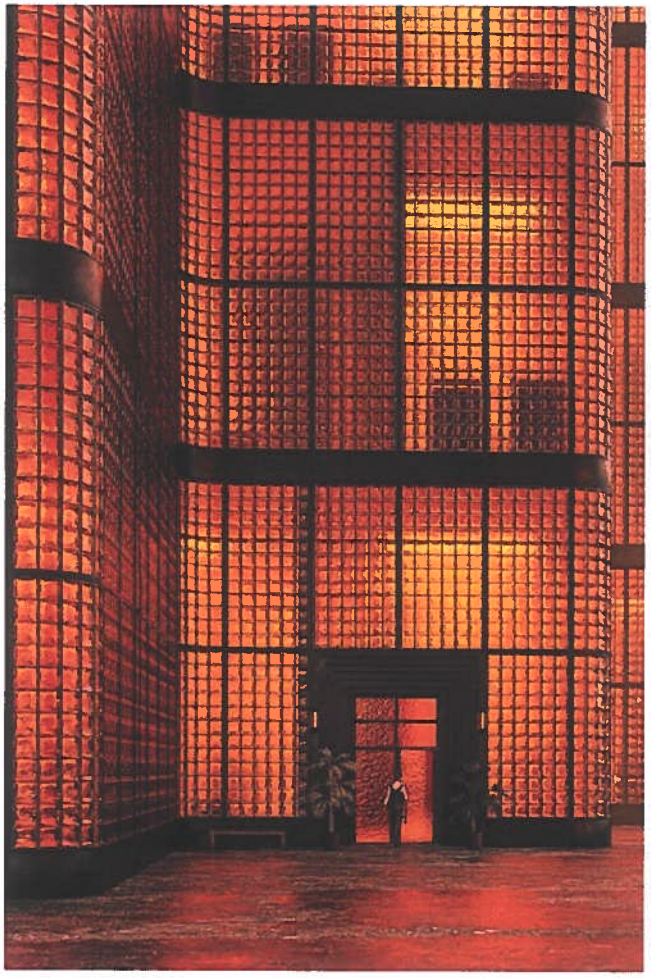
INSPIRATION IMAGES

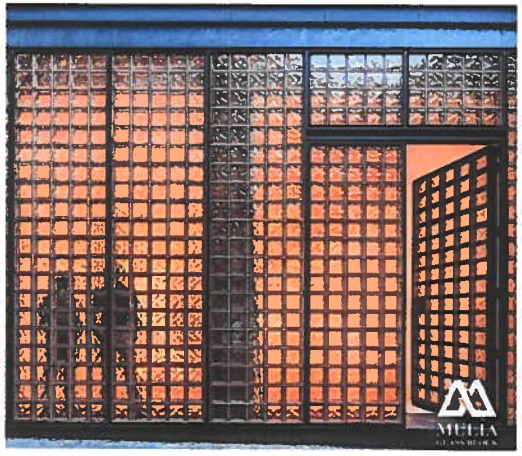
SK1

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design





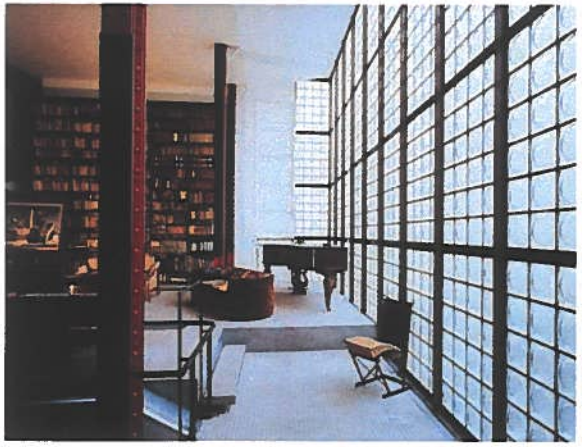
INSPIRATION IMAGES

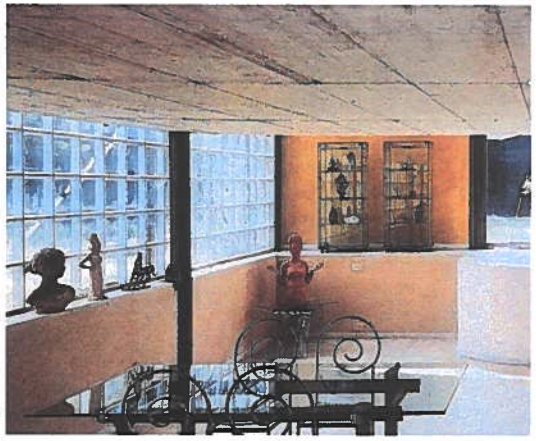
SK2

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design





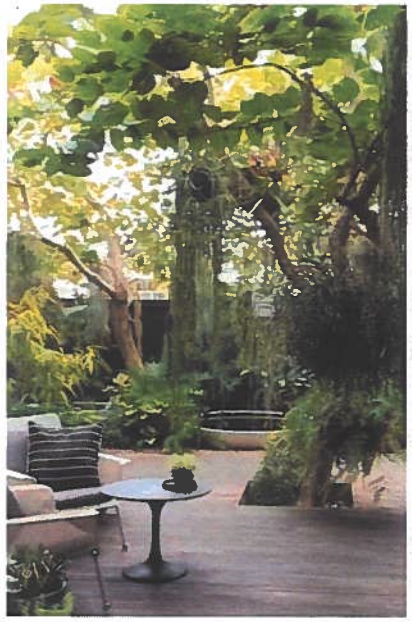
INSPIRATION IMAGES

SK3

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design



INSPIRATION IMAGES

SK4

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design

1 North-West Aerial View
NOT TO SCALE

SK5

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design

1 North-East Aerial View
NOT TO SCALE

SK6

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design

1 North-East Pedestrian View
NOT TO SCALE

SK7

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design

1 North-West Pedestrian View
NOT TO SCALE

SK8

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design

1 Lawn Pedestrian View
NOT TO SCALE

SK9

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design

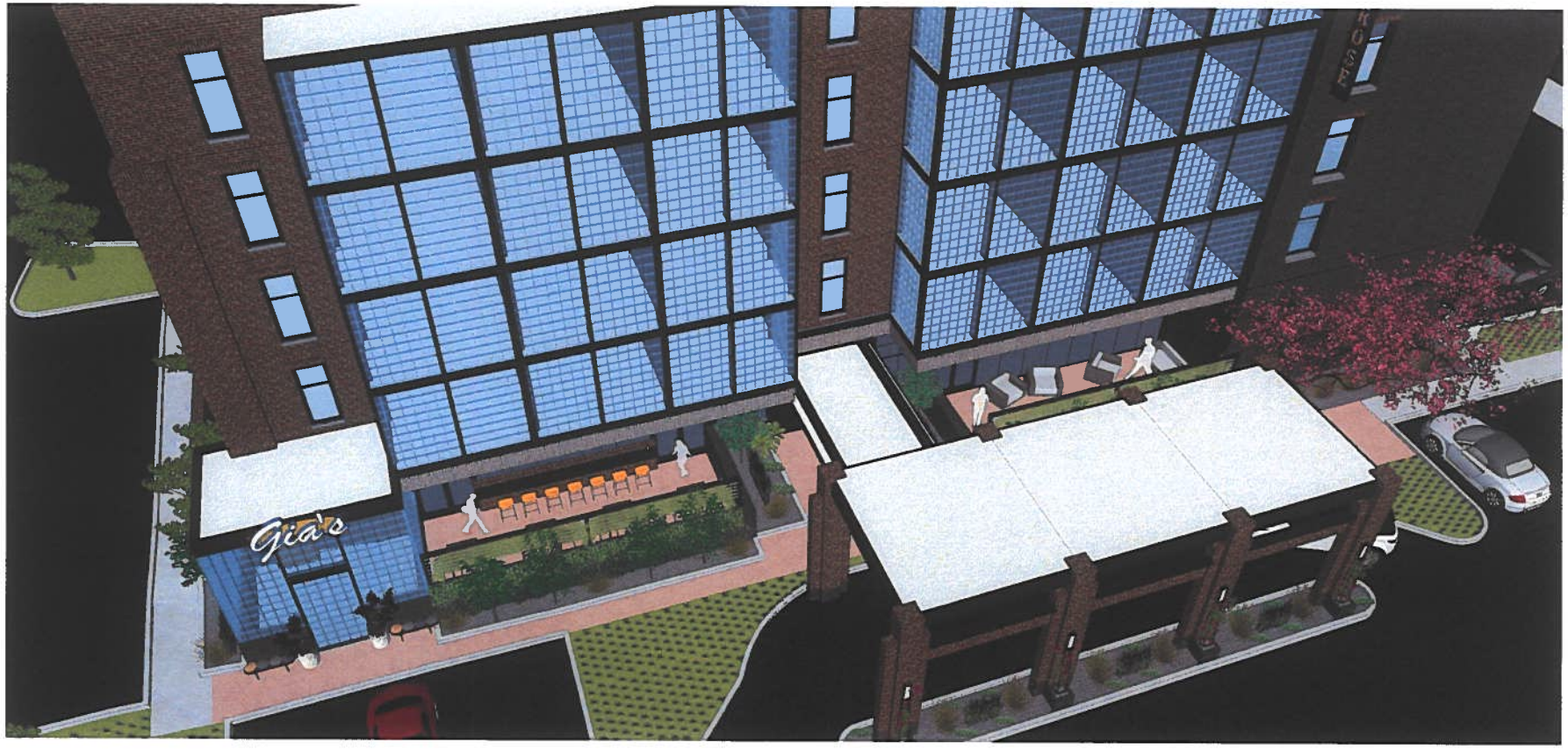
1 Lawn Pedestrian View
NOT TO SCALE

SK10

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design



1 Entry Aerial View
NOT TO SCALE

SK11

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design

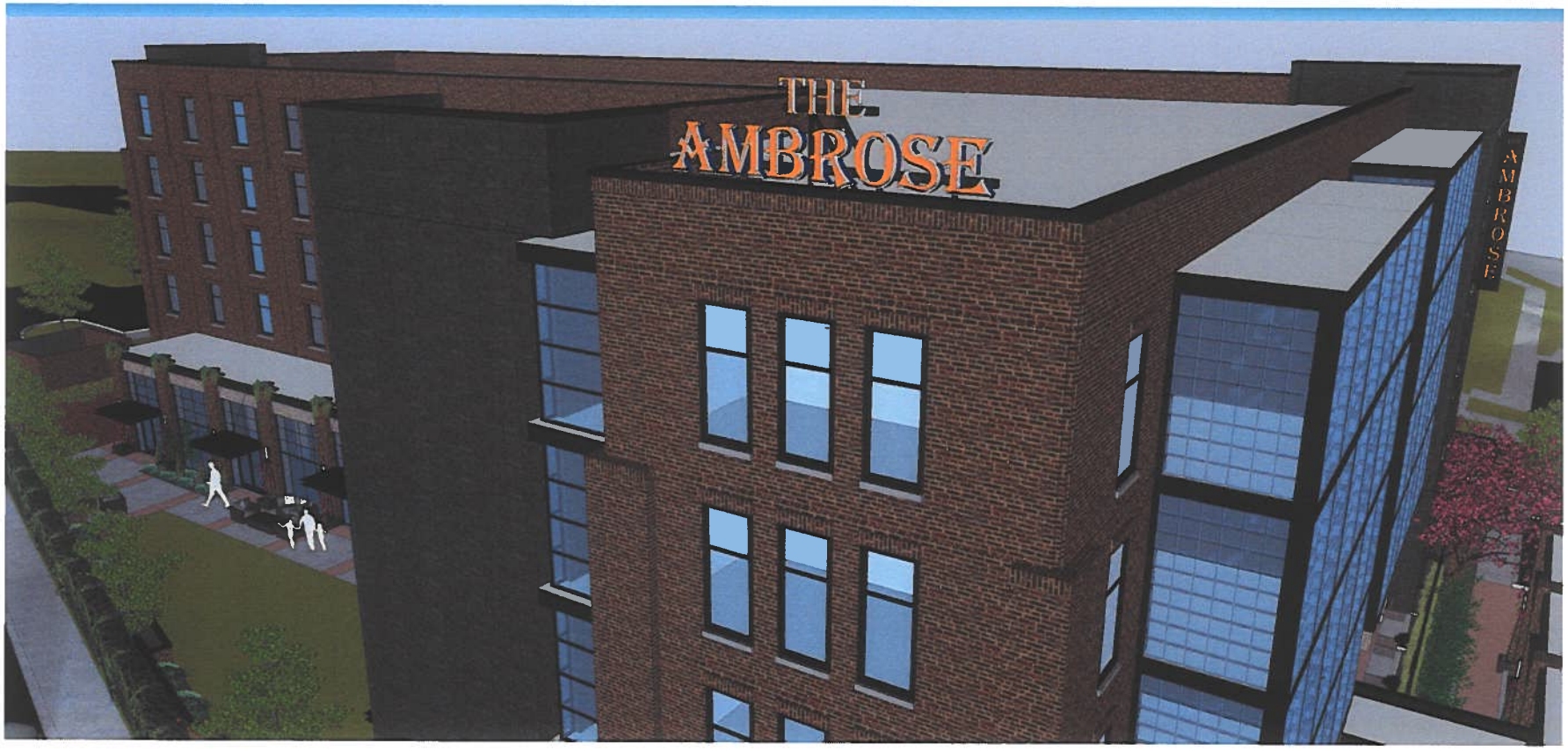
1 Front Entrance Perspective
NOT TO SCALE

SK12

7/17/2023

MORRIS ROAD
DUAL BRAND
HOTEL
ALPHARETTA, GA

Matt Mitchell Design



1 Roof Sign Perspective
NOT TO SCALE

SK13

7/17/2023

LETTER OF INTENT

EXAMPLES OF AREA MARRIOTT TRIBUTE HOTELS

(Source: Marriott.com)

Bellyard, West Midtown Atlanta

One of Atlanta's most unique hotels, set in one of the city's most fascinating neighborhoods. Bellyard, .West Midtown Atlanta, a Tribute Portfolio Hotel is located in the heart of where Atlanta's old stockyards and railway used to be; this time period and its history is given recognition with thoughtfully designed elements throughout the hotel.

Ellis Hotel, Atlanta

Ellis Hotel is a chic, eco-friendly boutique hotel located in the heart of downtown Atlanta. With a coveted Peachtree Street address near Atlanta's top attractions and sights, this historic landmark hotel exudes southern sophistication blended with old fashioned hospitality.

Hotel Forty-Five, Macon

A 94-room historic boutique hotel in downtown Macon, Georgia is located on a unique 45-degree angle that is the result of Cotton Street's diagonal trajectory through Macon, an urban design ahead of its time that made transportation of cotton barges to and from the river possible. Hotel Forty-Five showcases two event venues and three dining outlets; Loom, a signature chef-driven restaurant; Hightales Rooftop Bar, a sixth-floor lounge; and Reckon Coffee & Wine Bar.

The Burgess

Nestled in the heart of Atlanta's Buckhead district, the Burgess provides a luxury experience with carefully curated interiors, furnishings, original artwork, and exquisite finds from Asia and beyond. The Burgess takes dining to new heights by offering some of the hottest fare in Buckhead. Fia Restaurant features an assortment of fresh, locally sourced ingredients masterfully prepared over a flickering wood burning fire.

The Alida, Savannah

At the Alida, Savannah, a Tribute Portfolio Hotel, timeless Southern charm seamlessly merges with modern luxury on the riverfront in downtown Savannah, GA. Step things up on the hotel rooftop at the Lost Square, an extraordinary bar experience with sweeping views of downtown Savannah, the riverfront and the Historic District.

LETTER OF INTENT

HIGHLIGHTS of APARTMENTS BY MARRIOTT BONVOY-TM

EXAMPLES of ROOM INTERIORS

(Source: Marriott.com)

Positioning

Space as distinct as the destination

Brand Mission

Provide space to live, with residential amenities and a neighborhood feel

Customer Target

Business travelers with longer stays, friend groups, extended families

Brand Promise

Marriott Bonvoy

Upper-upscale and luxury living space

Reflection of the neighborhood

Branding & Design Approach

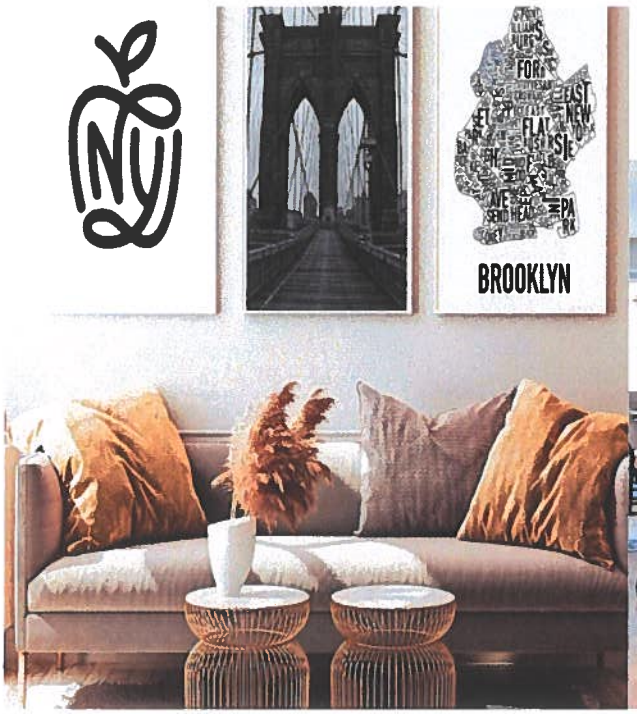
Independently branded and designed

Furnished, locally inspired aesthetic, driven by independent brand

Brand Tier

Premium and Luxury

2014
WED
19
August


BROOKLYN

Marriott International Introduces Apartments by Marriott Bonvoy, Responding to Growing Consumer Demand As Travelers Increasingly Blend Work and Leisure

New offering expected to spur development opportunities globally

Marriott International, Inc., today announced its expansion into apartment-style accommodations with the launch of Apartments by Marriott Bonvoy™. The company is seizing upon growing consumer interest among families and friends seeking more space for stays, propelled by the blending of work and leisure travel, and the desire among younger travelers for wider accommodations options.

Marriott is building upon its 26 years of experience with Marriott Executive Apartments, its serviced-apartment brand in Asia, Europe, Middle East, Africa, and Latin America. With the introduction of Apartments by Marriott Bonvoy, the company expects it will enhance portfolio growth globally and bring the serviced-apartment concept to Marriott guests in the U.S. and Canada.

"Travelers planning vacations and long business trips today are seeking more choice in accommodations, and the introduction of Apartments by Marriott Bonvoy responds to those trends while offering developers a premium product backed by our trusted name and distribution platform," said Stephanie Linnartz, President, Marriott International. "With Apartments by Marriott Bonvoy, guests will be able to shop a wider array of accommodation options within the Marriott Bonvoy portfolio, growing their loyalty to the portfolio and its range of brand offerings."

Marriott plans to introduce Apartments by Marriott Bonvoy in the upper-upscale and luxury segments, distinguished from Marriott's existing extended-stay brands, with distinctly designed products that reflect the local neighborhood for independent travelers seeking more space and residential amenities. Apartments by Marriott Bonvoy will feature a separate living room and bedroom, full kitchen, and in-unit washer and dryer, but will be differentiated from Marriott's existing extended-stay brands by not providing certain traditional hotel services such as food and beverage, meeting spaces, and retail. Apartments by Marriott Bonvoy is anticipated to offer developers the flexibility to build new properties or convert existing properties, with a design

approach similar to the company's successful Autograph Collection and Tribute Portfolio lodging brands, which offer consumers independent, uniquely distinguished hotel experiences. Apartments by Marriott Bonvoy will be backed by Marriott's powerful reservations engine and Marriott Bonvoy, the company's award-winning travel program with 173 million members.

Among travel consumers and Marriott Bonvoy members, there is a growing desire for premium accommodations that provide home-like amenities as travelers combine work and leisure trips to reconnect with family and friends. According to Phocuswright research, three of the top five reasons for selecting an apartment-style rental are more room or space, access to a full kitchen and laundry, and home-like feel.[1]

Prospective developers can learn more about Apartments by Marriott Bonvoy and all the company's brands on Marriott's development website. Offer and sale by prospectus only.

[1] *Through the Roof: U.S. Short Term Rentals 2021*, Phocuswright, January 2022

(Source: news.marriott.com)

LETTER OF INTENT

CONTACT INFORMATION

We sincerely appreciate your consideration of this request for Conditional Use permit approval and a Master Plan Amendment. We are available to answer any questions you may have or to provide any additional information that may be required to evaluate this request.

Gloria Fernandez

HB CAPITAL GROUP

16701 Collins Avenue

Sunny Isles Beach, FL 33160

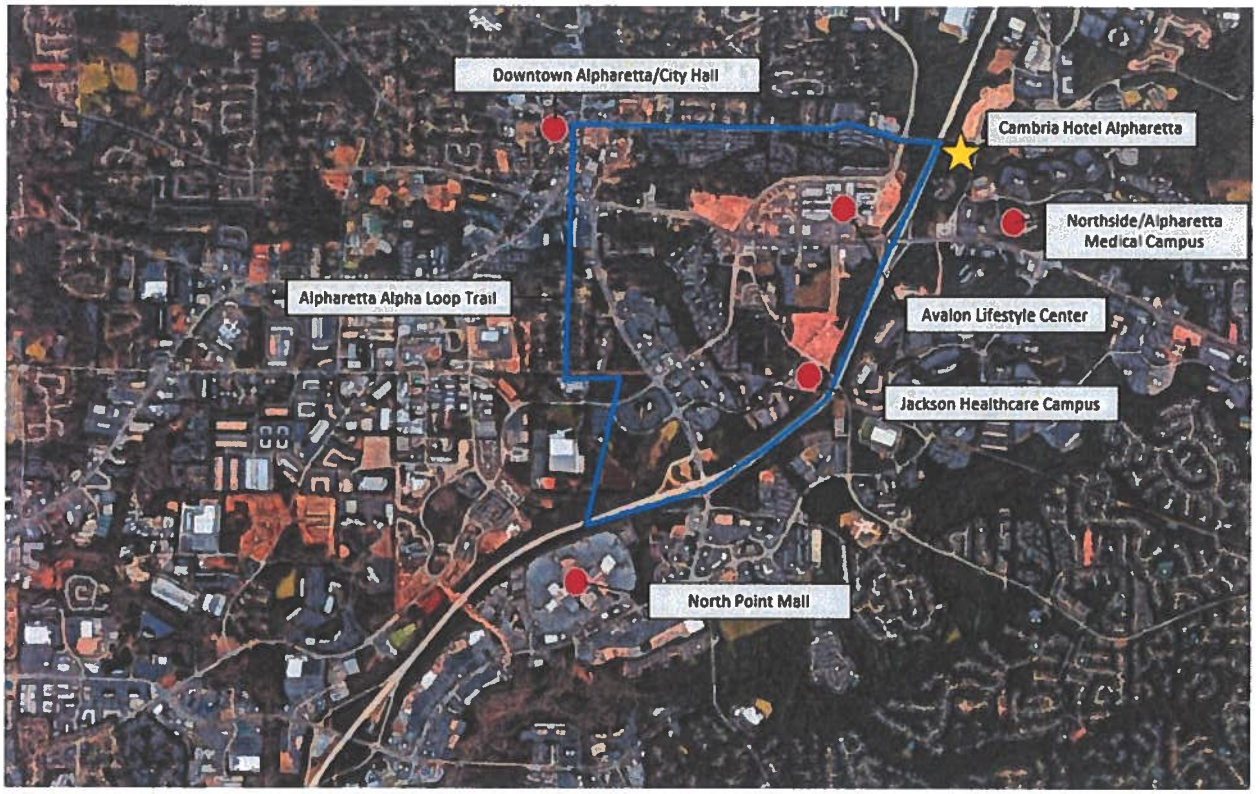
gfernandez@hbcapital.com

305.602.3064

SUPPORTING DOCUMENTS

- **Location Map**
- **Legal Description**
- **Survey**
- **Plat**
- **Site Plan**
- **Evidence of payment of taxes**
- **Evidence of no outstanding code violations**

LOCATION MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION
HOTEL PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in part of Land Lot 909 of the 1st District, 2nd Section and Land Lots 1262 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete monument found located at the intersection of the easterly Right-of-Way (R/W) line of Georgia 400 (Public, R/W varies), and the southerly R/W line of Webb Bridge Road (Public, R/W varies), said concrete monument having Georgia State Plain Coordinates (NAD83) Northing-1482207.99 and Easting-2265798.71; thence along a direct tie, South 80 degrees 29 minutes 27 seconds East a distance of 503.42 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence South a distance of 43.92 feet to a point; thence South 11 degrees 27 minutes 6 seconds West a distance of 26.55 feet to a point; thence South 15 degrees 41 minutes 3 seconds West a distance of 151.42 feet to a point; thence West a distance of 97 11 feet to a point; thence North a distance of 216 52 feet to a point; thence South 89 degrees 40 minutes 52 seconds East a distance of 143 32 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.623 acres (27,153 square feet).

SURVEY

Hard copy on page that follows

Enclosed electronically in PDF format

NOTES

1 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0059F, PANEL 59 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). PROPERTY LIES IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

3 THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2016. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES

4 THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED

5 THIS PROPERTY WAS UPDATED BY SITE VISIT ON AUGUST 29, 2019 FOR THE PURPOSE OF DETERMINING VISIBLE, ABOVE GROUND PHYSICAL CHANGES LOCATED ON THE PROPERTY. THE PROPERTY LINES WERE NOT RESURVEYED AND REFLECT CONDITIONS EXISTING ON PRIOR SURVEYS BY PLANNERS AND ENGINEERS COLLABORATIVE

6 ZONING INFORMATION (AS PER REFERENCE #3) O-I (OFFICE INSTITUTIONAL)

MAXIMUM BUILDING COVERAGE 40% LOT COVERAGE
REQUIRED - 234,301 SQUARE FEET
EXISTING - 130,539 SQUARE FEET

MINIMUM OPEN SPACE
REQUIRED - 58,575.1 SQUARE FEET
EXISTING - 211,391 SQUARE FEET

MAXIMUM BUILDING HEIGHT 8 STORIES

SETBACKS

MORRIS ROAD - MINIMUM 50 FOOT BUILDING SETBACK
GEORGIA HWY 400 - MINIMUM 120 FOOT BUILDING SETBACK
WEBB BRIDGE ROAD - MINIMUM 65 FOOT BUILDING SETBACK
PROPERTY LINES - MINIMUM 15 FOOT BUILDING SETBACK ALONG ALL OTHER PROPERTY LINES

LANDSCAPE BUFFERS - MINIMUM 10 FOOT BUFFER BETWEEN PARKING AREA AND ALL STREET RIGHTS-OF-WAY

LANDSCAPE BUFFERS - MINIMUM 100 FOOT BUFFER WHERE ABUTTING A RESIDENTIAL TRACT

REQUIRED PARKING - 428 PARKING SPACES

7 THE BEARINGS SHOWN HEREON ARE CALCULATED BY TURNED ANGLES.

8 THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

9 PAD ELEVATIONS WERE GIVEN TO US BY WHITING TURNER CONSTRUCTION COMPANY

10 THE SURVEY DESCRIBES THE SAME PROPERTY RECORDED IN PLAT BOOK 421, PAGE 103 AND AS DECRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-909878-ATL, LAST AMENDED 7/16/19

11 THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

12 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST

13 THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF MORRIS ROAD AND WEBB BRIDGE ROAD

14 EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREET(S) AND/OR RECORDED PUBLIC UTILITY EASEMENT(S)

15 THERE ARE NO CHANGES IN THE STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THERE IS A PROPOSED RIGHT-OF-WAY LINE ALONG WEBB BRIDGE ROAD AS NOTED ON THE SURVEY

16 THERE ARE NO WETLANDS ON SITE PER U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML

17 THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, IF ANY, THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON

18 THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF GEORGIA

PARKING DATA

REQUIRED PARKING:
HOTEL: 1 SPACE/ROOM = 146 SPACES
1 EMPLOYEE SPACE/20 ROOMS = 7 SPACES
1 SPACE/300 SF MEETING/RESTAURANT = 11 SPACES

The field data upon which this map or plat is based has a closure precision of one foot in 32,167 feet and an angular error of 00' 00" per angle point and was adjusted using the compass adjustment rule

This map or plat has been calculated for closure and is found to be accurate to within one foot in 611,712 feet

EQUIPMENT USED

ANGULAR TOPCON TOTAL STATION

LINEAR TOPCON TOTAL STATION

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER NCS-909878-ATL WITH AN COMMITMENT DATE OF JULY 16, 2019 WAS USED IN THE PREPARATION OF THIS SURVEY AND THE LISTED EXCEPTIONS ARE AS FOLLOWS

12 RIGHT-OF-WAY DATED JUNE 17, 1969, FROM J. WAGNER PRUITT TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, AS RECORDED AT DEED BOOK 3470, PAGE 747, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE HOTEL PARCEL. AFFECTS THE EASEMENT PARCEL AND IS NOT PLOTTABLE.

A CONTAINMENT LETTER DATED DECEMBER 3, 2018, HAS BEEN OBTAINED FROM SAWNEE, AN ELECTRIC MEMBERSHIP CORPORATION STATING THAT SAWNEE CLAIMS NO FURTHER INTEREST IN THE EASEMENT DESCRIBED ABOVE OTHER THAN THE RIGHT TO OWN, OPERATING, MAINTAIN, REBUILD, RENEW UPGRADE AND MODIFY THE EXISTING FACILITIES LOCATED ON THE TRACT OF LAND REFERENCED

13 RIGHT-OF-WAY DATED MARCH 16, 1968, FROM MRS. J. W. PRUITT (LULA W.) AND J. W. PRUITT TO THE STATE HIGHWAY DEPATMENT OF GEORGIA, AS RECORDED AT DEED BOOK 4870, PAGE 397, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE HOTEL PARCEL AFFECTS THE EASEMENT PARCEL AND IS NOT PLOTTABLE

14 RIGHT-OF-WAY DATED MARCH 10, 1969, FROM J. W. PRUITT TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, AS RECORDED AT DEED BOOK 5048, PAGE 525, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE HOTEL PARCEL. AFFECTS THE EASEMENT PARCEL AND IS NOT PLOTTABLE

A CONTAINMENT LETTER DATED DECEMBER 3, 2018, HAS BEEN OBTAINED FROM SAWNEE, AN ELECTRIC MEMBERSHIP CORPORATION STATING THAT SAWNEE CLAIMS NO FURTHER INTEREST IN THE EASEMENT DESCRIBED ABOVE OTHER THAN THE RIGHT TO OWN, OPERATING, MAINTAIN, REBUILD, RENEW UPGRADE AND MODIFY THE EXISTING FACILITIES LOCATED ON THE TRACT OF LAND REFERENCED

15 EASEMENT DATED NOVEMBER 2, 1977, FROM JOHN E. UPSHAW TO GEORGIA POWER COMPANY, AS RECORDED AT DEED BOOK 7114, PAGE 390, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE HOTEL PARCEL. AFFECTS THE EASEMENT PARCEL AND IS NOT PLOTTABLE

A CONTAINMENT LETTER DATED DECEMBER 3, 2018, HAS BEEN OBTAINED FROM SAWNEE, AN ELECTRIC MEMBERSHIP CORPORATION STATING THAT SAWNEE CLAIMS NO FURTHER INTEREST IN THE EASEMENT DESCRIBED ABOVE OTHER THAN THE RIGHT TO OWN, OPERATING, MAINTAIN, REBUILD, RENEW UPGRADE AND MODIFY THE EXISTING FACILITIES LOCATED ON THE TRACT OF LAND REFERENCED

16 EASEMENT DATED JULY 5, 1978, FROM JOHN PRUITT TO GEORGIA POWER COMPANY, AS RECORDED AT DEED BOOK 7114, PAGE 400, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY

A CONTAINMENT LETTER DATED DECEMBER 3, 2018, HAS BEEN OBTAINED FROM SAWNEE, AN ELECTRIC MEMBERSHIP CORPORATION STATING THAT SAWNEE CLAIMS NO FURTHER INTEREST IN THE EASEMENT DESCRIBED ABOVE OTHER THAN THE RIGHT TO OWN, OPERATING, MAINTAIN, REBUILD, RENEW UPGRADE AND MODIFY THE EXISTING FACILITIES LOCATED ON THE TRACT OF LAND REFERENCED

17 CONDEMNATION JUDGEMENT DATED SEPTEMBER 16, 1971, ENTERED IN FULTON COUNTY VS. MRS. J. W. (LULA) PRUITT, AS RECORDED AT DEED BOOK 5458, PAGE 502, FULTON COUNTY, GEORGIA RECORDS. IS VAGUE IN ITS DESCRIPTION AND THE AFFECT ON THE SUBJECT PROPERTY CANNOT BE DETERMINED. DOES NOT AFFECT THE HOTEL PARCEL OR THE EASEMENT PARCEL. DESCRIBES AN OLD RIGHT OF WAY TAKE ALONG MORRIS ROAD. THE LEGAL DESCRIPTION AT PARAGRAPH 5 OF THE COMPLAINT IS NOT A PORTION OF THE EASEMENT OR HOTEL PARCEL.

18 TERMS AND PROVISIONS OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR PRESTON RIDGE, BY CPS-400, LTD., A TEXAS LIMITED PARTNERSHIP QUALIFIED TO DO BUSINESS IN THE STATE OF GEORGIA DATED JUNE 5, 1990, FILED FOR RECORD JUNE 6, 1990, AND RECORDED IN DEED BOOK 13458, PAGE 188, AFORESAID RECORDS, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR PRESTON RIDGE, DATED AUGUST 3, 1993, FILED FOR RECORD AUGUST 9, 1993, AND RECORDED IN DEED BOOK 16857, PAGE 34, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN NOTICE OF DESIGNATION OF PROJECT IDENTIFICATION SIGNAGE AREA FOR PRESTON RIDGE, DATED OCTOBER 30, 1996, FILED FOR RECORD NOVEMBER 8, 1996, AND RECORDED IN DEED BOOK 21758, PAGE 197, AFORESAID RECORDS, AS AMENDED BY THAT CERTAIN AMENDMENT TO RESTRICTIVE COVENANTS, DATED DECEMBER 13, 2000, FILED FOR RECORD JANUARY 3, 2001, AND RECORDED IN DEED BOOK 29833, PAGE 280, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN VARIANCE FROM AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR PRESTON RIDGE BY AND BETWEEN CPS-400, LTD., A TEXAS LIMITED PARTNERSHIP AND PRESTON RIDGE ASSOCIATION, INC., A GEORGIA NON-PROFIT CORPORATION FOR THE BENEFIT OF HOSPITAL AUTHORITY OF FULTON COUNTY, A BODY CORPORATE AND POLITIC ORGANIZED PURSUANT TO THE GEORGIA HOSPITAL AUTHORITIES LAW, NORTHSIDE VENTURES, INC., A GEORGIA CORPORATION AND AWNG REAL ESTATE HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 4, 2002, FILED FOR RECORD OCTOBER 22, 2002, AND RECORDED IN DEED BOOK 33385, PAGE 314, AFORESAID RECORDS, AS ASSIGNED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER DECLARATION FROM CPS-400, LTD., A TEXAS LIMITED PARTNERSHIP TO GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP, DATED MAY 17, 2005, FILED FOR RECORD MAY 23, 2005, AND RECORDED IN DEED BOOK 40056, PAGE 299, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN AGREEMENT OF GREENSTONE PRESTON RIDGE LP, DATED SEPTEMBER 13, 2006, FILED FOR RECORD SEPTEMBER 26, 2006, AND RECORDED IN DEED BOOK 43534, PAGE 630, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN VARIANCE FROM AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR PRESTON RIDGE BY AND BETWEEN GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP AND PRESTON RIDGE ASSOCIATION, INC., A GEORGIA NON-PROFIT CORPORATION FOR THE BENEFIT OF SHOPS @ NORTH POINT PARKWAY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MARCH 7, 2007, FILED FOR RECORD MARCH 16, 2007, AND RECORDED IN DEED BOOK 44648, PAGE 169, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN PARTIAL ASSIGNMENT OF RESERVED EASEMENT RIGHTS (STORM SEWER) FROM GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP TO CITY OF ALPHARETTA, GEORGIA, FILED FOR RECORD MARCH 14, 2008, AND RECORDED IN DEED BOOK 46468, PAGE 283, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN PARTIAL ASSIGNMENT OF RESERVED EASEMENT RIGHTS (SANITARY SEWER) FROM GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP TO FULTON COUNTY, A GEORGIA POLITICAL SUBDIVISION, FILED FOR RECORD MARCH 14, 2008, AND RECORDED IN DEED BOOK 46468, PAGE 298, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN DECLARATION ESTOPPEL AGREEMENT BY AND AMONG GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP, PRESTON RIDGE ASSOCIATION, INC., A GEORGIA NON-PROFIT CORPORATION, BOARD OF DIRECTORS OF PRESTON RIDGE ASSOCIATION, INC., DEVELOPMENT REVIEW BOARD OF PRESTON RIDGE ASSOCIATION, INC. AND TSOATLANTA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JANUARY 20, 2011, FILED FOR RECORD FEBRUARY 2, 2011, AND RECORDED IN DEED BOOK 49789, PAGE 318, AFORESAID RECORDS
AFFECTS THE HOTEL PARCEL AND EASEMENT PARCEL AND CANNOT BE PLOTTED

19 SEWER EASEMENT DATED MARCH 26, 1987, FROM CPS-400 JOINT VENTURE TO FULTON COUNTY, AS RECORDED AT DEED BOOK 10709, PAGE 26, FULTON COUNTY, GEORGIA RECORDS AS SHOWN APPROXIMATELY ON THE SURVEY. AFFECTS THE HOTEL PARCEL AND EASEMENT PARCEL AS SHOWN ON THE SURVEY. THE SEWER LINE FROM THE HOTEL PARCEL TIES INTO THE SEWER RUNNING INSIDE THE EASEMENT

20 EASEMENT DATED FEBRUARY 2, 1989, FROM CPS-400 JOINT VENTURE TO GEORGIA POWER COMPANY, AS RECORDED AT DEED BOOK 12023, PAGE 55, FULTON COUNTY, GEORGIA RECORDS. AS AMENDED BY ADDENDUM AS RECORDED AT DEED BOOK 13429, PAGE 283, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE HOTEL PARCEL. AFFECTS THE EASEMENT PARCEL AND IS NOT PLOTTABLE.

A CONTAINMENT LETTER DATED NOVEMBER 30, 2018, HAS BEEN OBTAINED FROM GEORGIA POWER COMPANY STATING THAT GEORGIA POWER COMPANY CLAIMS NO FURTHER INTEREST IN THE EASEMENT DESCRIBED ABOVE EXCEPT THE RIGHT TO OPERATE, MAINTAIN, REBUILD AND RENEW ITS EXISTING FACILITIES, UNDER ALL TERMS AND CONDITIONS OF ITS EASEMENT, WITHIN ITS PRESENTLY MAINTAINED RIGHTS OF WAY

21 EASEMENTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM CPS-400, LTD., A TEXAS LIMITED PARTNERSHIP TO PRESTON RIDGE PHYSICIANS PARTNERSHIP, A GEORGIA GENERAL PARTNERSHIP, DATED OCTOBER 31, 1990, FILED FOR RECORD NOVEMBER 30, 1990, AND RECORDED IN DEED BOOK 13883, PAGE 128, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL AND IS SHOWN HEREON AS A DRAINAGE EASEMENT ON THE EASEMENT PARCEL

22 EASEMENTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM CPS-400, LTD., A TEXAS LIMITED PARTNERSHIP TO PRESTON RIDGE PHYSICIANS PARTNERSHIP, A GEORGIA GENERAL PARTNERSHIP HAVING AS ITS PARTNERS RAMIE A. TRITT, M.D., DALE L. MCCORD, M.D., THOMAS W. PHILLIPS, M.D. AND GARY R. AYERS, M.D., DATED OCTOBER 31, 1990, FILED FOR RECORD NOVEMBER 1, 1990, AND RECORDED IN DEED BOOK 13828, PAGE 44, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL AND IS SHOWN HEREON AS A DRAINAGE EASEMENT ON THE EASEMENT PARCEL

23 TERMS AND PROVISIONS OF THAT CERTAIN DEDICATION AGREEMENT, BY AND BETWEEN CPS-400, LTD. AND PRESTON RIDGE PHYSICIANS PARTNERSHIP, A GEORGIA GENERAL PARTNERSHIP, DATED OCTOBER 31, 1990, FILED FOR RECORD NOVEMBER 1, 1990, AND RECORDED IN DEED BOOK 13828, PAGE 58, FULTON COUNTY, GEORGIA RECORDS AS SHOWN APPROXIMATELY ON THE SURVEY. SHOWN AS WEBB BRIDGE ROAD RIGHT-OF-WAY LINE

24 INTENTIONALLY DELETED

25 INTENTIONALLY DELETED

26 ELECTRIC POWER SERVICE EASEMENT FROM CPS-400 JOINT VENTURE TO GEORGIA POWER COMPANY DATED FEBRUARY 2, 1989, FILED FOR RECORD FEBRUARY 7, 1991, AND RECORDED IN DEED BOOK 14045, PAGE 191, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL AND IS SHOWN ON THE EASEMENT PARCEL ALONG WEBB BRIDGE ROAD

27 PLAT RECORDED AT PLAT BOOK 421, PAGE 103, AFORESAID RECORDS AND SURVEY DATED FEBRUARY 26, 2019, BEARING FILE NO 12088.008, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE UNDER THE CERTIFICATION AND SEAL OF MICHAEL C. SANFORD, GRLS NO. 3179, REVEAL THE FOLLOWING: (A) 12" DIP INVERT IN SOUTHWEST CORNER, (B) UNIDENTIFIED STRUCTURES (POSSIBLE CLEAN OUTS) LOCATED ON SOUTH AND WEST BOUNDARIES, (C) STORM DRAIN WITH LATERAL LINE ALONG SOUTH BOUNDARY. AFFECTS THE HOTEL PARCEL

28 TERMS AND CONDITIONS AS TO DRAINAGE AND DEVELOPMENT STANDARDS AS SET FORTH ON PLAT RECORDED AT PLAT BOOK 421, PAGE 103, AFORESAID RECORDS. AFFECTS THE HOTEL PARCEL

29 EASEMENTS AS CONVEYED IN RIGHT-OF-WAY DEED FROM RIGHT OF WAY DEED TO CITY OF ALPHARETTA, GEORGIA, DATED SEPTEMBER 25, 2018, FILED FOR RECORD OCTOBER 18, 2018 AND RECORDED IN DEED BOOK 59358, PAGE 503, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL AND IS SHOWN HEREON AS A PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT ON THE EASEMENT PARCEL

30 TEMPORARY CONSTRUCTION EASEMENT FROM WEBB BRIDGE INVESTMENTS, LLC TO CITY OF ALPHARETTA, GEORGIA, DATED SEPTEMBER 25, 2018, FILED FOR RECORD OCTOBER 18, 2018, AND RECORDED IN DEED BOOK 59358, PAGE 486, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL OR THE EASEMENT PARCEL. THE EASEMENT HAS EXPIRED

31 EASEMENTS AS CONVEYED IN RIGHT-OF-WAY DEED FROM RIGHT OF WAY DEED TO CITY OF ALPHARETTA, GEORGIA, DATED SEPTEMBER 25, 2018, FILED FOR RECORD OCTOBER 18, 2018 AND RECORDED IN DEED BOOK 59358, PAGE 492, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL. AFFECTS THE EASEMENT PARCEL AND IS SHOWN HEREON AS RIGHT-OF-WAY LINE OF MORRIS ROAD

32 TEMPORARY CONSTRUCTION EASEMENT FROM WEBB BRIDGE INVESTMENTS, LLC TO CITY OF ALPHARETTA, GEORGIA, DATED SEPTEMBER 25, 2018, FILED FOR RECORD OCTOBER 18, 2018, AND RECORDED IN DEED BOOK 59358, PAGE 498, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL OR THE EASEMENT PARCEL. THE EASEMENT HAS EXPIRED

33 PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM WEBB BRIDGE INVESTMENTS, LLC TO CITY OF ALPHARETTA, GEORGIA, DATED SEPTEMBER 25, 2018, FILED FOR RECORD OCTOBER 18, 2018, AND RECORDED IN DEED BOOK 59358, PAGE 503, AFORESAID RECORDS. DOES NOT AFFECT THE HOTEL PARCEL AND IS SHOWN HEREON AS A PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT ON THE EASEMENT PARCEL

FEMA MAP
NOT TO SCALE
PANEL 13121C0059F

LOCATION MAP (NTS)

LEGAL DESCRIPTION
HOTEL PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in part of Land Lot 1262 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete monument found located at the intersection of the easterly Right-of-Way (R/W) line of Georgia 400 (Public, R/W varies), and the southerly R/W line of Webb bridge Road (Public, R/W varies), said concrete monument having Georgia State Plain Coordinates (NAD83) Northing=1482207.99 and Easting=2265798.71, thence along a direct tie, South 80 degrees 29 minutes 27 seconds East a distance of 503.42 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established, thence South a distance of 43.92 feet to a point; thence South 11 degrees 27 minutes 6 seconds West a distance of 26.55 feet to a point; thence South 15 degrees 41 minutes 3 seconds West a distance of 151.42 feet to a point, thence West a distance of 97.11 feet to a point, thence North a distance of 216.52 feet to a point, thence South 89 degrees 40 minutes 52 seconds East a distance of 143.32 feet to a point and the TRUE POINT OF BEGINNING

Said tract containing 0.623 acres (27,153 square feet)

PARCEL 2 ~ EASEMENT

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS BENEFITTING THE INSURED FEE PROPERTY AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MAYFAIR AT WEBB BRIDGE ASSOCIATION, DATED ____________ 2019, BY WEBB BRIDGE INVESTMENTS, LLC, AS DECLARANT, RECORDED ____________ 2019, IN DEED BOOK ______ PAGE ______, FULTON COUNTY, GEORGIA RECORDS

REFERENCES

1 ALTA/ACSM Land Title Survey for Crown Holdings Group by Atkins, dated December 16, 2014

2 City of Alpharetta Right of Way Plans, dated March 21, 2017

3 Zoning Report by Zoning Info, Inc., dated January 10, 2018

OWNER OF RECORD CONTACT:	SURVEYING CONTACT:
JOHN BONIFACE MAYFAIR STREET PARTNERS 26 MILTON AVENUE, ALPHARETTA GEORGIA 30009	MICHAEL C. SANFORD PLANNERS AND ENGINEERS COLLABORATIVE, INC. 350 RESEARCH COURT PEACHTREE CORNERS, GA 30092 PHONE: 770-451-2741 EMAIL: csanford@pecatl.com

To AVENUE VENTURES, LLC, TREZ CAPITAL (FLORIDA) CORPORATION, A BRITISH COLUMBIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALPHARETTA HOTEL PARTNERS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 5, 6(a), 6(b), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on: September 22, 2017, last revised August 29, 2019

Date of Map or Plat: AUGUST 29, 2019

GEORGIA REGISTERED LAND SURVEYOR No. 3179 MICHAEL C. SANFORD

PAGE 1 OF 3

REV	DATE	DESCRIPTION	BY
2	08/29/19	UPDATE PER SITE INSPECTION	WCS
1	02/26/19	UPDATE PER SITE INSPECTION	WCS

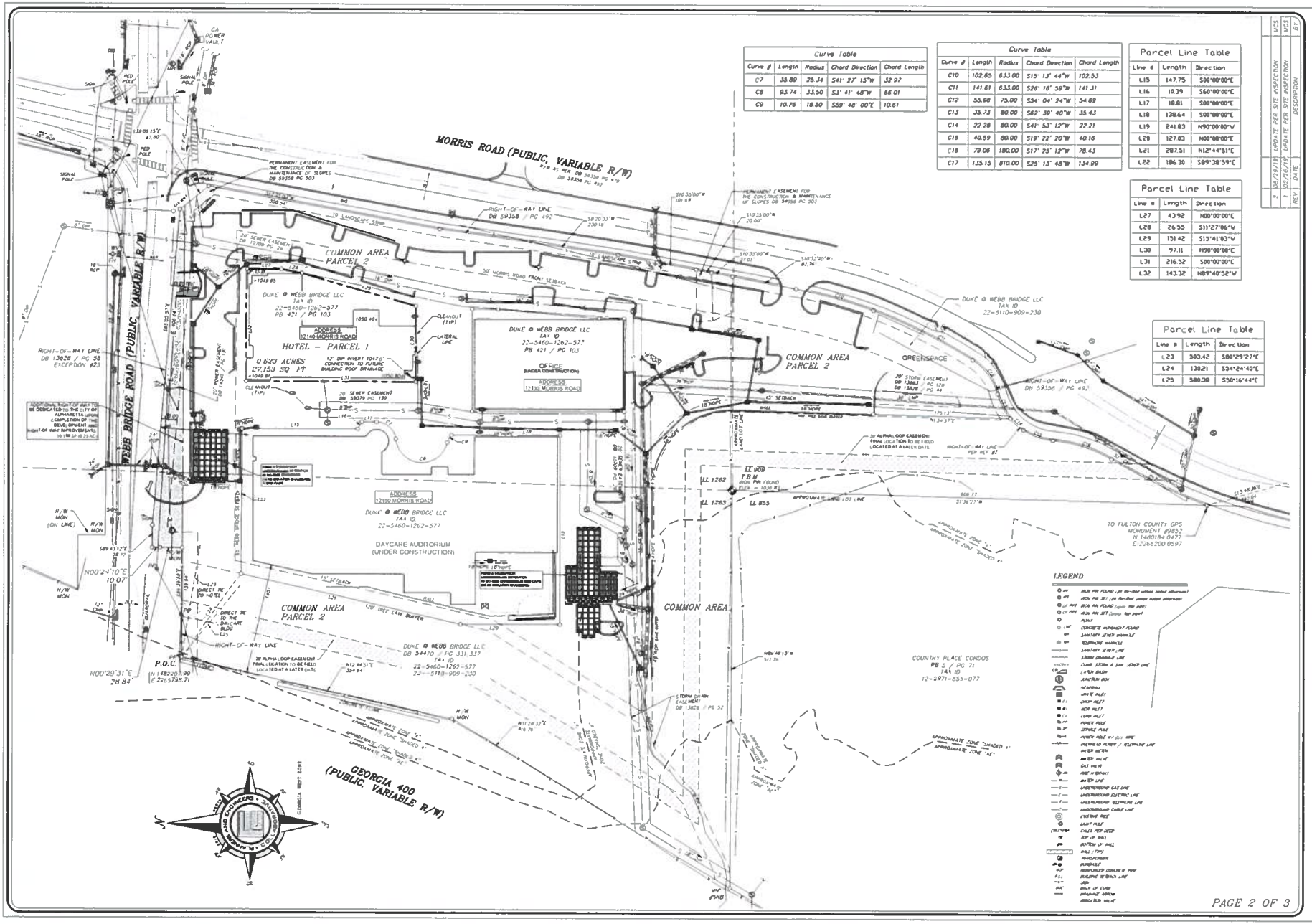
ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: WCS
CHECKED BY:
FILE NO: 12088.008
DATE: FEBRUARY 26, 2019
SCALE: NOT TO SCALE

of AVENUE VENTURES, LLC, TREZ CAPITAL (FLORIDA) CORPORATION, A BRITISH COLUMBIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALPHARETTA HOTEL PARTNERS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 1262, DISTRICT 2nd, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C7	35.89	25.34	S41° 27' 15"W	32.97
C8	93.74	33.50	S3° 41' 48"W	66.01
C9	10.76	18.50	S59° 46' 00"E	10.61

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C10	102.65	833.00	S15° 13' 44"W	102.53
C11	141.61	833.00	S26° 18' 39"W	141.31
C12	55.88	75.00	S54° 06' 24"W	54.69
C13	35.73	80.00	S82° 39' 40"W	35.43
C14	22.28	80.00	S41° 53' 12"W	22.21
C15	40.59	80.00	S19° 22' 20"W	40.16
C16	79.06	180.00	S17° 25' 12"W	78.43
C17	135.15	810.00	S25° 13' 48"W	134.99

Parcel Line Table		
Line #	Length	Direction
L15	147.75	S00°00'00"E
L16	18.39	S60°00'00"E
L17	18.81	S00°00'00"E
L18	138.64	S00°00'00"E
L19	241.83	N90°00'00"W
L20	127.03	N00°00'00"E
L21	287.51	N12°44'51"E
L22	186.30	S89°38'59"E

Parcel Line Table		
Line #	Length	Direction
L27	43.92	N00°00'00"E
L28	26.55	S11°27'06"W
L29	151.42	S13°41'03"W
L30	97.11	N90°00'00"E
L31	216.52	S00°00'00"E
L32	143.32	N89°40'52"W

Parcel Line Table		
Line #	Length	Direction
L23	303.42	S80°29'27"E
L24	138.21	S34°24'40"E
L25	380.38	S30°16'44"E

REV.	DATE	DESCRIPTION		
2	06/28/19	UPDATE PER SITE INSPECTION	WCS	
1	05/28/19	UPDATE PER SITE INSPECTION	WCS	BY

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY WCS
FILE NO. 12088.008
DATE OF FIELDWORK 21 DEC. 2018
SCALE 1"=50'

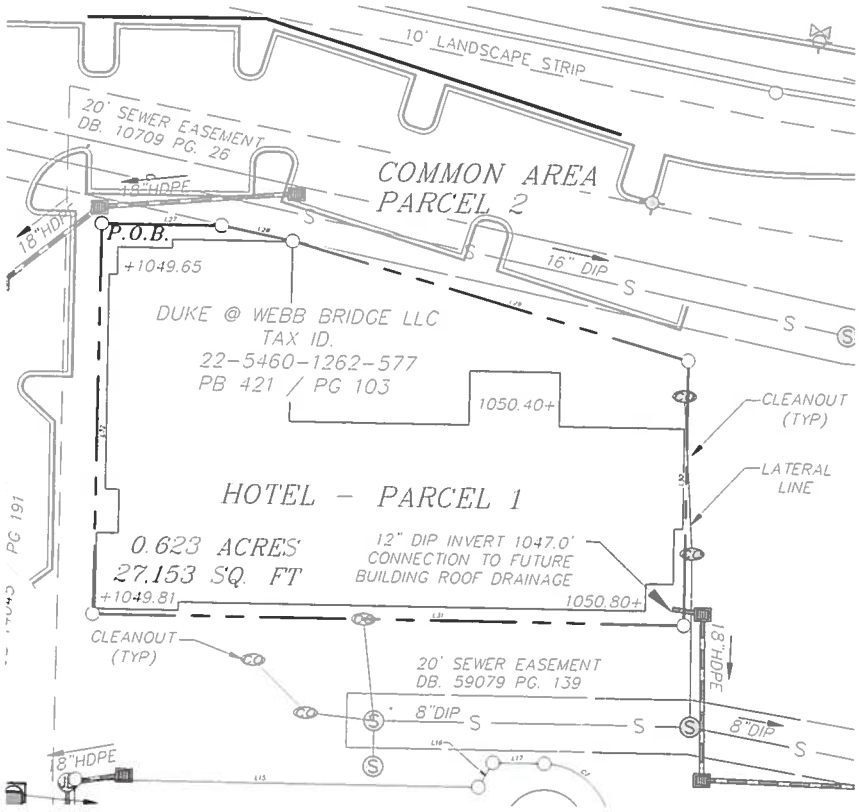
0 25 50 100

AVENUE VENTURES, LLC, TREZ CAPITAL (FLORIDA) CORPORATION, A BRITISH COLUMBIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALPHARETTA HOTEL PARTNERS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 1262
DISTRICT 2nd & 2nd SECTION

CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
GIS | PLANNING & LANDSCAPE ARCHITECTURE
REAL ESTATE | ENGINEERING & LAND SURVEYING



LEGEND

REV	DATE	DESCRIPTION	
2	06/29/19	UPDATE PER SITE INSPECTION	MCS
1	05/26/19	UPDATE PER SITE INSPECTION	MCS

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: MCS
FILE NO. 120689.000
DATE: FEBRUARY 26, 2019
SCALE: 1"=20'

0 10 20 40

AVENUE VENTURES, LLC, TREZ CAPITAL (FLORIDA) CORPORATION, A BRITISH COLUMBIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALPHARETTA HOTEL PARTNERS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 1262
DISTRICT 2nd 2nd SECTION

CITY OF ALPHARETTA

FULTON COUNTY
GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"

PLAT

Hard copy on page that follows

Enclosed electronically in PDF format

COUNTY CLERK

OWNER OF RECORD	SURVEYING CONTACT
CONTACT:	MICHAEL C. SANFORD
JOHN BONBACE	PLANNERS AND ENGINEERS
MAYFAIR STREET	COLLABORATIVE, INC
PARTNERS	350 RESEARCH COURT
56 MILTON AVENUE,	PEACHTREE CORNERS, GA
ALPHARETTA GEORGIA	30092
30009	PHONE: 770-451-2741
PHONE: 352-429-3356	E.MAIL: cmsfinc@gmail.com

NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.

2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Fulton County, Georgia and Incorporated Areas, Community Panel Number 13121C0059F, Panel 59 of 490, effective date September 18, 2013 and found a portion of the property shown hereon to lie within a designated Flood Zone Shaded "X" (0.2% annual chance of flood) and Flood Zone "AE" (1.0% annual chance of flood).

3. The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative on February 2016. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

5. This property was updated by site visit on November 19, 2014 for the purpose of determining visible, above ground physical changes located on the property. The property lines were not resurveyed and reflect conditions existing on prior surveys by Planners and Engineers Collaborative.

6. Zoning information (as per reference #3): O-I (Office Institutional)

Maximum Building Coverage - 40% lot coverage
Required - 234,301 square feet
Existing - 130,519 square feet

Minimum Open Space
Required - 58,575.1 square feet
Existing - 211,351 square feet

Maximum Building Height: 6 Stories

Setbacks

Morris Road - minimum 50 foot building setback
Georgia Hwy 400 - minimum 120 foot building setback
Webb Bridge Road - minimum 65 foot building setback
Property Lines - minimum 15 foot building setback along all other property lines

Landscape Buffers - minimum 10 foot buffer between parking area and all street rights-of-way

Landscape Buffers - minimum 100 foot buffer where abutting a Residential Tract

7. The bearings shown hereon are calculated by turned angles

8. This plan reflects conditions stipulated through public hearing regarding Master Plan Request MP-89-10, Preston Ridge Master Plan, Pod H.

9. Pins set are ½" rebar.

COMMON AREA LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in part of Land Lot 909 of the 1st District, 2nd Section and Land Lots 1262 and 1263 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being particularly described as follows:

Beginning at a concrete monument found located at the intersection of the easterly Right-of-Way (R/W) line of Georgia 400 (Public, R/W varies), and the southerly R/W line of Webb Bridge Road (Public, R/W varies), said concrete monument having Georgia State Plane Coordinates (NAD83) Northing=1482207.99 and Easting=2265798.71; thence along said southerly R/W line of Webb Bridge Road (Public, R/W varies) S 89°39'58"E, a distance of 139.94 feet to a concrete monument found; thence N 00°29'31"E, a distance of 28.84 feet to a point; thence N 00°41'10"E, a distance of 16.07 feet to a point; thence S 89°43'22"E, a distance of 28.77 feet to a point; thence S 85°32'57"E, a distance of 406.64 feet to a point located at the mitered intersection of the southerly R/W line of Webb Bridge Road (Public, R/W varies) and the westerly R/W line of Morris Road (Public, R/W varies); thence leaving said southerly R/W line of Webb Bridge Road and following along said mitered intersection S 38°08'15"E, a distance of 47.80 feet to a point; thence leaving said mitered intersection and following along said westerly R/W line of Morris Road (Public, R/W varies) S 10°35'00"W, a distance of 300.54 feet to a point; thence S 08°20'31"W, a distance of 230.18 feet to a point; thence S 10°35'00"W, a distance of 101.69 feet to a point; thence S 10°35'00"W, a distance of 20.00 feet to a point; thence S 10°35'00"W, a distance of 27.01 feet to a point; thence S 10°32'20"W, a distance of 67.76 feet to a point; thence 244.25 feet along an arc of a curve to the right, said curve having a radius of 633.00 feet and a chord bearing and distance of S 21°38'15"W 242.74 feet to a point; thence 53.98 feet along an arc of a curve to the right, said curve having a radius of 75.00 feet and a chord bearing and distance of S 54°04'24"W 54.69 feet to a point; thence 58.01 feet along an arc of a curve to the left, said curve having a radius of 80.00 feet and a chord bearing and distance of S 54°40'54"W 56.75 feet to a point; thence 40.39 feet along an arc of a curve to the left, said curve having a radius of 150.00 feet and a chord bearing and distance of S 75°22'50"W 40.16 feet to a point; thence 78.06 feet along an arc of a curve to the right; said curve having a radius of 160.00 feet and a chord bearing and distance of S 77°25'12"W 78.43 feet to a point; thence 135.15 feet along an arc of a curve to the left; said curve having a radius of 810.00 feet and a chord bearing and distance of S 73°17'48"W 134.99 feet to a point, thence leaving said westerly R/W line of Morris Road (Public, R/W varies) N 01°36'27"E, a distance of 808.77 feet to a ½" rebar found located at the intersection of Land Lots 1262, 1263, 909 and 855; thence along the common line of Land Lots 1263 and 855 N 89°46'13"W, a distance of 311.76 feet to a ½" rebar found located at the easterly R/W line of Georgia 400 (Public, R/W varies); thence along said easterly R/W line of Georgia 400 (Public, R/W varies) N 31°28'32"E, a distance of 416.76 feet to a concrete monument found; thence N 17°44'51"E, a distance of 354.64 feet to a concrete monument found and the POINT OF BEGINNING

Said tract containing 9.780 acres (426,029 s.f.)

Less and Except the Hotel, Daycare and Office Parcel

CERTIFICATE OF SURVEYOR

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND WILL BE PLACED DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAT, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY: MICHAEL C. SANFORD
REGISTERED GEORGIA LAND SURVEYOR NO. 3170
PLANNERS AND ENGINEERS COLLABORATIVE, INC.
350 RESEARCH COURT
PEACHTREE CORNERS, GA 30092
PHONE: 770-451-2741

Michael C. Sanford
MICHAEL C. SANFORD REGISTERED GEORGIA SURVEYOR NO. 3170

CERTIFICATE OF OWNER:

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that the plat was made from an actual survey and that the entire ownership of the subdivision is included within the subject plat.

Mayfair Street Partners Webb Bridge Townsend, LLC — 7/15/19
By: Date
Jason Joseph, Its Authorized Signatory

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL:

The Community Development Department of the City of Alpharetta, Georgia certifies that this plat complies with all requirements of the City of Alpharetta Zoning Requirements.

COMMUNITY DEVELOPMENT — 7/16/19 DATE

LEGAL DESCRIPTION
HOTEL PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in part of Land Lot 909 of the 1st District, 2nd Section and Land Lots 1262 and 1263 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete monument found located at the intersection of the easterly Right-of-Way (R/W) line of Georgia 400 (Public, R/W varies), and the southerly R/W line of Webb Bridge Road (Public, R/W varies), said concrete monument having Georgia State Plane Coordinates (NAD83) Northing=1482207.99 and Easting=2265798.71; thence along a direct line, South 30 degrees 29 minutes 27 seconds East a distance of 501.42 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established, thence South a distance of 43.92 feet to a point; thence South 11 degrees 27 minutes 6 seconds West a distance of 26.20 feet to a point; thence South 30 degrees 41 minutes 3 seconds West a distance of 151.42 feet to a point; thence West a distance of 97.11 feet to a point; thence North a distance of 216.52 feet to a point; thence South 89 degrees 40 minutes 52 seconds East a distance of 143.32 feet to a point and the TRUE POINT OF BEGINNING

Said tract containing 0.623 acres (27,153 square feet)

LEGAL DESCRIPTION
OFFICE PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in part of Land Lot 909 of the 1st District, 2nd Section and Land Lot 1262 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete monument found located at the intersection of the easterly Right-of-Way (R/W) line of Georgia 400 (Public, R/W varies), and the southerly R/W line of Webb Bridge Road (Public, R/W varies), said concrete monument having Georgia State Plane Coordinates (NAD83) Northing=1482207.99 and Easting=2265798.71; thence along a direct line, South 30 degrees 16 minutes 44 seconds East a distance of 580.38 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established, thence South 0 degrees 2 minutes 32 seconds West a distance of 32.98 feet to a point; thence South 4 degrees 54 minutes 26 seconds West a distance of 129.85 feet to a point; thence South a distance of 31.78 feet to a point; thence West a distance of 120.40 feet to a point; thence North a distance of 194.14 feet to a point; thence East a distance of 131.13 feet to a point and the TRUE POINT OF BEGINNING

Said tract containing 0.560 acres (24,382 square feet).

LEGAL DESCRIPTION
DAYCARE PARCEL

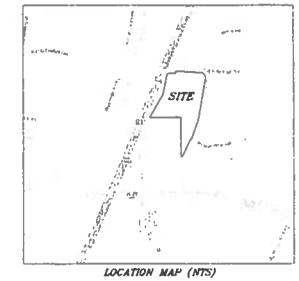
ALL THAT TRACT OR PARCEL OF LAND lying and being in part of Land Lot 909 of the 1st District, 2nd Section and Land Lots 1262 and 1263 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete monument found located at the intersection of the easterly Right-of-Way (R/W) line of Georgia 400 (Public, R/W varies), and the southerly R/W line of Webb Bridge Road (Public, R/W varies), said concrete monument having Georgia State Plane Coordinates (NAD83) Northing=1482207.99 and Easting=2265798.71; thence along a direct line, South 34 degrees 24 minutes 43 seconds East a distance of 130.21 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established, thence South 89 degrees 38 minutes 59 seconds East a distance of 188.30 feet to a point; thence South a distance of 147.75 feet to a point; thence South 60 degrees 0 minutes 0 seconds East a distance of 13.40 feet to a point; thence South a distance of 19.91 feet to a point; thence 35.89 feet along an arc of a curve to the right, said curve having a radius of 25.34 feet and a chord bearing and distance of South 41 degrees 27 minutes 16 seconds West 32.97 feet to a point; thence 93.74 feet along an arc of a curve to the left, said curve having a radius of 33.50 feet and a chord bearing and distance of South 3 degrees 41 minutes 48 seconds West 66.01 feet to a point; thence 10.76 feet along an arc of a curve to the right, said curve having a radius of 18.50 feet and a chord bearing and distance of South 56 degrees 48 minutes 0 seconds East 10.61 feet to a point, thence South a distance of 138.64 feet to a point, thence West a distance of 241.83 feet to a point, thence North a distance of 127.00 feet to a point; thence North 12 degrees 44 minutes 51 seconds East a distance of 287.51 feet to a point and the TRUE POINT OF BEGINNING

Said tract containing 2.055 acres (89,515 square feet)

FEMA MAP
NOT TO SCALE

Community Panel Number 13121C0059F, Panel 59 of 490, effective date September 18, 2013 and found a portion of the property shown hereon to fall within a designated Flood Zone Shaded "X" (0.2% annual chance of flood) and Flood Zone "AE" (1.0% annual chance of flood)



LOCATION MAP (NTS)

REV	DATE	DESCRIPTION	BY
1	06/27/19	SEE REVISION NOTE ON THE COVER	MCS

Drainage Note.

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases City of Alpharetta from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural streams, river or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these regulations and the Director of Public Works. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like necessary to remedy a condition, which in the judgment of said Director is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of City of Alpharetta nor an abrogation of City of Alpharetta's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

PARKING DATA

REQUIRED PARKING
DAYCARE/AUDITORIUM: 1 SPACE/400 SF = 156 SPACES
HOTEL: 1 SPACE/ROOM = 146 SPACES
3 EMPLOYEE SPACE/20 ROOMS = 7 SPACES
1 SPACE/500 SF MEETING/RESTAURANT = 11 SPACES
OFFICE: 1 SPACE/250 SF = 238 SPACES
TOTAL REQUIRED: 558 SPACES

25% SHARED USE REDUCTION: 420 SPACES REQUIRED

PROPOSED PARKING
SURFACE REGULAR SPACES: 293 SPACES
SURFACE COMPACT SPACES: 35 SPACES
ELECTRIC CAR SPACES: 17 SPACES (4%)
HANDICAP SPACES: 10 SPACES
DECK REGULAR SPACES: 45 SPACES
DECK COMPACT SPACES: 30 SPACES (32% TOTAL COMPACT)
TOTAL SPACES: 420 SPACES

18 BICYCLE SPACES

REFERENCES

1. ALTA/ACSM Land Title Survey for Crown Holdings Group by Atlanta, dated December 16, 2014
2. City of Alpharetta Right of Way Plans, dated March 21, 2017
3. Zoning Report by Zoning Info, Inc., dated January 10, 2018.

The field data upon which this map or plat is based has a closure precision of one foot in 32,167 feet and an angular error of 00° 00' per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 611,712 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 418, PAGE 92. THE PURPOSE OF THIS REVISION IS TO MOVE THE PROPERTY LINE OF THE HOTEL PARCEL AND OFFICE PARCEL OUT OF THE SEWER EASEMENT AND TO REVISE THE PARKING COUNT

AREA

PARCEL	ACRES	SQ. FT.
DAYCARE	2.055	89,515
OFFICE	0.560	24,382
HOTEL	0.623	27,153
COMMON AREA	9.780	426,029
OVERALL	13.018	567,079

SITE DATA

EXISTING SITE AREA: 13.018 ACRES
PROPOSED SITE AREA AFTER PROPOSED ROW: 12.790 ACRES
PROPOSED ROW ALONG MORRIS ROAD: 0.45 AC
PROPOSED ROW ALONG WEBB BRIDGE ROAD: 0.23 AC
IMPORTED IMPERVIOUS: 4.7% (6.06 AC)
DISTURBED: 8.6 ACRES
ADDRESS: 0 WEBB BRIDGE ROAD (PARCEL NO. 22 5480LL0297)
0 MORRIS ROAD (PARCEL NO. 12 311000800308)

ZONING
EXISTING ZONING: O&I
ZONING CONDITIONS: CASE MP-89-10 PRESTON RIDGE POD H
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE
DAYCARE/AUDITORIUM: 62,500 SF
HOTEL: 146 ROOMS / 2,800 SF MEETING SPACE / 3,500 SF RESTAURANT OF FACE: 98,750 SF

DEVELOPMENT STANDARDS
FRONT YARD (WEBB BRIDGE ROAD): 65 FEET
FRONT YARD (MORRIS ROAD): 50 FEET
SIDE SETBACK: 15 FEET
RESIDENTIAL TRANSITIONAL BUFFER: 100 FEET
GEORGIA 400 UNDISTURBED BUFFER: 120 FEET
LANDSCAPE STRIP: 10 FEET

MAXIMUM HEIGHT ALLOWED: 6 STORY PER PRESTON RIDGE POD H
DAYCARE/AUDITORIUM: 1 STORY
HOTEL: 4 STORY
OFFICE: 4 STORY

MAXIMUM COVERAGE BY BUILDING: 40%
PROPOSED COVERAGE BY BUILDING: 19%

OPEN SPACE REQUIRED: 10% NET BUILDABLE AREA = 62 ACRES
OPEN SPACE PROVIDED: 25% OR 1.51 ACRES

SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be contrued with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael C. Sanford — MICHAEL C. SANFORD — 03-18-19
Signature — Printed Name — Date
Registered Ga. Land Surveyor

Plat Book 421 Page 103
Filed and Recorded 7/11/2019 10:18:00 AM
2019-0265133
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 4068785422

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANFORD

PAGE 1 OF 4

MINOR PLAT

DRAWN BY: MCS
CHECKED BY: MCS
DATE: TORNAY 18, 2019
SCALE: NOT TO SCALE

MAYFAIR AT WEBB BRIDGE

OF

CITY OF ALPHARETTA

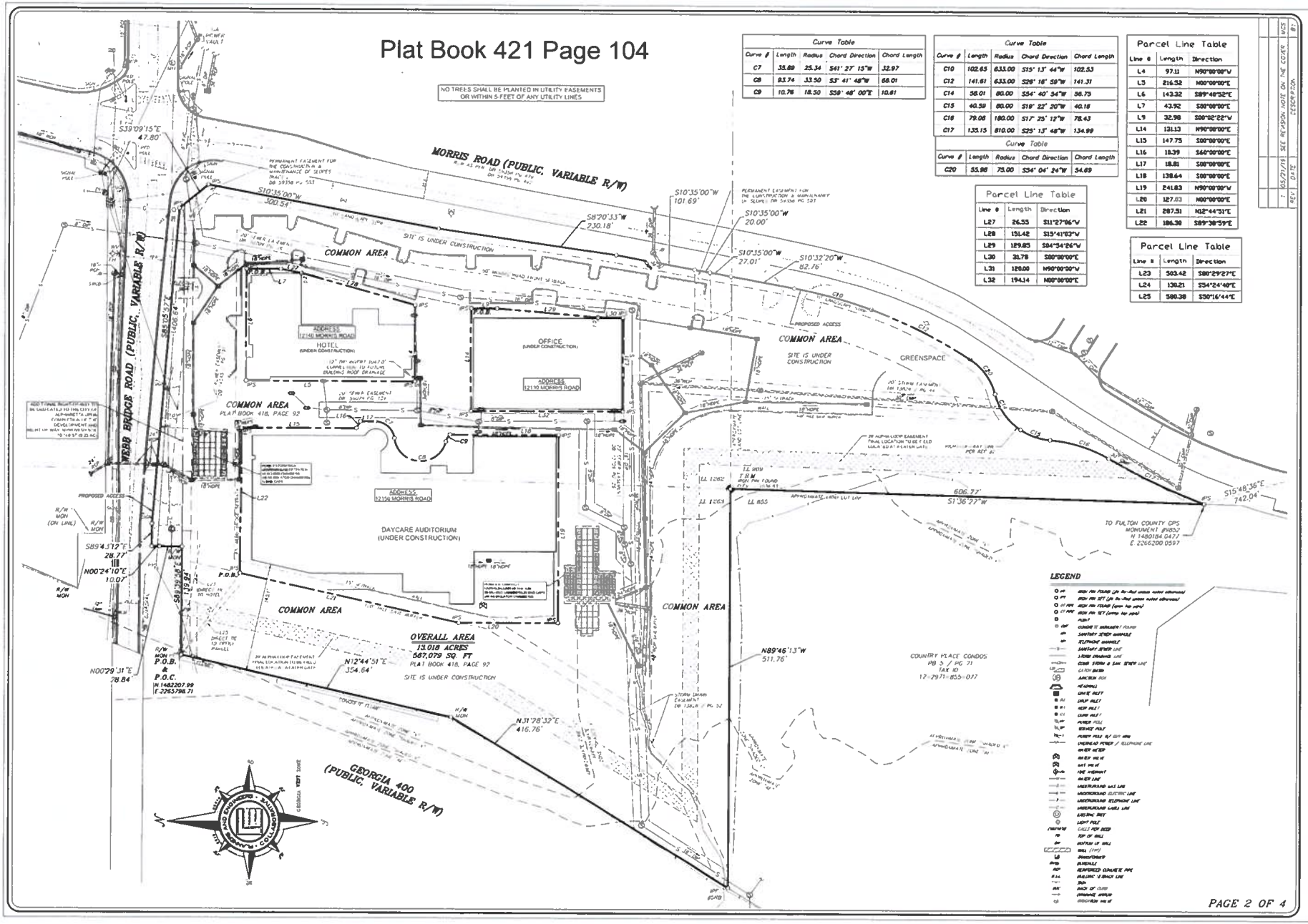
LAND LOT(S) 909, 1262 AND 1263
DISTRICT 1ST, 2ND SECTION

FULTON COUNTY GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"

Plat Book 421 Page 104

NO TREES SHALL BE PLANTED IN UTILITY EASEMENTS OR WITHIN 5-FEET OF ANY UTILITY LINES



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C7	33.89	25.34	S41° 27' 15"W	32.97
C8	93.74	33.50	S3° 41' 48"W	66.01
C9	10.76	18.50	S39° 48' 00"E	10.61

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C10	102.65	633.00	S15° 13' 44"W	102.53
C12	141.61	633.00	S28° 18' 59"W	141.31
C14	38.01	80.00	S54° 40' 34"W	38.73
C15	40.59	80.00	S18° 22' 20"W	40.16
C16	79.08	180.00	S17° 23' 12"W	78.43
C17	135.15	810.00	S25° 13' 48"W	134.99

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C20	55.98	75.00	S34° 04' 24"W	54.69

Parcel Line Table		
Line #	Length	Direction
L4	97.11	N90°00'00"W
L5	216.52	N00°00'00"E
L6	143.32	S89°48'52"E
L7	43.92	S00°00'00"E
L9	32.98	S00°02'22"W
L14	121.13	N90°00'00"W
L15	147.75	S00°00'00"E
L16	18.39	S46°00'00"E
L17	18.81	S00°00'00"E
L18	138.64	S00°00'00"E
L19	241.83	N90°00'00"W
L20	127.03	N00°00'00"E
L21	287.51	N12°44'51"E
L22	186.38	S89°38'59"E

Parcel Line Table		
Line #	Length	Direction
L27	26.55	S11°27'06"W
L28	151.42	S15°41'03"W
L29	129.85	S84°54'26"W
L30	31.78	S00°00'00"E
L31	120.00	N90°00'00"W
L32	194.14	N00°00'00"E

Parcel Line Table		
Line #	Length	Direction
L23	503.42	S80°29'27"E
L24	130.21	S34°24'40"E
L25	500.38	S50°16'44"E

#	DATE	DESCRIPTION	BY
1	10/07/18	SEE REVISION NOTE ON THE COVER	WCS

MINOR PLAT

DRAWN BY: WCS
CHECKED BY:
FILE NO: 2018-108
DATE: 10/07/18
SCALE: 1"=50'

MAYFAIR AT WEBB BRIDGE

OF

FULTON COUNTY GEORGIA

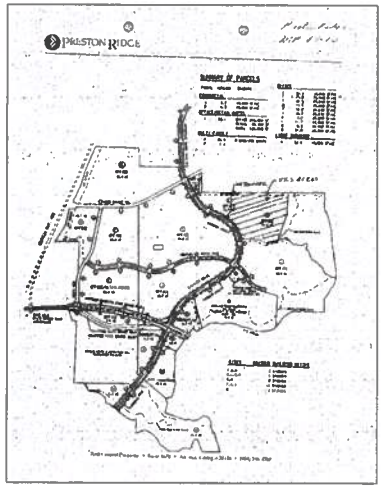
CITY OF ALPHARETTA

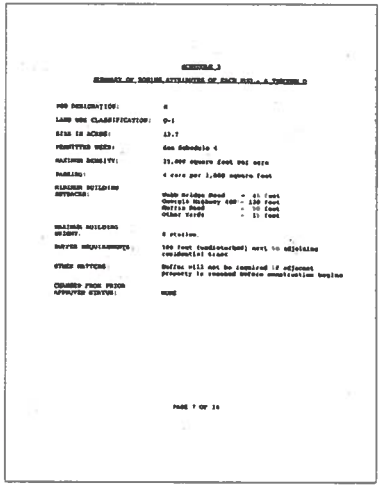
LAND LOT(S) 905, 1262 AND 1263
DISTRICT 1st, 2nd SECTION

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

Plat Book 421 Page 105





SCHEDULE 3

SUMMARY OF BASIC STANDARDS OF EACH POD - A TOWNHOME D

POD DESIGNATION: A

LAND USE CLASSIFICATION: O-I

SIZE IN ACRES: 13.7

PERMITTED USES: See Schedule 4

MAXIMUM DENSITY: 21,000 square feet per acre

PARKING: 4 cars per 1,000 square feet

MINIMUM BUILDING SETBACKS:
Webb Bridge Road - 25 feet
Georgia Highway 400 - 100 feet
Cottage Road - 30 feet
Other Yards - 15 feet

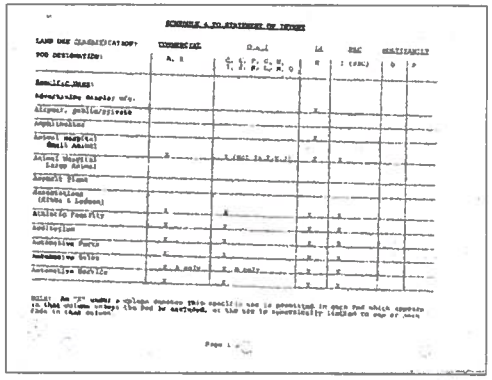
MAXIMUM BUILDING HEIGHT: 6 stories

BUFFER REQUIREMENTS: 100 feet (undisturbed) next to adjoining residential zones

OTHER CRITERIA: Buffer will not be required if adjacent property is removed before construction begins

CHANGES FROM PRIOR APPROVED STATUS: NONE

Page 7 of 16



SCHEDULE A TO STATEMENT OF INTENT

LAND USE CLASSIFICATION: / POD DESIGNATION:	COMMERCIAL A, B	O.I C, D, F, G, H, I, J, K, L, M, N, O	LI H	PSC I (PSC)	MULTIFAMILY G	P
Amusements:						
Advertising display m/p.						
Airport, public/private			X			
Amphitheater						
Animal hospital Small Animal			X			
Animal Hospital Large Animal	X	X (Not in F, J)	X	X		
Asphalt Plant						
Association (Clubs & Lodges)						
Athletic Facility	X	X	X	X		
Auditorium	X	X	X	X		
Automotive Parts	X	X	X	X		
Automotive Sales	X	X	X	X		
Automotive Service	X A only	X A only	X	X		
	X	X	X	X		

RULE: An "X" under a column number this specific use is permitted in each POD which appears in that column header; the POD by certified, or the POD is specifically limited to one or more

Page 1 of

LAND USE CLASSIFICATION: / POD DESIGNATION:	COMMERCIAL A, B	O.I C, D, F, G, H, I, J, K, L, M, N, O	LI H	PSC I (PSC)	MULTIFAMILY G	P
Bakery						
Bakery Shop	X	X	X	X		
Bank, Savings & Loan	X	X	X	X		
Beauty Shop	X	X	X	X		
Bearing Company	X	X	X	X		
Beauty Spa, Health & Massageology						
Bowling Alley			X			
Broadcasting Studio (Radio or T.V.)		X, O only	X			
Builder's Supplies	X	X	X	X		
Building Materials (Inside-Outside Storage)			X			
Building Materials Enclosed (for retail)			X			
Car Wash	X	X, C & O only	X	X		
Carpenter Shop, Woodworking	X	X, O only	X	X		
Carpet & Rug Sales						
Cemetery	X		X	X		

Page 2 of 7

LAND USE CLASSIFICATION: / POD DESIGNATION:	COMMERCIAL A, B	O.I C, D, F, G, H, I, J, K, L, M, N, O	LI H	PSC I (PSC)	MULTIFAMILY G	P
Amusements:						
Church, Synagogue						
Clubs, Public/Private	X	X	X			
Community Center	X	X	X	X		
Concrete Plant						
Conventions Centers w/Gas Pumps			X			
Country Club	X	X (Not in F, J, L)	X	X		
Dance Center						
Day Care Center	X	X	X	X		
Dry Cleaner, Plant-Up Station	X	X	X	X		
Dry Cleaner, Plant	X	X	X	X		
Dwelling: Single-Family Detached	X	X	X	X		
Dwelling, Two-Family						
Dwelling, Multi-Family Group						
Electric, Power Lines, Substation		X only in O			X	X
Equestrian Center		X only in O	X	X		
Family Day Care Home						

Page 3 of 7

PAGE 3 OF 4

REV	DATE	DESCRIPTION	BY
1	10/27/05	SEE REVISION NOTE ON THE COVER	WCS

MINOR PLAT

DRAWN BY: WCS
CHECKED BY: WCS
DATE: 10/27/05
SCALE: 1"=50'

OF

MAYFAIR AT WEBB BRIDGE

LAND LOTS 906, 1250 AND 1283
DISTRICT 1st, 2nd SECTION

CITY OF ALPHARETTA

FULTON COUNTY GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
• SITE PLANNING • LANDSCAPE ARCHITECTURE
• CIVIL ENGINEERING • LAND SURVEYING
10 PARK CROW PLACE • HILTON HEAD, S.C. 29926
(843) 681-3116 • WWW.PECLLC.COM

LAND USE CLASSIFICATION: / POD DESIGNATION:	COMMERCIAL A, B	O & I C, E, F, G, H, I, J, K, L, M, O	LI N	PSC I (PSC)	MULTIFAMILY O	P
Specific Uses:						
Farmlands (except livestock, poultry)						
Farmlands (including livestock, poultry)						
Plantation						
Florist, Retail		X (Not in G)	X			
Florist, Retail w/Greenhouse	X	X		X		
Golf Course, Driving Range	X	X Only in G	X	X		
Golf, Miniature		X Only in C	X			
Greenhouse, Nursery	X	X (Not E,F,I,J,G,C)		X		
Heliport Public/Private			X			
Home-Elderly,Children, Nursing		X Only E,F,I,J,C,G				
Hospital	X	X				
Hotel	X	X				
Junk Yards	X	X	X			
Kennel						
Laboratory, Research Commercial		X	X			

Page 4 of 7

LAND USE CLASSIFICATION: / POD DESIGNATION:	COMMERCIAL A, B	O & I C, E, F, G, H, I, J, K, L, M, O	LI N	PSC I (PSC)	MULTIFAMILY O	P
Specific Uses:						
Laundry, Self-Serve, Pick-Up						
Laundry, Industrial	X	X	X	X		
Liquor Store			X			
Locker, Frozen Food or Cold Storage	X	X	X	X		
Machine Shop			X			
Mobile Home			X			
Motel						
Museum	X	X	X			
Manufacturing, light, limited	X	X				
Manufacturing, heavy, general		X Only in C,I,J,F	X			
Office and uses associated with office			X			
Outpatient Treatment Facility w/on-site housing	X	X	X	X		
Parking Lot			X			
Park & Playground	X	X	X	X		
Pet Grooming	X	X	X	X		
Police, Sheriff, Highway Patrol	X		X	X		
Power Station	X	X (Not in G)	X	X		
			X			

Page 5 of 7

LAND USE CLASSIFICATION: / POD DESIGNATION:	COMMERCIAL A, B	O & I C, E, F, G, H, I, J, K, L, M, O	LI N	PSC I (PSC)	MULTIFAMILY O	P
Specific Uses:						
Print Shop						
Prison	X	X	X	X		
Public Building						
Radio, T.V., Transmitter Studio	X	X	X	X		
Rental Services Establishment w/outside storage	X	X	X	X		
Rental Services Establishment, no outside storage			X			
Restaurant	X		X	X		
Restaurant (w/drive-thru window)	X	X	X	X		
Retail Establishment	X	X (Not in J,E,F,O)	X	X		
Retail Establishment, Mixed Sales	X	X	X	X		
Salvage Yards	X	X Only in G,H,N	X	X		
Sawmill						
School, Academic						
School, Commercial (Beauty, Business)	X	X		X		
	X	X	X	X		

Page 6 of 7

LAND USE CLASSIFICATION: / POD DESIGNATION:	COMMERCIAL A, B	O & I C, E, F, G, H, I, J, K, L, M, O	LI N	PSC I (PSC)	MULTIFAMILY O	P
Specific Uses:						
Septic Tank Sales, Construction						
Service Station, Automotive						
Sewage Disposal Plant	X	X (Not in J or O)	X	X		
Storage, Inside Incidental w/uses			X			
Storage, Outside	X	X	X	X		
Taxidermist			X			
Theater, Cinema			X			
Tire Retreading	X	X	X	X		
Tower						
Tourist Home			X	X		
Utility Substation		X Only in G				
Vehicle For Hire Company		X Only in G	X			
Welding Shop			X			
Wholesale			X			
	X	X (Not in G,F,H,J)	X			

Page 7

PAGE 4 OF 4

REV	DATE	DESCRIPTION	BY
1	05/21/15	SEE REVISION NOTE ON THE COVER	WCS

MINOR PLAT

DRAWN BY: WCS
CHECKED BY: [illegible]
DATE: [illegible]
SCALE: 1"=[illegible]

MAYFAIR AT WEBB BRIDGE

FULTON COUNTY GEORGIA

CITY OF ALPHARETTA

LAND LOT(S): 905, 1265 AND 1263
DISTRICT: 1ST, 2ND SECTION

PLANNERS AND ENGINEERS COLLABORATIVE

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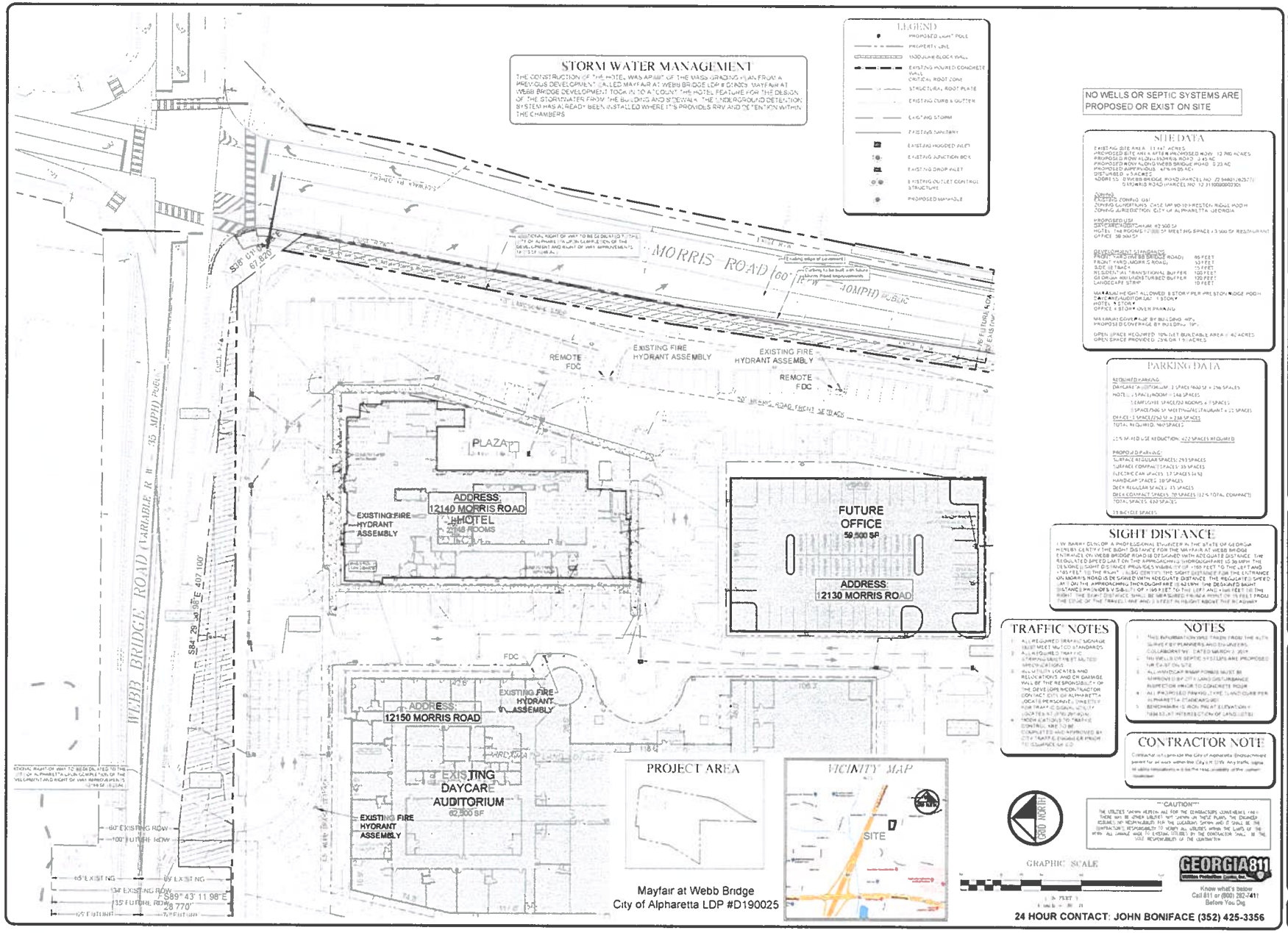
1170 HIGHWAY 138 SE, STE. 100, MONROE, GEORGIA 30656
770.207.1118 ■ WWW.PECGA.COM

Plat Book 421 Page 106
Cathelene Robinson
Clerk of Superior Court

SITE PLAN

Hard copy on page that follows

Enclosed electronically in PDF format


STORM WATER MANAGEMENT
THE CONSTRUCTION OF THE HOTEL WAS APART OF THE MASS GRADING PLAN FROM A PREVIOUS DEVELOPMENT CALLED MAYFAIR AT WEBB BRIDGE LDP #D190025. MAYFAIR AT WEBB BRIDGE DEVELOPMENT TOOK INTO ACCOUNT THE HOTEL FEATURE FOR THE DESIGN OF THE STORMWATER FROM THE BUILDING AND SIDEWALK. THE UNDERGROUND DETENTION SYSTEM HAS ALREADY BEEN INSTALLED WHERE IT'S PROVIDES RRV AND DETENTION WITHIN THE CHAMBERS.
LEGEND
PROPOSED LIGHT POLE
PROPERTY LINE
MODULAR BLOCK WALL
EXISTING POURED CONCRETE WALL
CRITICAL ROOT ZONE
STRUCTURAL ROOT PLATE
EXISTING CURB & GUTTER
EXISTING STORM
EXISTING SANITARY
EXISTING HOODED INLET
EXISTING JUNCTION BOX
EXISTING DROP INLET
EXISTING OUTLET CONTROL STRUCTURE
PROPOSED MANHOLE
NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE
SITE DATA
PARKING DATA
SIGHT DISTANCE
TRAFFIC NOTES
NOTES
CONTRACTOR NOTE
"CAUTION"
MORRIS ROAD (60' R/W) 40MPH PUBLIC
WEBB BRIDGE ROAD (VARIABLE R/W) 35 MPH PUBLIC
REMOTE FDC
EXISTING FIRE HYDRANT ASSEMBLY
PLAZA
ADDRESS: 12140 MORRIS ROAD
HOTEL
148 ROOMS
FUTURE OFFICE
59,500 SF
ADDRESS: 12130 MORRIS ROAD
ADDRESS: 12150 MORRIS ROAD
EXISTING DAYCARE AUDITORIUM
62,500 SF
FDC
PROJECT AREA
VICINITY MAP
SITE
GRAPHIC SCALE
GEORGIA 811
Know what's below. Call 811 or (800) 282-7411 Before You Dig
24 HOUR CONTACT: JOHN BONIFACE (352) 425-3356
Mayfair at Webb Bridge
City of Alpharetta LDP #D190025
paradigm Engineering Services, Inc.
WEBB BRIDGE INVESTMENTS, LLC
SITE & GRADING PLAN
HOTEL PROJECT at WEBB BRIDGE
WEBB BRIDGE & MORRIS ROAD
LL 909, 1762 & 1263, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
Drawing No. C2

EVIDENCE OF PAYMENT OF TAXES

Parcel 22-54601262-149-2

City of Alpharetta	Date of payment 12/1/2023	Amount paid $403.19
Fulton County	Date of payment 9/1/2023	Amount paid $1,836.44

See enclosed verification from county and city websites

0994

18598

PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 202155
BILL #: 2321942
TAX DISTRICT: 10 TAX YEAR: 2023

ALT ID #: 7134343
REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL INDENTIFICATION
ALPHARETTA HOTEL HOLDINGS LLC	12140 MORRIS RD	22 -5460-1262-149-2

FAIR MARKET VALUE	ASSESSED VALUE
$175,300	$70,120

EXEMPTION TYPE	ELIGIBLE	APPLIED

LEVIES	ASSESSED VALUES	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
2023-BND DEBT	70,120	-	0	=	70,120	X	0.000799	=	56.03
2023-L.O.S.T.	70,120	-	0	=	70,120	X	-0.003159	=	-221.51
2023-GEN GOVT	70,120	-	0	=	70,120	X	0.00811	=	568.67

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

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

CURRENT YEAR TAXES DUE	$403.19
PRIOR YEARS TAXES DUE:	$0.00
PENALTIES & INTEREST:	$0.00
TOTAL DUE:	**$403.19**

CALPHA04-1040594-0000000-14445332-001-019536-#018603-0994

DETACH HERE AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT USING THE RETURN ENVELOPE ENCLOSED

I GENR-24-NB 0030

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

PROPERTY TAX BILL

Accepted payment methods include cash, check, money order, certified check, or credit card (Visa, MasterCard, or American Express). Payments can be made: (a) through the enclosed return envelope; (b) at the city's website www.alpharetta.ga.us (access through your smartphone via this QR-Code); (c) in person at City Hall, 2 Park Plaza, Alpharetta, GA 30009; or (d) by contacting the City's customer service team at 678-297-6060.

Account Number: 202155
Amount Due: $403.19
Due Date: 12/01/2023

AMOUNT PAID

0000208202300232194210000040319 6

18598

ALPHARETTA HOTEL HOLDINGS LLC
16701 Collins Ave # 102
Sunny Isles Beach FL 33160-4201

MAKE CHECK PAYABLE & REMIT TO:

City of Alpharetta
Finance Department-Tax
PO Box 117022
Atlanta GA 30368-7022

Alpharetta

Real Estate

View Bill

As of	7/22/2024
Bill Year	2023
Bill	2321942
Owner	ALPHARETTA HOTEL HOLDINGS LLC
Parcel ID	22 -5460-1262-149-2

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	$403.19	$403.19	$0.00	$0.00	$0.00
TOTAL		$403.19	$403.19	$0.00	$0.00	$0.00

©2024 Tyler Technologies, Inc.

Valley 7/22/2024 4:50 PM

Alpharetta Hotel Holdings

42216125

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN ARTIFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE VIEW AUTHENTICITY DETAILS

Alpharetta Hotel Holdings LLC
16701 Collins Avenue, Ste 102
Sunny Isles Beach, FL 33160

Valley National Bank
201 E.Las Olas Blvd
Fort Lauderdale FL 33301

021201383

150

PAY **** FOUR HUNDRED THREE AND 19/100 DOLLARS

10/10/2023 $403.19*****

TO THE ORDER OF
City of Alpharetta
Finance department Tax
PO Box 117022
Alpharetta, GA 30368-7022

Rub Here Ink Disappears

LaserSecure™ Fraud Resistant Laser Checks

⑈000150⑈ ⑆021201383⑆ 00004221612 5⑈

This check contains 10 security features

Artificial watermark, thermochromatic ink, toner anchorage, 30-chemical sensitive paper, copy void pantograph, chemical wash detection field, microprint, laid lines, explicit warning banner, ultraviolet light-sensitive fibers

098573 40 10132023 01 11:09:58

The color in this box is white.

Any other color is evidence of chemical washing.

The color in this box is white.

Any other color is evidence of chemical washing.

FOR DEPOSITORY BANK USE ONLY

YOUR ENDORSEMENT IS THE ABOVE AREA ONLY
DO NOT SIGN, WRITE OR STAMP BELOW THIS LINE

CREDIT TO WITHIN NAMED PAYEE
LACK OF END GTD TRUIST BANK
LOCKBOX ID: 117022 SITE: ATL-STI
DEPOSIT DATE: 10-13-2023
1000099077470
BATCH #: 3 SEQ #: 0040

WARNING - DO NOT CASH CHECK WITHOUT NOTING SECURITY FEATURES BELOW

Amount: $-403.19

Statement Description: CHECK

Check Number: 150

Posted Date: 10/16/2023

Type: Debit

Status: Posted

Your Invoice

Click on Proceed to Payment when you are ready to pay.

Please wait 30 minutes before processing a second payment to ensure account balance is updated.

Type - Real Estate Taxes

Type	Parcel ID	Invoice #	Due Date	Balance Due
Real Estate Taxes	22 546012621492	22 546012621492 2023RE-CTY	11/15/2023	$1,836.44

Subtotal (1 Items) $1,836.44

Not including any applicable service fees.

Proceed to Payment

I want to Register this Account (CustomerRegistration.aspx?iti=8&bg=eb54f933-aeac-4b8c-a416-e509f7e66e4d&cg=1d38a6f3-4bfd-41a4-8052-c51f951a84de&i=ea2b471b-f3c1-4e0d-bc4d-ee62271991cf)

Powered By InvoiceCloud | Privacy Policy (http://www.invoicecloud.net/privacy-policy) | Trustwave Secure Site (https://sealserver.trustwave.com/cert.php?customerId=e6fe5831b6ba46ef83d7c7330126e94d)

Detailed Tax Summary

City of Atlanta / Fulton

Tax Year: 2023

Owner Name	Parcel Identification	Account Number
ALPHARETTA HOTEL HOLDINGS LLC	22 546012621492	7134343

Property Location	Tax District
12140 MORRIS ROAD	10 - ALPHARETTA

Fair Market Value	Assessed Value	Temporary Assessment
175,300	70,120	None

City Exemption

County Exemption

Levies	Assessment	Exemptions	Net Assessment		Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	70,120.00	0.00	70,120.00	X	.000180	$0.00	$12.62
FULTON OPER	70,120.00	0.00	70,120.00	X	.008870	$0.00	$621.96
FULTON SCHOOL GEN	70,120.00	0.00	70,120.00	X	.017140	$0.00	$1,201.86
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 9/21/2023			**Total Amount Billed**				$1,836.44
			Less Amount Paid				$1,836.44
			Total Due				$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

Valley 7/22/2024 4:49 PM

Alpharetta Hotel Holdings
42216125
Amount: $-1,836.44
Statement Description: FULTON CNTY TAX TAX PMT ID: 5961041 ALPHARETTA HOTEL HOLDI
Posted Date: 9/25/2023
Type: Debit
Status: Posted

EVIDENCE OF NO OUTSTANDING CODE VIOLATIONS

See enclosed letter from the City of Alpharetta, dated July 19, 2024.

Alpharetta Fire & Emergency Services
Fire Marshal's Office

2565 Old Milton Pkwy Alpharetta, GA 30009
Email: FireMarshalsOffice@alpharetta.ga.us
Phone: 678-297-6272

July 19th, 2024

Gloria Fernandez

HB Capital Group

16701 Collins Avenue

Sunny Isles Beach, FL 33160

Dear Gloria Fernandez:

This is in response to your open records request for the property located at 12140 Morris Road. This appears to be an open land area. There are no structures currently at this location. The FMO has not completed any inspections at this location. No open fire code violations have been recorded.

Respectfully,

Dennis Warner

Deputy Fire Marshal

THE CITY OF
ALPHARETTA
GEORGIA

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

July 19, 2024

RE: Code Violations/12140 Morris Road

To Whom It May Concern:

This is in response to your open records request for the property located at 12140 Morris Road. 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

FEES

Check Number 170	**$325.00 (Advertising)**
Check Number 171	**$750.00 (Conditional Use Permit)**
Check Number 173	**$750.00 (Master Plan Amendment)**

DATE:07/22/2024 CK#:170 TOTAL:$325.00***** BANK:Alpharetta Hotel Hol at Valley(alphhoho)
PAYEE:City of Alpharetta(cityofalphar)

Property Address - Code	Invoice - Date	Description	Amount
Alpharetta Hotel Holdings LLC - a	07/18/24 - 07/19/2024	Legal advertising Hybrid hotel appl	325.00
			325.00

DATE:07/22/2024 CK#:170 TOTAL:$325.00***** BANK:Alpharetta Hotel Hol at Valley(alphhoho)
PAYEE:City of Alpharetta(cityofalphar)

Property Address - Code	Invoice - Date	Description	Amount
Alpharetta Hotel Holdings LLC - a	07/18/24 - 07/19/2024	Legal advertising Hybrid hotel appl	325.00
			325.00

Form #503

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN ARTIFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "LS" LOGO

Alpharetta Hotel Holdings LLC
16701 Collins Avenue, Ste 102
Sunny Isles Beach, FL 33160

Valley National Bank
201 E.Las Olas Blvd
Fort Lauderdale FL 33301

021201383

170

PAY **** THREE HUNDRED TWENTY FIVE AND 00/100 DOLLARS

07/22/2024 $325.00*****

TO THE ORDER OF **City of Alpharetta**
Finance department Tax
PO Box 117022
Alpharetta, GA 30368-7022

NON-NEGOTIABLE

Rub Here
Ink Disappe

DATE:07/22/2024 CK#:171 TOTAL:$750.00***** BANK:Alpharetta Hotel Hol at Valley(alphhoho)
PAYEE:City of Alpharetta(cityofalphar)

Property Address - Code	Invoice - Date	Description	Amount
Alpharetta Hotel Holdings LLC - a	07184 conditional use permit	Conditional use permit	750.00
			750.00

DATE:07/22/2024 CK#:171 TOTAL:$750.00***** BANK:Alpharetta Hotel Hol at Valley(alphhoho)
PAYEE:City of Alpharetta(cityofalphar)

Property Address - Code	Invoice - Date	Description	Amount
Alpharetta Hotel Holdings LLC - a	07184 conditional use permit	Conditional use permit	750.00
			750.00

Form #503

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN ARTIFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "LS" LOGO

Alpharetta Hotel Holdings LLC
16701 Collins Avenue, Ste 102
Sunny Isles Beach, FL 33160

Valley National Bank
201 E Las Olas Blvd
Fort Lauderdale FL 33301

021201383

171

PAY **** SEVEN HUNDRED FIFTY AND 00/100 DOLLARS

07/22/2024 $750.00*****

TO THE ORDER OF
City of Alpharetta
Finance department Tax
PO Box 117022
Alpharetta, GA 30368-7022

DATE:07/25/2024 CK#:173 TOTAL:$750.00***** BANK:Alpharetta Hotel Hol at Valley(alphhoho)
PAYEE:City of Alpharetta(cityofalphar)

Property Address - Code	Invoice - Date	Description	Amount
Alpharetta Hotel Holdings LLC - a	hybrid hotel application	Master plan review hybrid hotel appl	750.00
			750.00

DATE:07/25/2024 CK#:173 TOTAL:$750.00***** BANK:Alpharetta Hotel Hol at Valley(alphhoho)
PAYEE:City of Alpharetta(cityofalphar)

Property Address - Code	Invoice - Date	Description	Amount
Alpharetta Hotel Holdings LLC - a	hybrid hotel application	Master plan review hybrid hotel appl	750.00
			750.00

Form #503

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN ARTIFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "LS" LOGO

Alpharetta Hotel Holdings LLC
16701 Collins Avenue, Ste 102
Sunny Isles Beach, FL 33160

Valley National Bank
201 E Las Olas Blvd
Fort Lauderdale FL 33301

021201383

173

PAY **** SEVEN HUNDRED FIFTY AND 00/100 DOLLARS

07/25/2024 $750.00*****

TO THE ORDER OF
City of Alpharetta
Finance department Tax
PO Box 117022
Alpharetta, GA 30368-7022

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⑈000173⑈ ⑆021201383⑆ 0000422616125⑈

CITY COUNCIL MEETING
STAFF REPORT

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

I. **AGENDA ITEM TITLE:** MP-24-06/CLUP-24-03/Z-24-11/V-24-18 THE PROVIDENCE GROUP/3750 BROOKSIDE PARKWAY

PLANNING COMMISSION: NOVEMBER 7, 2024

CITY COUNCIL: NOVEMBER 18, 2024

II. **RECOMMENDATION:**

Approve MP-24-06/CLUP-24-03/Z-24-11/V-24-18 The Providence Group/3750 Brookside Parkway and Deny variance to reduce parking, subject to the following conditions:

1. The 9.89-acre property shall be zoned R-10M and the site shall be developed substantially similar to the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/25/24, 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. Architecture and materials shall be substantially similar to the submitted renderings prepared by Niles Bolton Associates, dated 10/30/24, with final approval by Staff. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as approved by Staff. Industrial architectural elements shall be added such as dark trimmed windows, metal brackets where brackets are shown. Residential entrances shall include industrial style lighting such as oversized gooseneck.
3. Up to 160 'Dwelling, 'For-Sale', Attached' units shall be permitted with a maximum building height of 3 stories and 47'. Residential entitlement shall be deducted from the Brookside Master Plan Pod B non-residential max. density at an exchange rate of 800 square feet of non-residential density for each residential unit.
4. 'Dwelling, 'For-Sale' Attached shall be added as a conditional use in Brookside Master Plan Pod B.
5. Development shall comply with the City's Unified Development Code Parking requirements.
6. Building setbacks shall be 50' along Old Milton Parkway, except that a 45' section shall have a 14' setback. Building setback shall be 25' along Brookside Parkway.
7. New internal streets and alleys shall be substantially similar to the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/25/24. New internal street shall be private and maintained by the HOA.
8. Open space shall be substantially similar to the open space depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/25/24.
9. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.
10. Minimum 15' planted buffer shall be provided along the east property line and minimum 25' planted buffer shall be provided along the west property line.
11. The proposed development shall not be gated.
12. Developer shall provide stairway access from the site to the sidewalk along Old Milton Parkway at the northeastern corner of the site, as approved by Staff.
13. Developer shall provide a traffic calming/enhanced pedestrian crosswalk on Brookside Parkway, as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/25/24.

14. Developer shall improve a green pedestrian connection along the west side of the property, as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/25/24. A public access easement shall be provided for the green pedestrian connection. Pedestrian connection shall include an 8' concrete multi-use trail, park-like landscaping, wayfinding signage, seating and outdoor workspace or alternative placemaking improvement, as approved by Staff. Seating shall be similar to Exhibit A, including 2 sections of 3 benches. String lighting shall be installed over entrance along Brookside Parkway.
15. Developer shall identify a project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, The Providence Group, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, and variance to allow for the redevelopment of a two (2) story, 105,236 square foot Class B office building with 160 'For-Sale' townhouse-style condominium units on approximately 9.9 acres in Brookside. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the Brookside Master Plan Pod B. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' and 'For-Sale', Residential). Variances are requested to increase building height, reduce setbacks, reduce undisturbed buffers, and reduce parking. The property is located at 3750 Brookside Parkway on the south side of Old Milton Parkway between the two (2) intersections with Brookside Parkway.

DISCUSSION

The submitted request, if approved, would allow for the redevelopment of a two (2) story, 105,236 square foot Class B office building with 160 'For-Sale' townhouse-style condominium units on approximately 9.9 acres in the Brookside Master Plan. The proposed density in Pod B is 5.33 dwelling units per acre. A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to Brookside Master Plan Pod B. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' and 'For-Sale', Residential). Variances are requested to increase building height, reduce setbacks, reduce undisturbed buffers, and reduce parking. The property is located at 3750 Brookside Parkway on the south side of Old Milton Parkway between the two (2) intersections with Brookside Parkway.

The property is zoned O-I subject to the Brookside Master Plan Pod B and was developed in 2001 with a two (2) story, 105,236 square foot office building and surface parking lot. Surrounding properties are zoned O-I to the west and south, C-2 (General Commercial) to the east, and CUP (Community Unit Plan) and R-8A (Dwelling, 'For-Sale', Attached Residential) to the north. The Mansions at Alpharetta is located to the west, an office building and an undeveloped property owned by Georgia State University is located to the south, Zyka and Bruster's Real Ice Cream are located to the east, and Folia and Camden Pond are located to the north. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow a residential development.

Brookside Master Plan was approved in 1997 as an office park with retail nodes along Old Milton Parkway. Pod B, which is approximately 30 acres, was approved for office use with a maximum density of 18,000 square feet per acre, or 540,000 square feet and a maximum building height of six (6) stories.

The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create

activity nodes near or within existing suburban office parks. In response, the Brookside Small Area Plan was created and adopted in 2022. The plan's vision is to re-imagine the area as a walkable, connected environment in an effort to re-position the suburban office park which currently has one of the highest office vacancy rates in the City. The Plan does not include land use recommendations and the future land use designation of Brookside remains 'Corporate Office'.

As shown in the table below, the applicant requests variances to the Unified Development Code (UDC) related to development regulations in the R-10M zoning district, undisturbed buffer requirements, and parking requirements.

Applicant's Variance Requests

Code Reference	Applicant's Request
UDC Subsection 2.2.10(D) R-10M Dwelling, 'For-Rent' or 'For-Sale', Residential, District Regulations	Increase max. building height from 35' to 3 stories and 47'. Reduce the setback along Old Milton Parkway from 65' to 50', except for a 45' section where the setback will be 14'. Reduce the setback along Brookside Parkway from 65' to 25'.
UDC Subsections 3.2.8(B)(1)(a) Tree Replanting, Buffer, and Landscape Standards, Buffer Requirements	Reduce/modify the 50' undisturbed buffer to a 15' planted buffer.
UDC Section 2.5 Parking and Loading	Reduce parking requirements from 374 spaces to 370 spaces. Allow 1 required parking space per unit to be uncovered and unenclosed.

SITE PLAN

The submitted site plan depicts the existing 105,236 square foot office building to be demolished and redeveloped with 160 'For-Sale' townhouse-style condominium units in fourteen (14), three (3) story buildings. Units are twenty-foot (20') wide and are rear entry. Access to the site will continue from an existing shared driveway on Old Milton Parkway and a relocated driveway on Brookside Parkway. A 25' setback and ten-foot (10') landscape strip are depicted along Brookside Parkway and a 50' setback and twenty-foot (20') planted buffer are depicted along Old Milton Parkway. A fifteen-foot (15') setback and planted buffer are depicted along the east property line and a 25' setback and planted buffer are depicted along the west property line.

A green pedestrian connection is proposed along the west side of the property, which is consistent with the framework plan identified in the Brookside Small Area Plan. The area includes a stream and existing stormwater pond, which is proposed to be placed underground. Additional open space is depicted throughout the development, including an amenity area with clubhouse and pool on the east side of the development, a mail kiosk with parking near the Brookside Parkway project entrance, and several linear green spaces between buildings. The existing five-foot (5') sidewalks and street trees along Old Milton Parkway will remain with GDOT's roadway project. The site plan depicts a six-foot (6') planter and eight-foot (8') sidewalk along Brookside Parkway, which is consistent with the streetscape identified in the Small Area Plan. Five-foot (5') sidewalks are depicted throughout the development.

Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a minimum ten-foot (10') by eighteen-foot (18') driveway. The applicant indicated that there will be 106 two (2) bedroom units and 54 three (3) bedroom units for a total of 374

parking spaces. The site plan depicts 160 spaces in garages, 160 spaces on driveways, and 50 guest spaces for a total of 370 spaces. A parking variance is requested to reduce parking by four (4) spaces and allow uncovered/unenclosed parking.

The applicant has stated that street trees along Old Milton Parkway and Brookside Parkway will be saved. The remaining trees on the site are parking lot landscape trees, of which none were identified to be saved. The property is served by a master detention pond which provides stormwater management for properties in the Brookside Master Plan. An above-ground treatment pond exists in the southwest corner of the subject property, which is part of the master stormwater system. The applicant proposes to place the pond underground in order to improve the area as a green pedestrian connection.

RENDERINGS

The applicant submitted renderings of the townhouse-style condominium buildings, which depict brick, board and batten, and siding as the primary exterior materials. Six (6) buildings will be three (3) stories on slab and eight (8) buildings will be three (3) stories over partially buried basement. Four (4) buildings have a side elevation facing Brookside Parkway, with those elevations including a porch and balcony on the first two (2) floors and a front entrance facing the street.

TRAFFIC

The applicant submitted a trip generation report. The proposed townhome development is expected to generate 70 AM Peak Hour trips and 83 PM Peak Hour trips, which represents a 57% decrease in AM Peak Hour trips and 47% decrease in PM Peak Hour trips compared to the existing office development on the property.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 160 'For-Sale' Townhome Units

School	Estimated # New FCS Students Generated
New Prospect Elementary School	3 – 32
Webb Bridge Middle School	1 – 11
Alpharetta High School	5 – 26
Total	9 – 69

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 9 – 69 school age children. New Prospect Elementary School and Alpharetta High School have available enrollment capacity; however, Webb Bridge Middle School is over capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to where people work.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The Horizon 2040 Comprehensive Plan includes policies to allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

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

Response: The proposed future land use change would result in less impact on roads as evidenced by the 57% decrease in AM Peak Hour trips and 47% decrease in PM Peak Hour trips compared to the existing office development on the property. The change to allow a residential development would increase demand on parks and recreation. However, the applicant proposes on-site amenities, as well as off-site improvements connecting the property to the existing trail system and Brookside Park.

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

Response: The proposal would not negatively impact public health, safety, and welfare. The intent of the proposal is to re-position the Brookside office park by adding residential to create activity nodes.

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

Response: The current office market provides an opportunity to re-position the Brookside office park while addressing the City's housing needs. The addition of housing in the Brookside office park is a means of re-positioning office by bringing residences closer to where people work.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING AND MASTER PLAN CHANGES

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

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

Response: While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing people closer to where they work.

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

Response: The zoning proposal would not adversely affect the existing use of adjacent or nearby properties. The intent of the proposal is to re-position the Brookside office park by adding a residential use that will bring people closer to where they work.

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

Response: The applicant's proposal represents redevelopment of an existing office building and parking lot and would not adversely affect the natural environment. The proposal respects the stream and buffers on the west side of the property.

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

Response: The property is zoned O-I and subject to the Brookside Master Plan Pod B, which is approved for 18,000 square feet/acre, or 540,000 square feet, of non-residential use. A variety of non-residential uses are permitted on the property including athletic facility, bank, clinic, church, congregate housing, day care center, research laboratory, office, and school (academic and commercial). The applicant's request to add residential development within the Brookside would help re-position the office park by bringing residences closer to goods and services and where people work.

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 would not have significant impacts on public facilities and services. The applicant's proposal would increase the demand on recreation and parks. However, the proposed development includes amenities and open space for the residents and the developer proposes an enhanced crosswalk trail connection linking to the existing trail system in the Brookside office park.

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

Response: The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to goods and services and where people work.

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. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to goods and services and where people work.

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

Response: The property is zoned O-I and subject to the Brookside Master Plan Pod B, which is approved for 18,000 square feet/acre, or 540,000 square feet, of non-residential use. A variety of non-residential uses are permitted on the property including athletic facility, bank, clinic, church, congregate housing, day care center, research laboratory, office, and school (academic and commercial). The applicant's request to add residential development within the Brookside would help re-position the office park by bringing residences closer to goods and services and where people work.

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

Response: The comprehensive land use plan designation of the subject property is 'Corporate Office', which requires an amendment to 'High Density Residential' to allow the applicant's proposal.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The subject property has extraordinary and exceptional conditions due to its topography. The property sits approximately twenty feet (20') lower than the elevation of Old Milton Parkway. Reducing the setback along Old Milton will allow for buildings to be partially buried, limiting the height of those buildings nearest to Old Milton Parkway. The Brookside Small Area Plan recommends that buildings be

pulled up to the sidewalk along Brookside Parkway, which is consistent with the requested setback variance along that street. The Brookside Master Plan allows commercial building heights up to six (6) stories, of which the applicant requests a variance to allow a three (3) story product with a partially buried basement. A variance to allow uncovered parking was approved at Ecco Park on North Point Drive, which was directly tied to the applicant's unique product type (townhouse-style condominium units). However, the variance to reduce residential parking requirements is not supported. Variances to reduce residential parking have not been approved in the City and there are no public parking facilities in the area to support overflow parking.

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

Response: Application of the ordinance would create an unnecessary hardship. The requested variances relate to re-positioning the Brookside office park by introducing residential use and seeking compliance with the vision in the Brookside Small Area Plan.

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

Response: The property has peculiar conditions that adversely affect its reasonable use as currently zoned. The requested variances relate to re-positioning the Brookside office park by introducing residential use and seeking compliance with the vision in the Brookside Small Area Plan.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, and variance. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. If approved, the proposal would bring residences closer to goods, services, and jobs.

The property has exceptional and peculiar conditions due to its topography and location within the Brookside Small Area Plan. Setback variances are supported by the Small Area Plan and the height variance would allow a building height less than the maximum height allowed in the Brookside Master Plan. A variance to allow uncovered parking was approved at Ecco Park on North Point Drive, which was directly tied to the applicant's unique product type (townhouse-style condominium units). However, the variance to reduce residential parking requirements is not supported. Variances to reduce residential parking have not been approved in the City and there are no public parking facilities in the area to support overflow parking.

CITIZEN PARTICIPATION PLAN

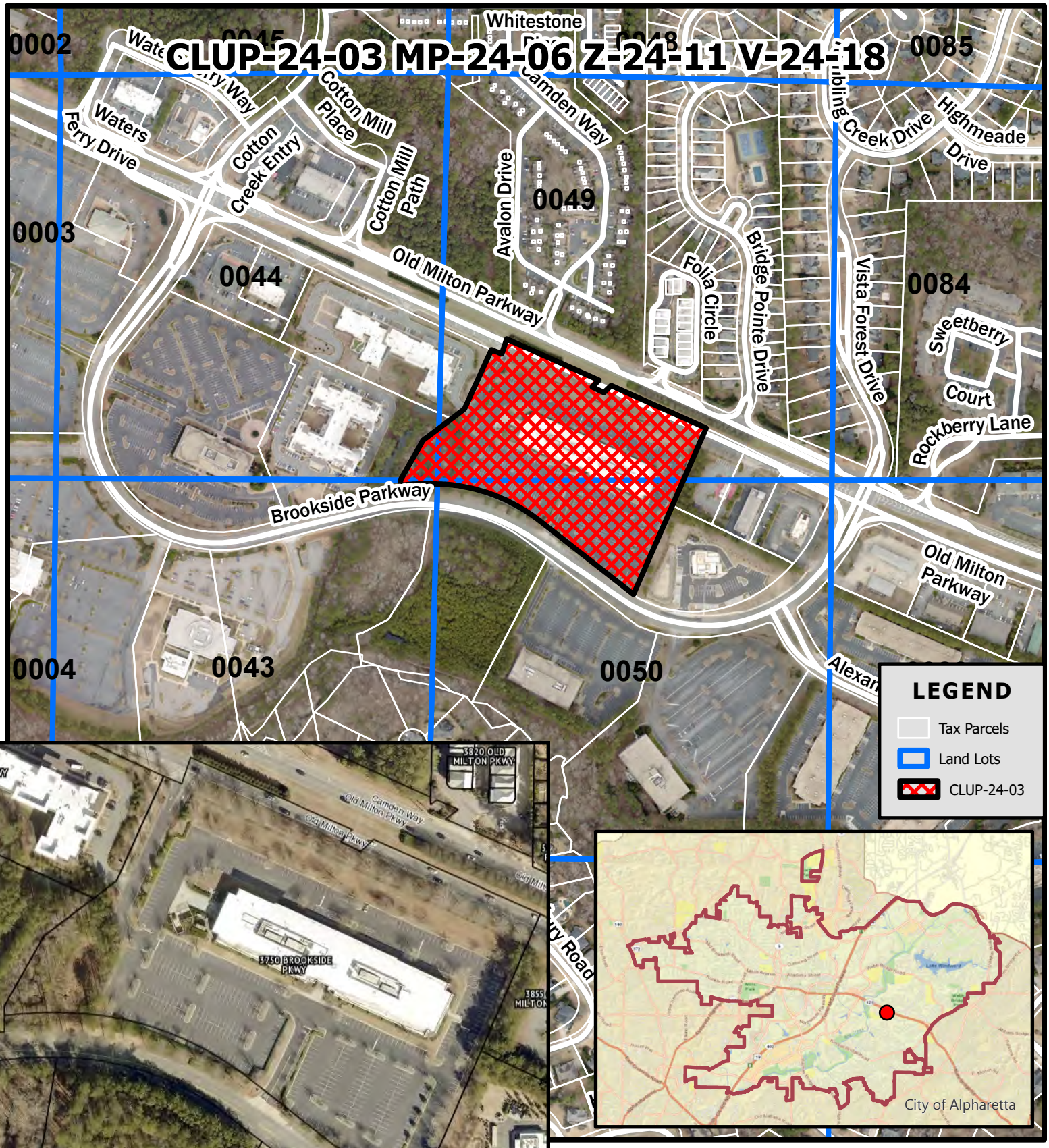
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no correspondence was received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on October 9, 2024. There were no public comments.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Rendering
- Exhibit A
- CZIM
- Citizen Part B
- Application



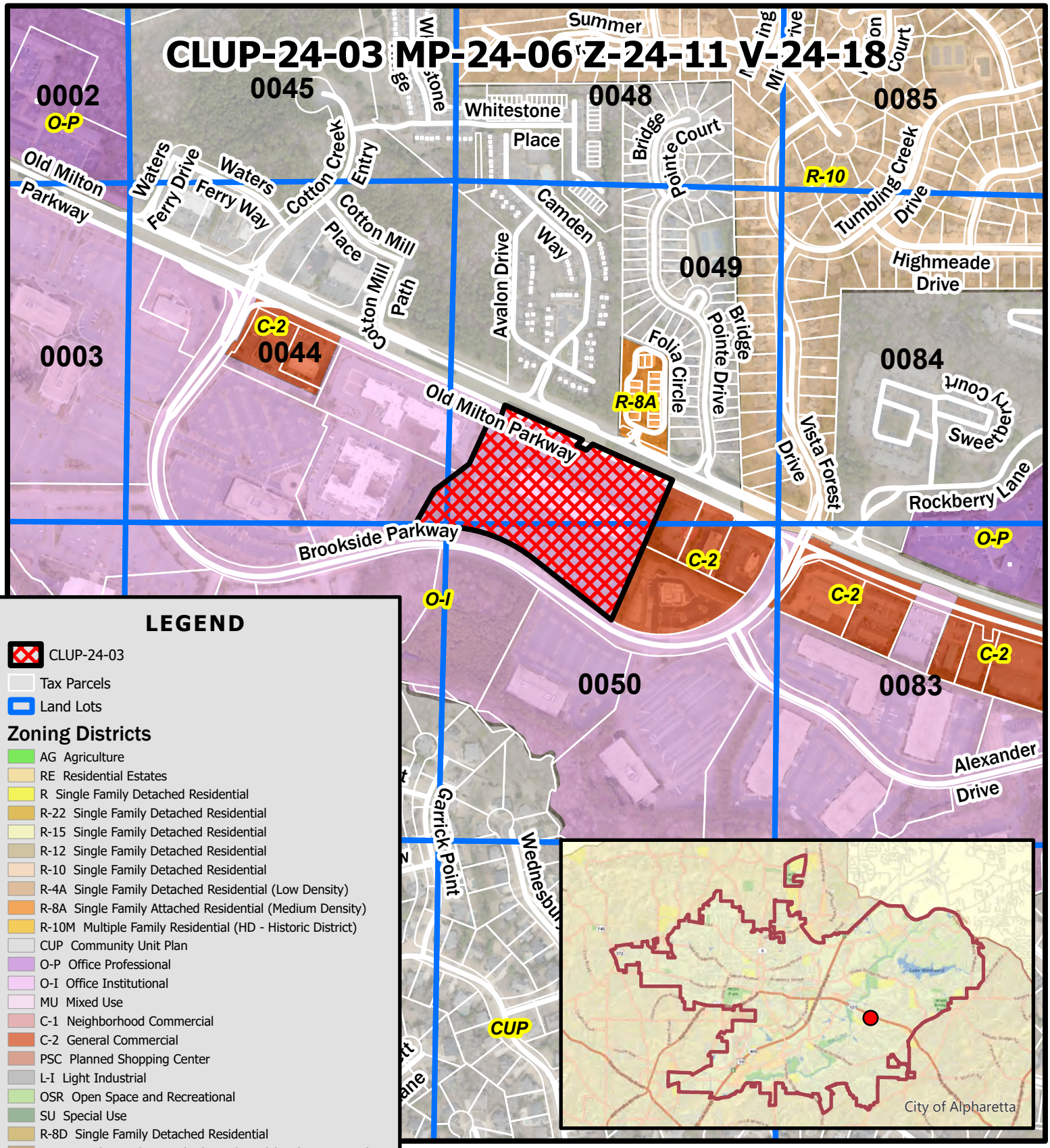
CLUP-24-03 MP-24-06 Z-24-11 V-24-18
D/LL: 1/1/43, 44, 49, 50
PC: 7/11/24
CC: 7/29/24

Aerial Map
The Providence Group
3750 Brookside Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

CLUP-24-03 MP-24-06 Z-24-11 V-24-18



LEGEND

- CLUP-24-03
- Tax Parcels
- Land Lots

Zoning Districts

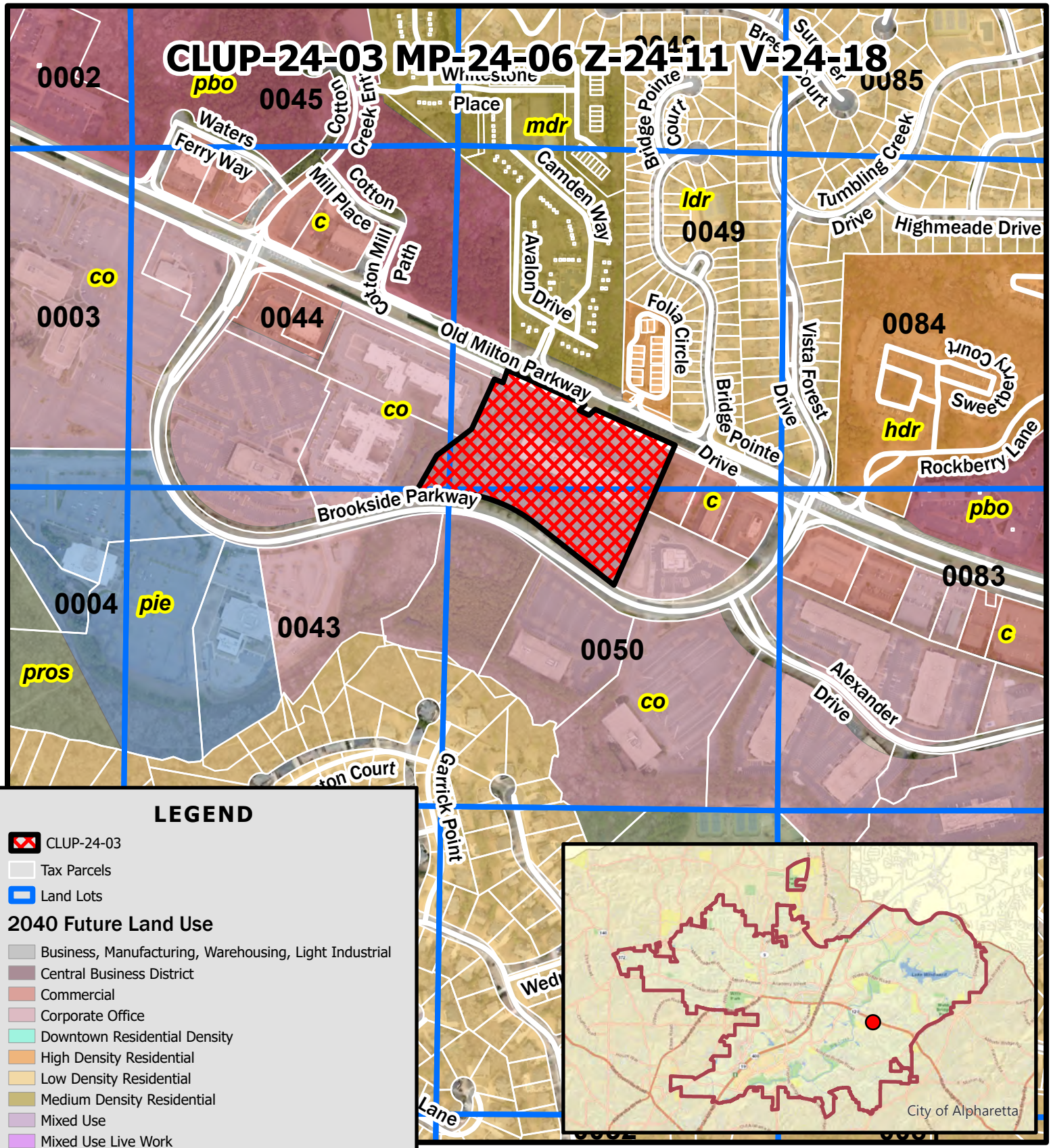
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)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

CLUP-24-03 MP-24-06 Z-24-11 V-24-18
D/LL: 1/1/43, 44, 49, 50
PC: 7/11/24
CC: 7/29/24

Zoning Map
The Providence Group
3750 Brookside Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- CLUP-24-03
- Tax Parcels
- Land Lots

2040 Future Land Use

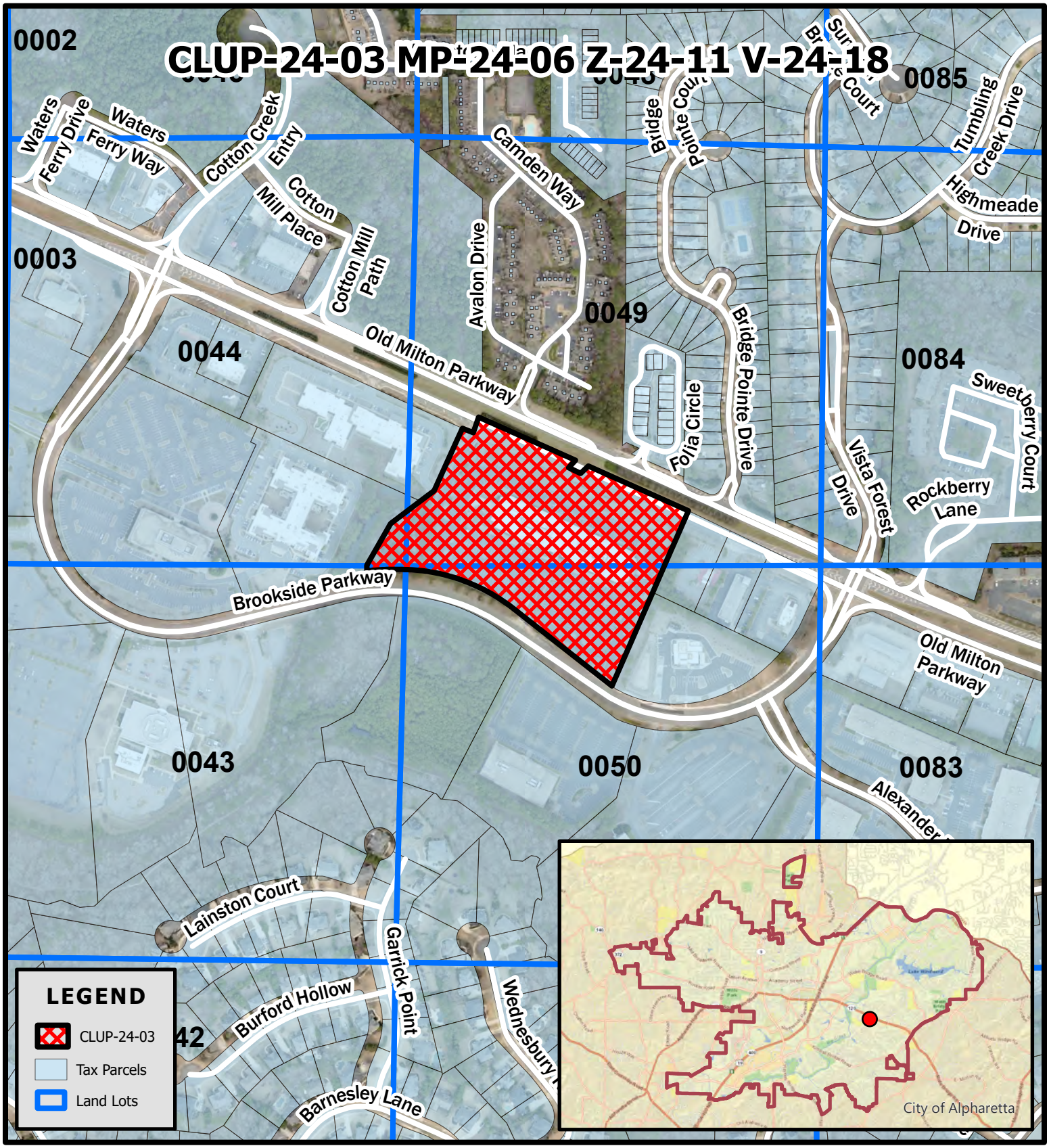
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

CLUP-24-03 MP-24-06 Z-24-11 V-24-18
D/LL: 1/1/43, 44, 49, 50
PC: 7/11/24
CC: 7/29/24

Future Land Use Map
The Providence Group
3750 Brookside Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



CLUP-24-03 MP-24-06 Z-24-11 V-24-18

D/LL: 1/1/43, 44, 49, 50

PC: 7/11/24

CC: 7/29/24

Location Map

The Providence Group

3750 Brookside Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

BROOKSIDE RESIDENTIAL COMMUNITY

CITY OF ALPHARETTA

0 20' 40' 80'
scale: 1" = 40'

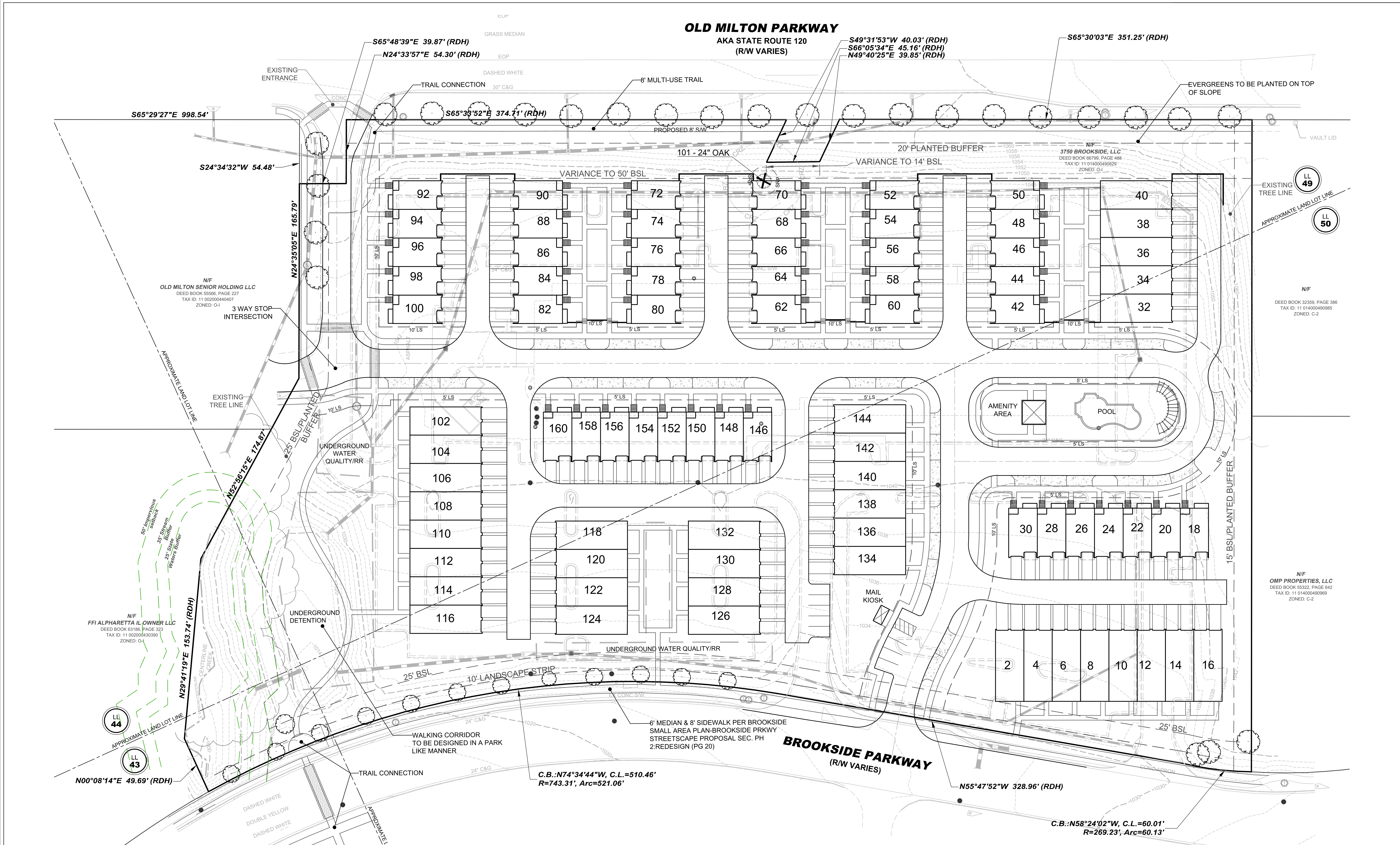
10.30.2024

b+c STUDIO

PREPARED FOR THE PROVIDENCE GROUP thePROVIDENCEgroup

TOTAL SITE AREA: 9.893 ACRES
POD "B" AREA: 30 ACRES

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	9.893 ACRES
POD "B" AREA	30 ACRES
FLOODPLAIN (APPROXIMATE)	0

ZONING

EXISTING ZONING	O-I
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

REAR ENTRY DUPLEX CONDOMINIUMS	160 UNITS
TOTAL SITE DENSITY	16.1 U/A
TOTAL DENSITY (POD "B")	5.33 U/A

DEVELOPMENT STANDARDS

FRONT YARD	25' TO BROOKSIDE PKWY / 50' OLD MILTON PKWY
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT (TOWNHOMES)	4 STORIES
MINIMUM LOT WIDTH	20 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING

GARAGE	160
DRIVEWAY	160
GUEST	50
TOTAL	370

NOTES

1. SPEED LIMIT OF OLD MILTON PARKWAY IS 45 MPH. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY ONEBARK ON 09-28-2023.

VARIANCES

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 4-STORY BUILDING HEIGHT.
2. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE FRONT YARD SETBACK ALONG OLD MILTON PARKWAY FROM 65-FEET TO 50-FEET EXCEPT ALONG A 45-FOOT SECTION WHERE SETBACK SHALL BE 14-FEET.
3. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 25-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
4. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
5. ALPHARETTA UDC § 2.5.4 TO PROVIDE A MINIMUM OF TWO SPACES FOR EACH CONDOMINIUM UNIT TO BE LOCATED IN THE ASSOCIATED GARAGE AND DRIVEWAY.

LEGAL DESCRIPTION TRACT I

All that tract or parcel of land lying and being in Land Lots 43, 44, 49, and 50 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

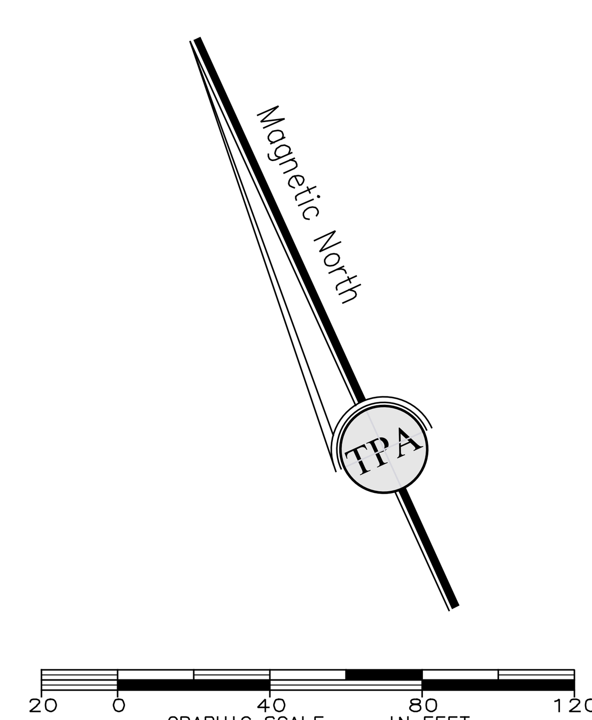
COMMENCING at the Northeasterly miter of the intersection of the Southerly right of line of Old Milton Parkway (R/W varies) and the Easterly right of way line of Brookside Parkway; THENCE proceeding along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 29 minutes 27 seconds East a distance of 998.54 feet to a point; THENCE South 24 degrees 34 minutes 32 seconds West a distance of 54.48 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** continuing along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 48 minutes 38 seconds East a distance of 39.87 feet to a nail set; THENCE North 24 degrees 33 minutes 57 seconds East a distance of 54.30 feet to a nail set; THENCE South 65 degrees 33 minutes 52 seconds East a distance of 374.71 feet to an iron pin set; THENCE South 49 degrees 31 minutes 53 seconds West a distance of 40.03 feet to an iron pin set; THENCE South 66 degrees 05 minutes 34 seconds East a distance of 45.16 feet to an iron pin set; THENCE North 49 degrees 40 minutes 25 seconds East a distance of 39.85 feet to an iron pin set; THENCE South 65 degrees 30 minutes 03 seconds East a distance of 351.25 feet to a 1/2 inch rebar found; THENCE departing said Southerly right of way line of Old Milton Parkway South 24 degrees 30 minutes 43 seconds West a distance of 555.45 feet to a 1/2 inch rebar found on the northerly right of way line of Brookside Parkway (right of way varies); THENCE proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 526.11 feet and an arc length of 60.04 feet, said curve having a chord bearing of North 58 degrees 24 minutes 02 seconds West and a chord distance of 60.01 feet to a nail found; THENCE North 55 degrees 47 minutes 52 seconds West a distance of 328.96 feet to a nail set; THENCE along a curve to the left with a radius of 743.31 feet and an arc length of 521.06 feet, said curve having a chord bearing of North 74 degrees 34 minutes 44 seconds West and a chord distance of 510.46 feet to a 1/2 inch rebar found; THENCE leaving said right of way line North 00 degrees 08 minutes 14 seconds East a distance of 49.69 feet to an iron pin set; THENCE North 29 degrees 41 minutes 19 seconds East a distance of 153.74 feet to an iron pin set; THENCE North 52 degrees 56 minutes 15 seconds East a distance of 174.87 feet to a nail set; THENCE North 24 degrees 35 minutes 05 seconds East a distance of 165.79 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 430,952 square feet or 9.893 acres.

SURVEY NOTES:

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative the the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A
4. Exterior footprint of all buildings at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0086F, effective date 9/18/2013 and Map Number 13121C0078F, effective date 9/18/2013
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Old Milton Parkway and Brookside Parkway, dedicated public right of ways, as shown on the survey.
9. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
10. No observable evidence or proposed changes in right of way made available to the surveyor.
11. No observable evidence of recent street or sidewalk construction or repairs.
12. There may be underground utilities not shown on this survey.
13. Wetlands identification and flagging provided by Gaia Environmental Consulting dated 9/20/2023



OWNER/DEVELOPER

thePROVIDENCEgroup

Clint Walters

11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097

CONTACT
ph. 404-274-4492
E-MAIL: cwalters@theprovidencegroup.com

REFERENCE DOCUMENTS:

1. ALTA/ACSM Land Title Survey for Brookside 300 Tract L-L1-K prepared by J.D. Grace Land Surveying, LLC dated 08/04/2015.
2. Minor Plat for Old Milton Assisted Living prepared by Planners and Engineers Collaborative dated 10/15/2014.
3. ALTA/ACSM Land Title Survey for Alter Group, LTD Chicago Tilte Insurance Company prepared by Post, Buckley, Schuh & Jerrigan, Inc. / PBS&J dated 10/26/1998, revised 01/29/1999.

SURVEY NOTES:

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

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

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Norcross, Georgia 30093
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ZONING PLAN

Brookside Parkway Tract

City of Alpharetta

Land Lot 43 44 49 50 , 1st District

Fulton County, Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1393 EDWARD J. ANDERSON

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	10-25-2024
SCALE:	1" = 40'
CN:230456CP14	
LSV:	
JN:	
FN:	

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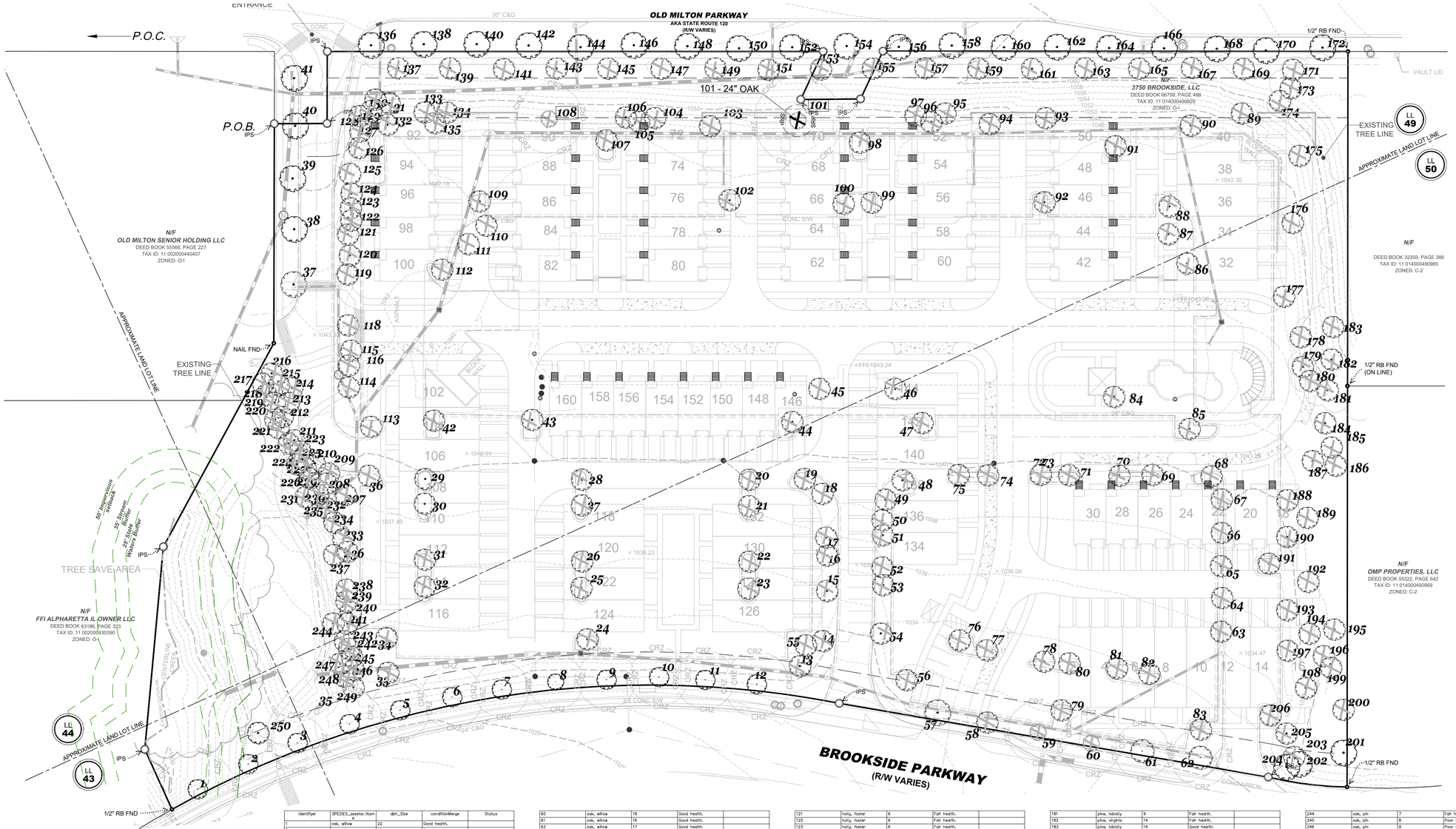

VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	9.893 ACRES
POD "B" AREA	30 ACRES

Identifyer	SPECIES_assets::Nom	dbh_Size	conditionMerge	Status
1	oak, willow	22	Good health.	
2	oak, willow	18	Good health.	
3	oak, willow	16	Fair health.	
4	oak, willow	20	Fair health.	
5	oak, willow	17	Good health.	
6	oak, willow	18	Good health.	
7	oak, willow	16	Good health.	
8	oak, willow	16	Good health.	
9	oak, willow	17	Good health.	
10	oak, willow	17	Good health.	
11	oak, willow	17	Good health.	
12	oak, willow	19	Good health.	
13	Cherry "Yoshino"	13	Poor health.	
14	Cherry "Yoshino"	11	Fair health.	
15	Cherry "Yoshino"	10	Fair health.	
16	Cherry "Yoshino"	8	Fair health.	
17	Cherry "Yoshino"	9	Fair health.	
18	Cherry "Yoshino"	9	Fair health.	
19	Maple, red	8	Fair health.	
20	Maple, red	8	Good health.	
21	Maple, red	8	Poor health.	
22	Maple, red	8	Poor health.	
23	Maple, red	8	Poor health.	
24	Maple, red	8	Fair health.	
25	Maple, red	8	Fair health.	
26	Maple, red	7	Poor health.	
27	Maple, red	9	Fair health.	
28	Maple, red	8	Poor health.	
29	Maple, red	8	Declining health.	
30	Maple, red	10	Poor health.	
32	Maple, red	8	Fair health.	
33	Maple, red	8	Good health.	
34	Maple, red	10	Good health.	
35	Maple, red	8	Poor health.	
36	Maple, red	14	Good health.	
37	Maple, red	13	Good health.	
38	Maple, red	12	Good health.	
39	Maple, red	11	Good health.	
40	Maple, red	12	Good health.	
41	Maple, red	14	Fair health.	
42	Maple, red	11	Poor health.	
43	Maple, red	12	Declining health.	
44	Maple, red	11	Good health.	
45	Crepemyrtle	19	Good health.	
46	Crepemyrtle	20	Good health.	
47	Crepemyrtle	12	Good health.	
48	Maple, red	7	Poor health.	
49	Maple, red	8	Fair health.	
50	Cherry "Yoshino"	8	Fair health.	
51	Cherry "Yoshino"	7	Fair health.	
52	Cherry "Yoshino"	6	Poor health.	
53	Cherry "Yoshino"	8	Fair health.	
54	Cherry "Yoshino"	9	Fair health.	
55	Maple, red	14	Good health.	
56	Maple, red	9	Declining health.	
57	oak, willow	13	Fair health.	
58	oak, willow	14	Fair health.	
59	oak, willow	18	Good health.	
60	oak, willow	18	Good health.	
61	oak, willow	16	Good health.	
62	oak, willow	17	Good health.	
63	Holly hybrid (chinese)			
64	Holly hybrid (chinese)			
65	Holly hybrid (chinese)			
66	Holly hybrid (chinese)			
67	Holly hybrid (chinese)			
68	oak, shumard	11	Poor health.	
69	Maple, red	7	Poor health.	
70	Maple, red	7	Fair health.	
71	Maple, red	7	Fair health.	
73	Maple, red	8	Poor health.	
74	Maple, red	8	Poor health.	
75	Maple, red	7	Poor health.	
76	Maple, red	7	Poor health.	
77	Maple, red	8	Fair health.	
78	Maple, red	7	Poor health.	
79	Maple, red	9	Fair health.	
80	Maple, red	7	Fair health.	
81	Maple, red	8	Fair health.	
82	Maple, red	7	Fair health.	
83	oak, willow	18	Good health.	
84	Maple, red	15	Poor health.	
85	Maple, red	12	Fair health.	
86	Maple, red	11	Fair health.	
87	zelkova	12	Good health.	
88	Maple, red	13	Fair health.	
89	oak, shumard	12	Fair health.	
90	Maple, red	9	Good health.	
91	Maple, red	11	Fair health.	
92	oak, shumard	15	Good health.	
93	Maple, red	13	Fair health.	
94	Maple, red	9	Good health.	
95	Crepemyrtle	15	Good health.	
96	Crepemyrtle	14	Good health.	
97	Crepemyrtle	17	Good health.	
98	Maple, red	11	Good health.	
99	Crepemyrtle	17	Good health.	
100	Crepemyrtle	18	Good health.	
101	oak, shumard	24	Good health	Specimen
102	Maple, red	11	Good health.	
103	Maple, red	12	Declining health.	
104	Crepemyrtle	18	Good health.	
105	Crepemyrtle	15	Good health.	
106	Crepemyrtle	16	Good health.	
107	Maple, red	11	Fair health.	
108	oak, shumard	20	Good health.	Tree of Quality
109	Maple, red	9	Fair health.	
110	Maple, red	10	Good health.	
111	Maple, red	13	Declining health.	
112	Maple, red	10	Poor health.	
113	Maple, red	13	Fair health.	
114	Maple, red	11	Fair health.	
116	holly, foster	6	Fair health.	
117	holly, foster	7	Fair health.	
118	Maple, red	14	Fair health.	
119	holly, foster	11	Good health.	
120	Maple, red	13	Fair health.	
121	holly, foster	6	Fair health.	
122	holly, foster	6	Fair health.	
123	holly, foster	6	Fair health.	
124	holly, foster	8	Fair health.	
125	Maple, red	9	Declining health.	
126	Maple, red	14	Good health.	
127	holly, foster	10	Good health.	
128	holly, foster	9	Good health.	
129	holly, foster	6	Good health.	
130	Maple, red	16	Good health.	
131	Maple, red	11	Fair health.	
132	Maple, red	9	Declining health.	
133	Crepemyrtle	17	Good health.	
134	Crepemyrtle	18	Good health.	
135	Crepemyrtle	13	Fair health.	
136	oak, willow	19	Good health.	
137	Crepemyrtle	16	Fair health.	
138	oak, willow	20	Good health.	
139	Crepemyrtle	16	Fair health.	
140	oak, willow	21	Good health.	
141	Crepemyrtle	17	Fair health.	
142	oak, willow	23	Good health.	
143	Crepemyrtle	14	Good health.	
144	oak, willow	19	Fair health.	
145	oak, willow	14	Fair health.	
146	oak, willow	21	Good health.	
147	Crepemyrtle	15	Fair health.	
148	oak, willow	18	Good health.	
149	Crepemyrtle	12	Fair health.	
150	oak, willow	23	Good health.	
151	Crepemyrtle	12	Fair health.	
152	oak, willow	20	Good health.	
153	Crepemyrtle	14	Fair health.	
154	oak, willow	22	Good health.	
155	Crepemyrtle	12	Fair health.	
156	oak, willow	19	Good health.	
157	Crepemyrtle	12	Fair health.	
158	oak, willow	18	Good health.	
159	Crepemyrtle	13	Fair health.	
160	oak, willow	20	Good health.	
161	Crepemyrtle	11	Fair health.	
162	oak, willow	23	Good health.	
163	Crepemyrtle	12	Fair health.	
164	oak, willow	23	Good health.	
165	Crepemyrtle	12	Fair health.	
166	oak, willow	19	Good health.	
167	Crepemyrtle	10	Fair health.	
168	oak, willow	16	Fair health.	
169	Crepemyrtle	12	Fair health.	
170	oak, willow	19	Good health.	
171	Crepemyrtle	9	Fair health.	
172	oak, water	17	Good health.	
173	pine, loblolly	8	Good health.	
174	pine, loblolly	8	Good health.	
175	oak, shumard	10	Fair health.	
176	oak, shumard	13	Declining health.	
177	oak, shumard	13	Poor health.	
178	pine, loblolly	9	Good health.	
179	pine, loblolly		Poor health.	
180	pine, loblolly	13	Good health.	
181	pine, loblolly	9	Fair health.	
182	pine, virginia	14	Fair health.	
183	pine, loblolly	14	Good health.	
184	pine, virginia	16	Poor health.	
185	pine, virginia	17	Fair health.	
186	pine, virginia	15	Fair health.	
187	Maple, red	10	Good health.	
188	oak, shumard	19	Fair health.	
189	Maple, red	11	Good health.	
190	oak, shumard	20	Good health.	
191	Maple, red	10	Declining health.	
192	Maple, red	12	Fair health.	
193	oak, shumard	20	Good health.	
194	Maple, red	14	Good health.	
195	pine, virginia	13	Poor health.	
196	pine, virginia	18	Good health.	
197	oak, shumard	15	Fair health.	
198	Maple, red	12	Fair health.	
199	pine, virginia	14	Good health.	
200	pine, loblolly	16	Good health.	
201	pine, loblolly	14	Good health.	
202	Crepemyrtle	13	Good health.	
203	Crepemyrtle	10	Fair health.	
204	Crepemyrtle	12	Good health.	
205	oak, shumard	13	Fair health.	
206	Maple, red	12	Fair health.	
207	oak, shumard	18	Fair health.	
208	pine, loblolly	8	Fair health.	
209	Crepemyrtle	13	Fair health.	
210	Crepemyrtle	9	Fair health.	
211	Crepemyrtle	12	Fair health.	
212	Crepemyrtle	11	Fair health.	
213	Crepemyrtle	11	Fair health.	
214	Crepemyrtle	14	Good health.	
215	Crepemyrtle	8	Fair health.	
216	Crepemyrtle	10	Fair health.	
217	Crepemyrtle	13	Fair health.	
218	pine, loblolly	13	Fair health.	
219	Crepemyrtle	9	Poor health.	
220	pine, loblolly	13	Fair health.	
222	Crepemyrtle	9	Poor health.	
223	Crepemyrtle	11	Fair health.	
224	pine, loblolly	14	Fair health.	
225	pine, loblolly	11	Fair health.	
227	pine, loblolly	6	Fair health.	
229	Crepemyrtle	10	Fair health.	
230	pine, loblolly	14	Fair health.	
231	pine, loblolly	18	Fair health.	
232	pine, loblolly	17	Good health.	
233	pine, loblolly	14	Fair health.	
234	pine, loblolly	13	Fair health.	
235	pine, loblolly	13	Fair health.	
236	oak, shumard	20	Fair health.	
237	pine, loblolly	13	Fair health.	
238	oak, shumard	12	Fair health.	
239	oak, shumard	12	Fair health.	
240	Maple, red	10	Fair health.	
241	pine, loblolly	15	Fair health.	
242	pine, loblolly	8	Fair health.	
243	pine, loblolly	6	Poor health.	
244	oak, pin	7	Fair health.	
245	oak, pin	8	Poor health.	
246	oak, pin	9	Poor health.	
247	pine, loblolly	19	Fair health.	
248	pine, loblolly	16	Fair health.	
249	pine, loblolly	20	Fair health.	
250	pine, loblolly	15	Fair health.	
252	pine, loblolly	6	Fair health.	
257	pine, loblolly	12	Fair health.	
258	pine, loblolly	9	Poor health.	
259	pine, loblolly	11	Fair health.	
260	pine, loblolly	11	Fair health.	
261	pine, loblolly	9	Poor health.	
262	pine, loblolly	13	Fair health.	
263	pine, loblolly	10	Poor health.	
264	tulptree	16	Fair health.	
265	oak, water	11	Fair health.	
266	oak, water	14	Fair health.	
267	pine, loblolly	8	Poor health.	
268	sweetgum	7	Fair health.	
269	pine, loblolly	8	Fair health.	
271	pine, loblolly	7	Poor health.	
272	pine, loblolly	7	Fair health.	
273	pine, loblolly	8	Fair health.	
274	oak, water	8	Fair health.	
275	pine, loblolly	6	Fair health.	
277	pine, loblolly	15	Fair health.	
278	pine, loblolly	10	Fair health.	
279	pine, loblolly	15		
280	pine, loblolly	10	Fair health.	
281	pine, loblolly	14	Fair health.	
282	pine, loblolly	11	Fair health.	
283	pine, loblolly	12	Fair health.	
284	pine, loblolly	12	Fair health.	
285	tulptree	18	Good health.	
286	pine, loblolly	7	Poor health.	
287	pine, loblolly	10	Poor health.	
288	pine, loblolly	9	Fair health.	
290	pine, loblolly	8	Fair health.	
291	tulptree	6	Fair health.	
292	pine, loblolly	11	Fair health.	
293	pine, loblolly	13	Fair health.	
294	pine, loblolly	9	Fair health.	
295	pine, loblolly	8	Fair health.	
296	pine, loblolly	7	Poor health.	
297	pine, loblolly	7	Fair health.	
298	pine, loblolly	10	Fair health.	
299	tulptree	15	Fair health.	
300	tulptree	23	Fair health.	
301	pine, loblolly	7	Poor health.	
302	Blackgum	15	Good health.	
303	tulptree	18	Fair health.	
304	tulptree	35	Fair health.	
305	Maple, red	14	Good health.	
306	pine, loblolly	8	Fair health.	
307	tulptree	11	Fair health.	
308	tulptree	17	Fair health.	
309	oak, water	12	Fair health.	
310	Cherry, Black	7	Poor health.	
311	oak, water	9	Fair health.	
312	pine, loblolly	7	Fair health.	
313	pine, loblolly	12	Fair health.	
314	tulptree	10	Poor health.	
315	tulptree	6	Good health.	
316	tulptree	18	Fair health.	
317	tulptree	10	Fair health.	
318	Blackgum	6	Fair health.	
319	tulptree	25	Fair health.	
320	oak, water	12	Fair health.	
321	Maple, red	7	Fair health.	
322	tulptree	16	Fair health.	
323	Cherry, Black	7	Poor health.	
324	tulptree	17	Poor health.	
325	oak, water	30	Fair health.	Specimen
326	tulptree	13	Fair health.	
327	pine, loblolly	7	Fair health.	
328	tulptree	9	Poor health.	
329	tulptree	29	Poor health.	

TREE INVENTORY AND SPECIMEN TREE DATA TAKEN FROM THE TREE STUDY BY ONE BARK ON 9-2 -2023.

NOTE: TREES NUMBERED 251-329 ARE LOCATED IN THE TREE CANOPY CLOUD ON THE WEST SIDE OF THE SITE.

OWNER/DEVELOPER

thePROVIDENCEgroup

Clint Walters

11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097

CONTACT
ph. 404-274-4492
E-MAIL: cwalters@theprovidencegroup.com

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Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

EXISTING TREE PLAN

Brookside Parkway Tract

City of Alpharetta

Land Lot 43 44 49 50 , 1st District

Fulton County, Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 10-25-2024
SCALE: 1" = 40'
CN:230456CP14
LSV:
JN:
FN:

2 of 2

EXTERIOR ELEVATION- 3D VIEW-STACKED TH

TH PLANS

A3-01

EXTERIOR ELEVATION- STACKED TH

TH PLANS

MATERIAL COLOR LEGEND

1. FC BOARD & BATTEN/ SHUTTER- SW 9710 ACIER
2. FC BOARD & BATTEN- SW 7020 BLACK FOX
3. FC LAP SIDING- SW 7064 PASSIVE GRAY
4. FC TRIM- SW 7014 EIDER WHITE
5. DOORS- SW 6258 TRICORN BLACK
6. ASPHALT SHINGLE ROOF- 'DRIFTWOOD'
7. METAL ROOF AND CANOPIES-URBAN BRONZE
8. BRICK 1- COLUMBUS BRICK- BASTILLE/ DARK GRAY MORTAR

9. BRICK 2- GENERAL SHALE- RIVER SHOALS W/ WHITE MORTAR

A3-02

5 Unit Building - Terrace Level

TH PLANS

COLOR LEGEND

UNIT B -

UNIT C -

UNIT E -

1
A3-02

1 A1-00 FLOOR PLAN- TERRACE LEVEL
3/16" = 1'-0"

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A1-00

NILES BOLTON ASSOCIATES

5 Unit Building - Level 1

TH PLANS

COLOR LEGEND

UNIT B -

UNIT C -

UNIT E -

1
A3-02

1
A1-01
FLOOR PLAN- LEVEL 01
3/16" = 1'-0"

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A1-01

NILES BOLTON ASSOCIATES

5 Unit Building - Level 2

TH PLANS

COLOR LEGEND	
UNIT B -	
UNIT C -	
UNIT E -	

1
A3-02

1
A1-02
FLOOR PLAN- LEVEL 02
3/16" = 1'-0"

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10/28/2024 4:12:37 PM

A1-02

NILES BOLTON ASSOCIATES

5 Unit Building - Level 3

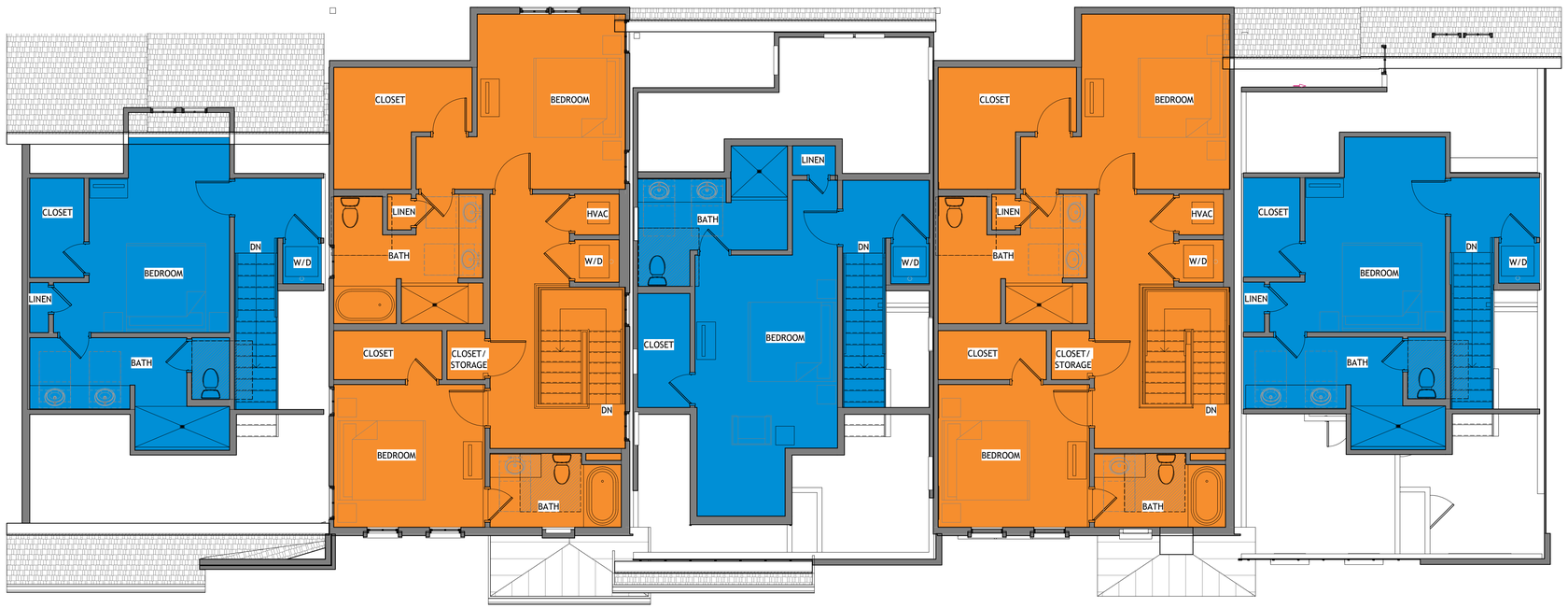
TH PLANS

COLOR LEGEND

UNIT B -

UNIT C -

UNIT E -



1
A3-02

1 / A1-03 FLOOR PLAN- LEVEL 03
3/16" = 1'-0"

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10/28/2024 4:12:39 PM

A1-03

NILES BOLTON ASSOCIATES

Exhibit A – Green Pedestrian Connection Seating

Community Zoning Information Meeting (CZIM) October 9, 2024

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

CLUP-24-03/MP-24-06/Z-24-11/V-24-18 / TPG 3750 Brookside Pkwy/Brookside MP Pod B

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: CLUP-24-03/MP-24-06/Z-24-11/V-24-18 TPG/Brookside Master Plan Pod B

Contact Name: Alex Brock (Smith, Gambrell, and Russell, LLP) Telephone: 404-815-3603

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

Letters were sent to the property owners noted on the attached list. No feedback has been received to-date. The Applicant also attended the Community Zoning Information Meeting (CZIM) on October 9, 2024.

There were three members of the public (all in the same group) that reviewed our presentation at the CZIM, none of whom signed-in (they noted that they were attending for another application). They asked generally about the project and had no comments or concerns.

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

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

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

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

Signature of Authorized Agent: _____ Date: 10/16/2024

Print Form

Letter to 500 Foot Property Owners

8/30/2024

Clint Walters
The Providence Group of Georgia, LLC
11340 Lakefield Drive, Suite 140
Johns Creek, GA 30097
cwalters@theprovidencegroup.com

MEETING NOTICE
CLUP-24-03/MP-24-06/Z-24-11/V-24-18 TPG/Brookside Master Plan Pod B

Dear Property Owner:

Please allow this letter to serve as public notice for the meeting dates listed below.

Consideration of a comprehensive land use plan amendment, master plan amendment, rezoning and variance to allow 160 'Dwelling, 'For-Sale', Attached' units on 9.89 acres in Brookside. A master plan amendment is requested to the Brookside Master Plan Pod B to add 'Dwelling, 'For-Sale', Attached' as a permitted use. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Sale', Residential). Variances are requested to Unified Development Code (UDC) Section 2.5 Parking and Loading, to reduce parking and allow parking in the driveway, to UDC Subsection 2.2.10.D Minimum Setbacks standards to reduce the front yard setback, to UDC Subsection 2.2.10.D Maximum Building Height to allow a four-story building height, and UDC Subsection 3.2.8.B.1.a Buffer Requirements to allow a 25-foot planted buffer. The property is located at 3750 Brookside Parkway and is legally described as being located in Land Lots 43, 44, 49 & 50, 1st District, 1st Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, October 9, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, November 13, 2024, and City Council on Monday, November 18, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at cwalters@theprovidencegroup.com.

Sincerely,

Clint Walters
The Providence Group of Georgia, LLC

SGR/71513345.1

500 Foot Property Owner List

CPI AHP ALPHARETTA MOB OWNER LLC
425 SEVENTH ST NE
CHARLOTTESVILLE VA 22902

ARORA PARVINDER SINGH & ARORA VIJA
YA
11570 VISTA FOREST DR
ALPHARETTA GA 30005

PORTER DOUGLAS J
5548 BRIDGE POINTE DR
ALPHARETTA GA 30005-2656

MARFAM ENTERPRISES INC
115 VIEW HILL CT
ATLANTA GA 30350

NASIRUDDIN NURUDDIN & CHARANIA TAS
NEEM
11650 FOLIA CIR UNIT 15
ALPHARETTA GA 30005

HILAIRE FORTUNA L
5470 BRIDGE POINT DR
ALPHARETTA GA 30005

ONE ZERO TWO ONE ZERO FOUR GREENWI
CH STREET MANHAT
535 MARRIOTT DR
NASHVILLE TN 37214

VAZIRNEZAMI ZOHREH
5460 BRIDGE POINTE DR
ALPHARETTA GA 30005

MONTEIRO FABIO OLIVEIRA & CELIA SO
USA
5459 BRIDGE POINTE DR
ALPHARETTA GA 30005

SFD 3900 BROOKSIDE PKWY LLC
2405 BELMONT BLVD
NASHVILLE TN 37212

GAWEL JOSEPH & CROFF JENNIFER LYNN
5409 BRIDGE POINTE DR
ALPHARETTA GA 30005

SUMNER CHRISTINA C & CHARLES T JR
5449 BRIDGE POINTE DR
ALPHARETTA GA 30005

OMP PROPERTIES LLC
1677 SCOTT BLVD
DECATUR GA 30033

HIGGINBOTHAM KAREN L
5490 BRIDGE POINTE DR
ALPHARETTA GA 30005-4470

DALTON MARK
5419 BRIDGE POINT DR
ALPHARETTA GA 30005

BOARD OF REGENTS OF THE UNIVERSITY
SYSTEM OF GEORG
270 WASHINGTON ST SW STE 6122
ATLANTA GA 30334

HARANDI LYDA
2145 NORTHWICK PASS
ALPHARETTA GA 30022

SARIKONDA VENKATRAVI & WUPENDRAM S
USHMA
5558 BRIDGE POINTE DR
ALPHARETTA GA 30005

GOETHE JANET
P O BOX 813068
SMYRNA GA 30081

SHABANIBAGHERABAD MORTEZA
5440 BRIDGE POINTE DR
ALPHARETTA GA 30005

PATEL KUNAL & PATEL JALPA
11610 VISTA FOREST DR
ALPHARETTA GA 30005

MARGIE B CARGILE DECLARATION OF TR
UST THE
160 S FALCON BLF
ALPHARETTA GA 30022

COX COURTNEY & DASTA THOMAS
5439 BRIDGE POINTE DR
ALPHARETTA GA 30005

EUSTICE MARY M
5429 BRIDGE POINTE DR
ALPHARETTA GA 30005-4471

GEBRESILASIE FISSEHA B
11590 VISTA FOREST DR
ALPHARETTA GA 30005

BIRUTIS KESTUTIS & BIRUTIENE DANUTE
5538 BRIDGE POINTE DR
ALPHARETTA GA 30005

ALMAHDI LUAY & ALQUBAITI ZAHRA
5528 BRIDGE POINT DR
ALPHARETTA GA 30005

LEE SHAYNE M
11600 VISTA FORREST DR
ALPHARETTA GA 30005

HASER JACOB T
5450 BRIDGE POINT DR
ALPHARETTA GA 30005

SMITHERS LYLE O & HATTIE C
87 GRANDWATER DR
SUWANEE GA 30024

NOLAN WILLIAM HARRISON & MOSES MIS
HAUNDRA CHANTRIC
5480 BRIDGE POINTE DR
ALPHARETTA GA 30005

3925 BROOKSIDE PARKWAY LLC
800 SUPERIOR AVE FLOOR 21ST
CLEVELAND OH 44114

GOGATE RAVINDRA T & MANJIRI
11580 FOLIA CIR
ALPHARETTA GA 30005

KATIS JEFFREY RONALD & GOBEA ROSAR
IO D
11580 VISTA FOREST DR
ALPHARETTA GA 30005

FFI ALPHARETTA IL OWNER LLC
200 W MADISON STE 2650
CHICAGO IL 60606

UGUR MEHMET T
11590 FOLIA CIR
ALPHARETTA GA 30005

KELLEHER JOSEPH F & THOMAS J
5479 BRIDGE POINTE DR
ALPHARETTA GA 30005

JD LD ATLANTA LLC
P.O. BOX 7555
REDLANDS CA 92375-0555

MDZ TRUST
11530 FOLIA CIR # 6
ALPHARETTA GA 30005

JONES JAMES R
5489 BRIDGE POINTE DR
ALPHARETTA GA 30005

HWY 120 SENIOR HOLDINGS LLC
171 STONEBRIDGE BLVD
EDMOND OK 73013

MDZ TRUST
11560 GREAT OAKS WAY STE 200
ALPHARETTA GA 30022

SALTER LINDA O & GARY V
5500 BRIDGE POINTE DR
ALPHARETTA GA 30202

BROOKSIDE PARKWAY PARTNERS LLC
3440 PRESTAN RIDGE RD STE 675
ALPHARETTA GA 30005

XU TIANWEI
11540 FOLIA CIR
ALPHARETTA GA 30005

BUCKLEY ROBIN G
5578 BRIDGE POINTE DR
ALPHARETTA GA 30005

BOARD OF REGENTS OF THE UNIVERSITY
SYSTEM OF GEORG
270 WASHINGTON ST SW STE 6122
ATLANTA GA 30334

BRYANT ALYSSA
11630 FOLIA CIR
ALPHARETTA GA 30005

MILLER JEFFREY MARSHALL
5410 BRIDGE POINTE DR
ALPHARETTA GA 30005

COSTELLO ERIN M
11640 FOLIA CIR
ALPHARETTA GA 30005

WHITLOW PAMELA J
15560 FOLIA CIR # 3
ALPHARETTA GA 30005

DEBORAH JEAN BAUMGARTNER TRUST THE
5430 BRIDGE POINTE DR
ALPHARETTA GA 30005

ZAKERS KIRTHNEY & SHAWNN S
11510 FOLIA CIR
ALPHARETTA GA 30005

TOROSS STEPHEN ANDREW & LINDA MICH
ELLE
11610 FOLIA CIR
ALPHARETTA GA 30005

KHAN MOHAMMAD IRFAN
11560 VISTA FOREST DR
ALPHARETTA GA 30005

VINH HIEP J
11550 FOLIA CIR
ALPHARETTA GA 30005

NGUYEN BRENNY & CAO ANH
11570 FOLIA CIR UNIT 2
ALPHARETTA GA 30005

WILLIAMS JOELLE F WILLIAMS ANTHONY
ALPHONSO
11550 VISTA FOREST DR
ALPHARETTA GA 30005

YIN CHIA CHANG & JACQUELINE
11520 FOLIA CIR UNIT 7
ALPHARETTA GA 30005

XU TIANWEI
11600 FOLIA CIR
ALPHARETTA GA 30005

FOLIA AT OLD MILTON HOMEOWNERS ASS
OCIATION INC
101 PILGRIM VILLAGE DR STE 200
CUMMING GA 30040

CHIZIK RITA K
3011 CAMDEN WAY
ALPHARETTA GA 30005-4449

PRUUL KULLI
5049 AVALON DR UNIT 5049
ALPHARETTA GA 30005

COHEN RICHARD BENJAMIN & KUNCHANA
3009 CAMDEN WAY
ALPHARETTA GA 30005

FEENEY SUZANNE
5061 AVALON DR
ALPHARETTA GA 30005

CHI YI JEN
5295 TWILLINGATE PL
DULUTH GA 30097

DE MARTINO CAROLYN & PARISH CHRIST
INA M
3080 CAMDEN WAY
ALPHARETTA GA 30005

TAYLOR MICHAEL S& HAROLD T
3086 CAMDEN WAY
ALPHARETTA GA 30201

DIPRIZITO ANNE
3021 CAMDEN WAY
ALPHARETTA GA 30005

BEHPOUR HELEN & MOSALEHEH MAHYAR
3015 CAMDEN WAY
ALPHARETTA GA 30005

MC KELVEY MELINDA
4004 CAMDEN WAY
ALPHARETTA GA 30005

NUDELMAN SARAH H
3082 CAMDEN WAY
ALPHARETTA GA 30005

HASKIC EMINA
5043 AVALON DR
ALPHARETTA GA 30005

SALABARRIA FAMILY TRUST THE
716 HIDEAWAY BAY LN
LONGBOAT KEY FL 34228

KOLLER MATTHEW
3084 CAMDEN WAY
ALPHARETTA GA 30005

FENTON CHRISTINA
3068 CAMDEN WAY
ALPHARETTA GA 30005

POSTOLACHI GLOVER LILIA
8114 WOODLAND LANE
ALPHARETTA GA 30009

GRIFFITH SARAH
4008 CAMDEN WAY
ALPHARETTA GA 30005

STEWART PRISCILLA D STEWART KENNET
H SLADE
3007 CAMDEN WAY
ALPHARETTA GA 30005

WYANT JANE REED
5004 AVALON DR
ALPHARETTA GA 30005

JONES JACQUELYN ANNE
3065 CAMDEN WAY
ALPHARETTA GA 30005

SANTI JORDAN C
3070 CAMDEN WAY
ALPHARETTA GA 30005

MORENO FRANCOISE H & FREEMAN SYLVI
A M
5065 AVALON DR
ALPHARETTA GA 30005

STRONG JOELLA
3048 CAMDEN WAY
ALPHARETTA GA 30005

SALEKI MASOOD & NOORANI NAGHMEH
3087 CAMDEN WAY
ALPHARETTA GA 30005

MAHAN RYAN
5063 AVALON DR
ALPHARETTA GA 30005

SIMON NOELLE MARIA
2656 PASS CIR
ALPHARETTA GA 30022

BOWERS MATTHEW R
5028 AVALON DR
ALPHARETTA GA 30005

YEN SHAW F & LEE CHANG JUNG
13400 NEW PROVIDENCE RD
MILTON GA 30004-3759

MC COLLUM MERIN
3027 CAMDEN WAY
ALPHARETTA GA 30005

LARSEN MARK H & RAYANN L
3046 CAMDEN WAY
ALPHARETTA GA 30005

MARIN ANA MARIA & SROUR CHARLES A
3066 CAMDEN WAY
ALPHARETTA GA 30004

GIBSON LIZANN
5069 AVALON DR
ALPHARETTA GA 30005

HALL HOPE H & O D
3071 CAMDEN WAY
ALPHARETTA GA 30005-3476

SOH ROBIN C
1758 MOUNTAIN OAK RD
KENNESAW GA 30152-4278

BANDARU LOHITHA
3024 CAMDEN WAY
ALPHARETTA GA 30005

OSHINSKI JOSHUA
5010 AVALON DR
ALPHARETTA GA 30005

KORNEGAY LYNN A
3061 CAMDEN WAY
ALPHARETTA GA 30005

YAYA FAMILY PROPERTIES LLC
1198 DOVE POINT CT
MABLETON GA 30126

MC CLOUD PAMELA H & HAMLIN DAREN G
5051 AVALON DR
ALPHARETTA GA 30005

UCINSKI RICHARD & SHARON
3005 CAMDEN WAY
ALPHARETTA GA 30005

ROBERTS PATRICIA A
5024 AVALON DR
ALPHARETTA GA 30005-4453

COMMUNITY ZONING
INFORMATION MEETING (CZIM)
SIGN-IN SHEET
10/9/2024

Community Zoning Information Meeting (CZIM)

October 9, 2024

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

CLUP-24-03/MP-24-06/Z-24-11/V-24-18 / TPG 3750 Brookside Pkwy/Brookside MP Pod B

NAME	ADDRESS	COMMENTS
	No	Comment

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: The Providence Group of Georgia, LLC, Clint Walters Telephone: 404-274-4492

Address: 11340 Lakefield Drive Suite: Suite 140

City Johns Creek State: GA Zip: 30097 Fax:

Mobile Tel: 404-274-4492 Email: cwalters@theprovidencegroup.com

Subject Property Information:

Address: 3750 Brookside Pky Current Zoning: O-I

District: 1 Section: Land Lot: 43, 44, 49,50 Parcel ID: 11 014000490829

Proposed Zoning: R-10M Current Use: vacant office building

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

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

Applicant Request And Intent

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

See attached Statment of Intent

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent

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

See attached Statement of Intent

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Shirin Banjee (3750 Brookside Capital, LLC) Telephone: 404-786-0786

Address: 6400 Powers Ferry Road Suite: 150

City Atlanta State: GA Zip: 30339 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: The Providence Group of Georgia, LLC Telephone: 678.475.1800

Address: 11340 Lakefield Dr., Johns Creek, GA 30097 Suite:

City Johns Creek, GA 30097 State: GA Zip: 30097 -

So Sworn and Attested:

Owner Signature: Date: 4/29/2024

Notary:

Notary Signature: Date: 4/29/24

SINCERE COLBERT NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES DECEMBER 6, 2026

Disclosure Form

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

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

Name of Applicant or Opponent: Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: The Providence Group of Georgia - 3750 Brookside Parkway

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: Kathryn M Zickert Date: 08.26.2024

Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

Disclosure Form

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

Name of Applicant or Opponent: J. Alexander Brock (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: The Providence Group of Georgia - 3750 Brookside Parkway

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: _____ Date: 08.26.2024

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).

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Name of Applicant or Opponent: Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: The Providence Group of Georgia - 3750 Brookside Parkway

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: _____ Date: 08.26.2024

Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

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: Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: The Providence Group of Georgia - 3750 Brookside Parkway

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: Date: 08.26.2024

Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)

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: Clint Walters (The Providence Group of Georgia, LLC)

Subject Public Hearing Case: 3750 Brookside Parkway

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: _____

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Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 5/1/24

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

Board Of Zoning Appeals Review Criteria

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

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

DESCRIPTION OF PROPERTY

3750 Brookside Parkway

All that tract or parcel of land lying and being in Land Lots 43, 44, 49, and 50 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the Northeasterly miter of the intersection of the Southerly right of line of Old Milton Parkway (R/W varies) and the Easterly right of way line of Brookside Parkway; THENCE proceeding along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 29 minutes 27 seconds East a distance of 998.54 feet to a point; THENCE South 24 degrees 34 minutes 32 seconds West a distance of 54.48 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** continuing along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 48 minutes 38 seconds East a distance of 39.87 feet to a nail set; THENCE North 24 degrees 33 minutes 57 seconds East a distance of 54.30 feet to a nail set; THENCE South 65 degrees 33 minutes 52 seconds East a distance of 374.71 feet to an iron pin set; THENCE South 49 degrees 31 minutes 53 seconds West a distance of 40.03 feet to an iron pin set; THENCE South 66 degrees 05 minutes 34 seconds East a distance of 45.16 feet to an iron pin set; THENCE North 49 degrees 40 minutes 25 seconds East a distance of 39.85 feet to an iron pin set; THENCE South 65 degrees 30 minutes 03 seconds East a distance of 351.25 feet to a 1/2 inch rebar found; THENCE departing said Southerly right of way line of Old Milton Parkway South 24 degrees 30 minutes 43 seconds West a distance of 555.45 feet to a 1/2 inch rebar found on the northerly right of way line of Brookside Parkway (right of way varies); THENCE proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 526.11 feet and an arc length of 60.04 feet, said curve having a chord bearing of North 58 degrees 24 minutes 02 seconds West and a chord distance of 60.01 feet to a nail found; THENCE North 55 degrees 47 minutes 52 seconds West a distance of 328.96 feet to a nail set; THENCE along a curve to the left with a radius of 743.31 feet and an arc length of 521.06 feet, said curve having a chord bearing of North 74 degrees 34 minutes 44 seconds West and a chord distance of 510.46 feet to a 1/2 inch rebar found; THENCE leaving said right of way line North 00 degrees 08 minutes 14 seconds East a distance of 49.69 feet to an iron pin set; THENCE North 29 degrees 41 minutes 19 seconds East a distance of 153.74 feet to an iron pin set; THENCE North 52 degrees 56 minutes 15 seconds East a distance of 174.87 feet to a nail set; THENCE North 24 degrees 35 minutes 05 seconds East a distance of 165.79 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 430,952 square feet or 9.893 acres.

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: 3750 Brookside Parkway Rezoning

Contact Name: Clint Walters (The Providence Group of Georgia, LLC) Telephone: 404-274-4492

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

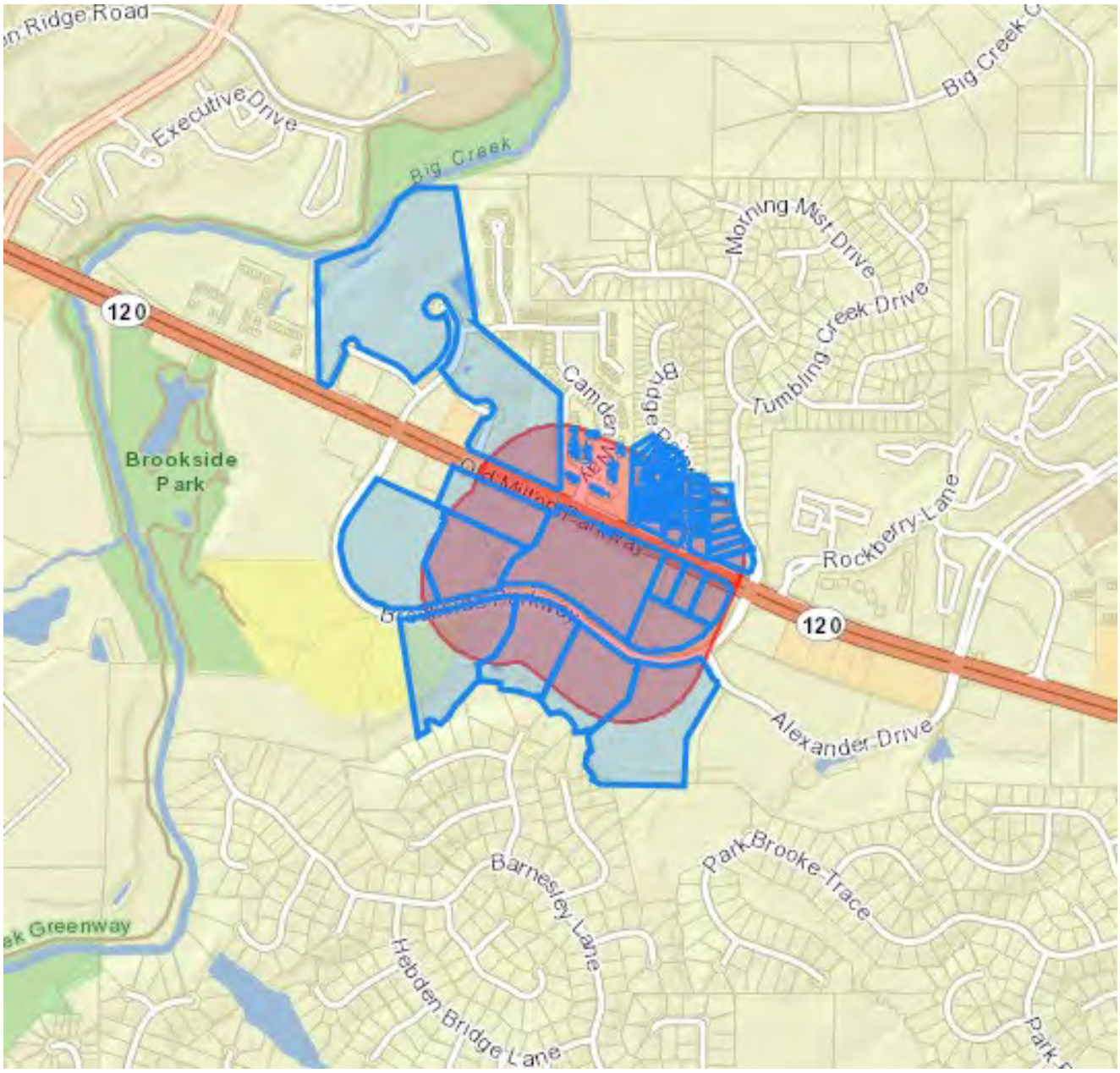
See attached Property Owner Mailing List

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

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

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

The Applicant will provide its contact information in the notification letters.


Executive Drive
Big Creek
Big Creek
Morning Mist Drive
Tumbling Creek Drive
120
Brookside Park
Rockberry Lane
120
Alexander Drive
Barnesley Lane
Park Brooke Trace
Hebden Bridge Lane

CPI AHP ALPHARETTA MOB OWNER LLC
425 SEVENTH ST NE
CHARLOTTESVILLE VA 22902

ARORA PARVINDER SINGH & ARORA VIJA
YA
11570 VISTA FOREST DR
ALPHARETTA GA 30005

PORTER DOUGLAS J
5548 BRIDGE POINTE DR
ALPHARETTA GA 30005-2656

MARFAM ENTERPRISES INC
115 VIEW HILL CT
ATLANTA GA 30350

NASIRUDDIN NURUDDIN & CHARANIA TAS
NEEM
11650 FOLIA CIR UNIT 15
ALPHARETTA GA 30005

HILAIRE FORTUNA L
5470 BRIDGE POINT DR
ALPHARETTA GA 30005

ONE ZERO TWO ONE ZERO FOUR GREENWI
CH STREET MANHAT
535 MARRIOTT DR
NASHVILLE TN 37214

VAZIRNEZAMI ZOHREH
5460 BRIDGE POINTE DR
ALPHARETTA GA 30005

MONTEIRO FABIO OLIVEIRA & CELIA SO
USA
5459 BRIDGE POINTE DR
ALPHARETTA GA 30005

SFD 3900 BROOKSIDE PKWY LLC
2405 BELMONT BLVD
NASHVILLE TN 37212

GAWEL JOSEPH & CROFF JENNIFER LYNN
5409 BRIDGE POINTE DR
ALPHARETTA GA 30005

SUMNER CHRISTINA C & CHARLES T JR
5449 BRIDGE POINTE DR
ALPHARETTA GA 30005

OMP PROPERTIES LLC
1677 SCOTT BLVD
DECATUR GA 30033

HIGGINBOTHAM KAREN L
5490 BRIDGE POINTE DR
ALPHARETTA GA 30005-4470

DALTON MARK
5419 BRIDGE POINT DR
ALPHARETTA GA 30005

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P O BOX 813068
SMYRNA GA 30081

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UST THE
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EUSTICE MARY M
5429 BRIDGE POINTE DR
ALPHARETTA GA 30005-4471

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11590 VISTA FOREST DR
ALPHARETTA GA 30005

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ALPHARETTA GA 30005

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5528 BRIDGE POINT DR
ALPHARETTA GA 30005

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11600 VISTA FORREST DR
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HASER JACOB T
5450 BRIDGE POINT DR
ALPHARETTA GA 30005

SMITHERS LYLE O & HATTIE C
87 GRANDWATER DR
SUWANEE GA 30024

NOLAN WILLIAM HARRISON & MOSES MIS
HAUNDRA CHANTRIC
5480 BRIDGE POINTE DR
ALPHARETTA GA 30005

3925 BROOKSIDE PARKWAY LLC
800 SUPERIOR AVE FLOOR 21ST
CLEVELAND OH 44114

GOGATE RAVINDRA T & MANJIRI
11580 FOLIA CIR
ALPHARETTA GA 30005

KATIS JEFFREY RONALD & GOBEA ROSAR
IO D
11580 VISTA FOREST DR
ALPHARETTA GA 30005

FFI ALPHARETTA IL OWNER LLC
200 W MADISON STE 2650
CHICAGO IL 60606

UGUR MEHMET T
11590 FOLIA CIR
ALPHARETTA GA 30005

KELLEHER JOSEPH F & THOMAS J
5479 BRIDGE POINTE DR
ALPHARETTA GA 30005

JD LD ATLANTA LLC
P.O. BOX 7555
REDLANDS CA 92375-0555

MDZ TRUST
11530 FOLIA CIR # 6
ALPHARETTA GA 30005

JONES JAMES R
5489 BRIDGE POINTE DR
ALPHARETTA GA 30005

HWY 120 SENIOR HOLDINGS LLC
171 STONEBRIDGE BLVD
EDMOND OK 73013

MDZ TRUST
11560 GREAT OAKS WAY STE 200
ALPHARETTA GA 30022

SALTER LINDA O & GARY V
5500 BRIDGE POINTE DR
ALPHARETTA GA 30202

BROOKSIDE PARKWAY PARTNERS LLC
3440 PRESTAN RIDGE RD STE 675
ALPHARETTA GA 30005

XU TIANWEI
11540 FOLIA CIR
ALPHARETTA GA 30005

BUCKLEY ROBIN G
5578 BRIDGE POINTE DR
ALPHARETTA GA 30005

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5410 BRIDGE POINTE DR
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COSTELLO ERIN M
11640 FOLIA CIR
ALPHARETTA GA 30005

WHITLOW PAMELA J
15560 FOLIA CIR # 3
ALPHARETTA GA 30005

DEBORAH JEAN BAUMGARTNER TRUST THE
5430 BRIDGE POINTE DR
ALPHARETTA GA 30005

ZAKERS KIRTHNEY & SHAWNN S
11510 FOLIA CIR
ALPHARETTA GA 30005

TOROSS STEPHEN ANDREW & LINDA MICH
ELLE
11610 FOLIA CIR
ALPHARETTA GA 30005

KHAN MOHAMMAD IRFAN
11560 VISTA FOREST DR
ALPHARETTA GA 30005

VINH HIEP J
11550 FOLIA CIR
ALPHARETTA GA 30005

NGUYEN BRENNY & CAO ANH
11570 FOLIA CIR UNIT 2
ALPHARETTA GA 30005

WILLIAMS JOELLE F WILLIAMS ANTHONY
ALPHONSO
11550 VISTA FOREST DR
ALPHARETTA GA 30005

YIN CHIA CHANG & JACQUELINE
11520 FOLIA CIR UNIT 7
ALPHARETTA GA 30005

XU TIANWEI
11600 FOLIA CIR
ALPHARETTA GA 30005

FOLIA AT OLD MILTON HOMEOWNERS ASS
OCIATION INC
101 PILGRIM VILLAGE DR STE 200
CUMMING GA 30040

CHIZIK RITA K
3011 CAMDEN WAY
ALPHARETTA GA 30005-4449

PRUUL KULLI
5049 AVALON DR UNIT 5049
ALPHARETTA GA 30005

COHEN RICHARD BENJAMIN & KUNCHANA
3009 CAMDEN WAY
ALPHARETTA GA 30005

FEENEY SUZANNE
5061 AVALON DR
ALPHARETTA GA 30005

CHI YI JEN
5295 TWILLINGATE PL
DULUTH GA 30097

DE MARTINO CAROLYN & PARISH CHRIST
INA M
3080 CAMDEN WAY
ALPHARETTA GA 30005

TAYLOR MICHAEL S& HAROLD T
3086 CAMDEN WAY
ALPHARETTA GA 30201

DIPRIZITO ANNE
3021 CAMDEN WAY
ALPHARETTA GA 30005

BEHPOUR HELEN & MOSALEHEH MAHYAR
3015 CAMDEN WAY
ALPHARETTA GA 30005

MC KELVEY MELINDA
4004 CAMDEN WAY
ALPHARETTA GA 30005

NUDELMAN SARAH H
3082 CAMDEN WAY
ALPHARETTA GA 30005

HASKIC EMINA
5043 AVALON DR
ALPHARETTA GA 30005

SALABARRIA FAMILY TRUST THE
716 HIDEAWAY BAY LN
LONGBOAT KEY FL 34228

KOLLER MATTHEW
3084 CAMDEN WAY
ALPHARETTA GA 30005

FENTON CHRISTINA
3068 CAMDEN WAY
ALPHARETTA GA 30005

POSTOLACHI GLOVER LILIA
8114 WOODLAND LANE
ALPHARETTA GA 30009

GRIFFITH SARAH
4008 CAMDEN WAY
ALPHARETTA GA 30005

STEWART PRISCILLA D STEWART KENNET
H SLADE
3007 CAMDEN WAY
ALPHARETTA GA 30005

WYANT JANE REED
5004 AVALON DR
ALPHARETTA GA 30005

JONES JACQUELYN ANNE
3065 CAMDEN WAY
ALPHARETTA GA 30005

SANTI JORDAN C
3070 CAMDEN WAY
ALPHARETTA GA 30005

MORENO FRANCOISE H & FREEMAN SYLVI
A M
5065 AVALON DR
ALPHARETTA GA 30005

STRONG JOELLA
3048 CAMDEN WAY
ALPHARETTA GA 30005

SALEKI MASOOD & NOORANI NAGHMEH
3087 CAMDEN WAY
ALPHARETTA GA 30005

MAHAN RYAN
5063 AVALON DR
ALPHARETTA GA 30005

SIMON NOELLE MARIA
2656 PASS CIR
ALPHARETTA GA 30022

BOWERS MATTHEW R
5028 AVALON DR
ALPHARETTA GA 30005

YEN SHAW F & LEE CHANG JUNG
13400 NEW PROVIDENCE RD
MILTON GA 30004-3759

MC COLLUM MERIN
3027 CAMDEN WAY
ALPHARETTA GA 30005

LARSEN MARK H & RAYANN L
3046 CAMDEN WAY
ALPHARETTA GA 30005

MARIN ANA MARIA & SROUR CHARLES A
3066 CAMDEN WAY
ALPHARETTA GA 30004

GIBSON LIZANN
5069 AVALON DR
ALPHARETTA GA 30005

HALL HOPE H & O D
3071 CAMDEN WAY
ALPHARETTA GA 30005-3476

SOH ROBIN C
1758 MOUNTAIN OAK RD
KENNESAW GA 30152-4278

BANDARU LOHITHA
3024 CAMDEN WAY
ALPHARETTA GA 30005

OSHINSKI JOSHUA
5010 AVALON DR
ALPHARETTA GA 30005

KORNEGAY LYNN A
3061 CAMDEN WAY
ALPHARETTA GA 30005

YAYA FAMILY PROPERTIES LLC
1198 DOVE POINT CT
MABLETON GA 30126

MC CLOUD PAMELA H & HAMLIN DAREN G
5051 AVALON DR
ALPHARETTA GA 30005

UCINSKI RICHARD & SHARON
3005 CAMDEN WAY
ALPHARETTA GA 30005

ROBERTS PATRICIA A
5024 AVALON DR
ALPHARETTA GA 30005-4453

THE PROVIDENCE GROUP

A GREEN BRICK PARTNER

Letter of Intent

Proposed Redevelopment of 3750 Brookside Pkwy
August 26, 2024

Applicant:

Mr. Warren Jolly
The Providence Group of Georgia, LLC
11340 Lakefield Drive
Johns Creek, GA 30097

Subject Property:

Address	3750 Brookside Pkwy Alpharetta, GA 3022
Parcel Data	Parcel ID: 11 014000490829 Land Lots 43, 44, 49 & 50 1st District, 1st Section, City of Alpharetta)
Acreage	9.893

Current Zoning:

Zoning District	Office-Institutional
Master Plan Ordinance	MP-97-06-Brookside / Pod "B"
Future Land Use Designation	Corporate Office

Current Use:

The Subject Property is located within the 30-acre Pod "B" of the Brookside Master Plan. The Subject Property is improved with a 2-story, Class "B", 105,236 SF multi-tenant office building with 500 surface parking spaces built in 2001. The Subject Property is 100% vacant. Current ownership acquired title to the Subject Property via a deed-in-lieu of foreclosure.

The Subject Property has access to and from Old Milton Pkwy, to the north, via a right-in/right-out curb cut (shared via recorded access easement with the adjacent Mansions Senior Living residential community), and access to Brookside Pkwy, to the south, via two, full-service, curb cuts.

Intended Project:

A 160-unit residential development consisting of for-sale townhouse style condominiums. Residents of the development will enjoy the following amenities: pool with cabana, access to local retail and restaurants along the Old Milton Parkway corridor, and access to greenspaces in the Brookside area including the Brookside Park trail system. Parking will be provided with a 1 car garage per condominium unit with 1 car parking in the driveway. Additionally, there will be 36 guest parking spaces in the community.

The Intended Project is to be developed generally in accordance with the attached Concept Plan. The Applicant will maintain the existing curb cut access on Old Milton Parkway and replace the two existing curb cuts on Brookside Parkway with one proposed access point. Applicant intends to work with the City in effectuating improvements to Brookside Pkwy as contemplated by the Brookside Small Area Plan.

Applicant's Request:

- Amend the Brookside master plan ordinance, MP-97-06, to permit residential uses within Pod "B" in accordance with the provisions Unified Development Code Sec. 2.2.10 "R-10M dwelling, 'for rent' or 'for sale', residential";

- Rezone the Subject Property from OI to R-10M with a permissible density of up to 10 units per acre within Pod "B";
- Amend the Horizon 2040 Comprehensive Plan Future Land Use Map designation for the Subject Property from CO to HDR; and
- Approve concurrent variances and waivers as requested herein.

Supporting Narrative:

Applicant seeks to acquire the Subject Property and demolish the current office building and surface parking lot in order to develop the Intended Project. There is very little demand for the Subject Property in its current use as a Class "B", poorly-amenitized, surface-parked, suburban office building. In contrast, municipalities such as Alpharetta are finding it difficult to balance the demand for additional housing in their communities, and the need for more varied and diverse housing options sought by households today, against their own planning goals and objectives.

The Intended Project uniquely "threads the needle" in this case by replacing a broken use with much needed additional housing on the east side of Old Milton in a location which already includes denser housing options, and which will not impact existing, more "traditional", less dense housing whose stakeholders often seek "protected" status. In doing so, the Intended Project achieves many of the goals already expressed by the City in its 2040 Horizon Comprehensive Plan and the Brookside Small Area Plan. In addition, it is Applicant's belief – again, consistent with the City's own vision statements – that the Intended Project will

~ provide the type of housing within walking or biking distance that is often in demand by office users today, thereby supporting, in part, the remaining office space and future redevelopment within Brookside;

~ locate households (not just Senior Living households) within Brookside which will actively support the existing, well-occupied, retail and restaurants in proximity on Old Milton Pkwy; and

~ provide impetus for bicycle and pedestrian improvements on Brookside Pkwy which will in turn improve the overall long-term viability of the Brookside Small Area, increase utilization of the City's green assets in the vicinity, and promote further capital investment / redevelopment on the east side of Old Milton Pkwy.

Background

The Subject Property is located within the 155-acre "Brookside" master plan adopted in 1997 and developed primarily in the 2000's, ultimately reaching 909,000 SF of office space in 14 office buildings. Brookside is in many ways a typical suburban office campus of this vintage – stand-alone buildings with little or no connectivity to

one another with little or no campus amenities. In fact, the very design of these types of office campuses ensures this lack of connectivity and walkability. Office buildings are placed "deep" on their respective sites, with surface parking lots "intervening" between the actual human use and the connecting streetscapes. In the case of Brookside, fully 1/3rd of the developed land, 57.3 acres, is dedicated to asphalt, surface parking lots, and those lots, in turn, result upwards of 200' setbacks for buildings from streetscapes, completely disconnecting human use and scale within the campus.

Suburban office campuses such as Brookside are among the hardest hit by the changes affecting office utilization in our nation since the COVID pandemic of 2020 – 22. Today, the office vacancy within Brookside is 50% with the Subject Property sitting at 100% vacant. These vacancy levels certainly raise the specter of a "doom loop" occurring within Brookside, potentially negatively affecting the built environment experiences not only for the remaining office space within Brookside, but also the Georgia State Alpharetta campus, Northpoint church, and the retail / restaurant establishments along Old Milton Parkway.

This Application will not attempt to delineate the many, and complex, cultural and demographic trends which have affected commercial real estate, household formation and housing choices post-pandemic other than to note that those changes are now commonly accepted as secular, not cyclical. Some of these paradigm shifts were evident even before the the pandemic: the advent of e-commerce, the efficiencies of "paperless" and "virtual" business activity, the delay in marriage and childbearing, the increasing prevalence of "single person" households, the advent of town center nodes, the desire for walkable, connected, small-scale environments.

Horizon 2040 Comp. Plan

The City was early in recognizing these changes and in adopting planning principles in response as vision statements and guidance to the development community. The first and most comprehensive of those vision statements is the Horizon 2040 Comprehensive Plan (the "Comp. Plan").

The Comp. Plan specifically identifies the East Side of Old Milton Parkway as a "Priority Area" for redevelopment with a focus on creating a mix of uses, including new residential housing and improved streetscapes / pedestrian environments (pg. 59). Of particular note is the following:

Housing (pg. 34)

- Redevelop large surface parking lots in North Point and suburban office areas with residential uses;
- Diversify housing opportunities;
- Address missing housing types / price points; and
- Create walkable neighborhoods.

Needs & Opportunities – Office & Retail Vacancies (pg. 35)

- Develop a plan to deal with office and retail vacancies; and
- Vacancies provide an opportunity for re-use or redevelopment;

Needs & Opportunities – Growth Management (pg. 35)

- Limit expansion of retail uses;
- Decline of suburban office provides opportunity to retrofit or redevelop; and
- Improve walkability and connectivity along the Old Milton Parkway corridor east of Georgia 400.

Brookside Small Area Plan

Adopted within the Comp. Plan is the Brookside Small Area Plan, a specific planning statement issued by City Council in November of 2022 (the "Brookside Plan"). The Brookside Plan notes many of the issues raised above and seeks to promote change through many of the strategies expressed in the Comp. Plan.

Interestingly, the Subject Property was not included by the Brookside Plan planners in either of three "Concepts & Themes" districts: Corporate Conglomerate, Gaming & Innovation District, or Collegiate District. As such, the Subject Property is a blank canvas available to advance the goals of the Small Area and the Comp. Plan. The Intended Project has been designed to achieve these goals by introducing new dense housing adjacent to the existing dense, Senior Living housing provided at The Mansions, improve streetscapes and pedestrian experiences, replace asphalt parking lots with desirable development and greenspaces.

Standard of Review

The Unified Development Code (the "UDC") establishes the following criteria for use in evaluating and taking action on a Rezoning request (see generally Sec. 4.2.3). For the reasons stated herein, the Intended Project satisfies each criteria.

- <u>Will the Intended Project be compatible with surrounding properties?</u>

  Applicant's Response – Yes.

  Although the Subject Property is located within Brookside office campus, the reality is that the Subject Property is already surrounded by a mix of diverse, but complementary, uses . . . including both for-sale and for-rent housing. The Intended Project will integrate well into this existing development fabric.

  West: The Mansions at Alpharetta, a 124-unit Senior Living housing community constructed in 2016.

  North: The Subject Property is bounded to the north by Old Milton Pkwy. Located on Old Milton Pkwy, immediately opposite the Subject Property are two apartment communities (Camden Pond and Belmont), two single-family subdivisions (Bridge Pointe and

Pennbrooke), and a new, 15-unit townhome community, Folia Old Milton.

East: Located to the east along Old Milton Pkwy are three commercial outparcels: a Brewsters, a Chipotle, and a TiresPlus. Located to the east along Brookside Pkwy is Zyka, a free-standing, full-service restaurant constructed in 2018.

South: The Subject Property is bounded to the south by Brookside Pkwy. Located across Brookside Pkwy, opposite the Subject Property to the southwest is a 6-acre vacant tract owned by the The University System of Georgia (immediately adjacent to the Georgia State Alpharetta campus buildings); to the southeast is 3905 Brookside, a 3-story, 80,000 SF medical/office building constructed in 2000.

- Will the Intended Project adversely affect the use or usability of surrounding properties?

  Applicant's Response – No.

  The Intended Project will have a positive effect on the value of surrounding properties. The Intended Project represents a significant investment within a suburban office campus which is currently 50% occupied and facing continuing financial failure and the potential for entering a "doom loop". The Intended Project will ultimately locate 160 new households in the very center of the Brookside and its surrounding uses. In doing so, the Intended Project will introduce much needed "24-hour" human presence along Brookside Pkwy, supporting the office, commercial, and retail uses and reinvigorating pedestrian presence and activity.

- Will the Intended Project adversely affect the natural environment?

  Applicant's Response – No.

  The Intended Project will, consistent with the goals of the Brookside Small Area Plan, replace 6+ acres of impervious asphalt parking with planned development providing current, code-compliant practices for stormwater management and tree cover.

- Are there substantial reasons the Subject Property cannot or should not be used as currently zoned? Are there new or changing conditions (not anticipated or reflected in the current zoning) which support the Applicant's Request.

  Applicant's Response – Yes.

  The Subject Property is, itself, a failed office use (as evidenced by its recent title transfer via deed in-lieu-of foreclosure), and office vacancy within Brookside as a

whole is 50%. The Subject Property must be redeveloped with a new use which will meet the needs of households seeking higher density / "infill" housing options within Alpharetta. In doing so Applicant believes households seeking to live in the Intended Project will, in turn, provide support for other current commercial, office and retail uses along Milton Pkwy without negatively impacting existing stakeholders.

- Would the Intended Project be an excessive or burdensome use of public facilities or services?

Applicant's Response – No.

Utilities and other City services exist in sufficient capacity to serve the Intended Project. In addition, while the Intended Project is not designed for or targeted at households with school-age children (SF's, amenities, etc.), it appears that Fulton County public school capacity is well below full utilization for this location:

ES: GADOE capacity for New Prospect Elementary is 825 students; enrollment is currently 447 students and projected to fall further over the next two years.

MS: GADOE capacity for Webb Bridge Middle School is 1,150 students; enrollment is currently 1,188 students. It is likely that Fulton County will redraw this school district since the next closest middle school, Taylor Road, is significantly under its GADOE capacity (1,400 capacity / 1,192 enrollment).

HS: GADOE capacity for Alpharetta High School is 2,200 students; enrollment is currently 1,915 and projected to fall further.

Capacity data from Fulton County Historical and Projected Enrollment: https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/$file/Historical%20and%20Projected%20Enrollment.pdf)

- Does the Applicant's Request reflect a reasonable balance between the promotion of public health, safety, morality or general welfare against the right to unrestricted use of the property?

Applicant's Response – Yes.

The Intended Project has been conceived in response to changing economic and cultural conditions affecting the Subject Property's current use and has been designed with the goals of the Brookside Small Area Plan in mind.

- Is the Intended Project consistent with Alpharetta's Comprehensive Plan?

Applicant's Response – Yes, but a FLUM amendment is required.

The Intended Project is consistent with explicit, on-point policies and strategies of the 2040 Horizon Comprehensive Plan, including

~ the provisions of the Brookside Small Area Plan, which are incorporated into the Comprehensive Plan (pg. 62).

~ "Promote and encourage residential densities and designs that ensure varied living areas and housing types." (Community Housing Vision Policy, pg. 40).

~ "Promote redevelopment of highway corridors, with an emphasis on North Point Pkwy, Old Milton Pkwy and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas" (Community Land Use Vision Policy, pg. 46).

~ "Allow mixed use patterns that will create activity nodes . . . within exiting suburban office; "[a]llow mixed use patterns that will create activity nodes in appropriate areas . . . that provide jobs and services with walking distance of residences, preserve open spaces and make public transportation more effective" and and "[e]ncourage creative urban design solutions that improve physical character" (Community Land Use Policies 2.3, 8.2, and 10, pgs. 46-47).

However, to effectuate these goals Applicant is requesting a FLUM amendment to change the Subject Property's use designation from CO to HDR. The Applicant's request is also compatible with other land use designations in the area. As an example, the Folia at Old Milton Parkway development, located across from the Subject Property at 3820 Old Milton Parkway, is designated as HDR

Small Area Plan Priority

Applicant requests that the following design guidelines contained within the Brookside Small Area Plan be given precedence and priority over the conflicting guidelines contained within in the UDC.

- Front Yard Minimum Setback: 20' along Brookside Pkwy as provided in the Brookside Small Area Plan instead of 35' as set forth in UDC Sec.2.2.10D.
- Maximum Building Height: 6-stories as provided in the Brookside Small Area Plan instead of 35' as set forth in UDC Sec.2.2.10D.

Variances & Waivers

Applicant requests the following variances and waivers. Each requested variance or waiver meets the following approval criteria for the reasons stated below:

(1) There are extraordinary and exceptional conditions pertaining to the Subject Property resulting from its size, shape, and topography;

(2) The Application of the Zoning Code without the requested variance or waiver would create an unnecessary hardship;

(3) There are conditions relevant to the Subject Property which are peculiar to it;

(4) And those conditions are not the result of any actions of the Applicant or current property owner; and

(5) Relief, if granted, will not cause substantial detriment to the public good nor impair the purposes or intent of applicable Zoning Code or other code provisions.

- Building Height (R-10M)/ UDC Sec. 2.2.10.D

  The Applicant is proposing a stacked unit concept in which one two-story unit is located above another two-story unit. The height of the proposed building is anticipated to exceed the 35-foot maximum building height allowed in the R-10M district and the Applicant requests a variance to allow a four-story building. The requested four-story height is commensurate with the existing, nearby buildings in the area. For example, the adjacent The Mansions at Alpharetta senior living building (3700 Brookside Parkway) is four stories in height and the office building located at 3650 Brookside Parkway is five stories in height.

- Front Yard Setback (R-10M)/ UDC Sec. 2.2.10.D

  The frontage along Old Milton Parkway has a peculiar jog into the property which significantly affects the setback from the property line to the proposed buildings. The Applicant is requesting a reduction in the front yard setback to 20-feet along this jog. This reduction will constitute ±46 feet section, or 5.5%, of the overall ±810.98-foot Old Milton Parkway frontage. The remaining 94.5% of the frontage will remain at the required 65-foot setback.
  In addition, the Applicant is requesting that the setback along Brookside Parkway, a local street, be reduced from 35-feet to 25-feet. It is important to note that the setbacks in the Brookside Small Area Plan call for a 20-foot setback along Brookside Parkway which the proposed setback exceeds.

- Buffer/ UDC Sec. 3.2.8.B.1.a

  The Applicant seeks to provide a 25-foot vegetated buffer in lieu of the 50-foot undisturbed buffer along the property lines bordering O-I districts to allow grading and construction of the units. The parcels to the east and west of the Subject Property are currently developed with a mix of restaurant (east) and senior residential (west). In addition, a portion of the buffer area along the western property line contains the existing entrance drive from Old Milton

Parkway, which is to remain. To mitigate any impacts from the disturbance and reduction in width the Applicant will be providing additional landscaping to screen and buffer the proposed residences against the adjacent property.

- Parking – Dwelling, For-Sale Residential / UDC Sec. 2.5.1A

  The Applicant requests a variance to reduce the number of off-street vehicle parking for "Dwelling, 'For-Sale', residential two or more bedroom units" from one (1) space per bedroom, to two (2) spaces per unit. One (1) space shall be in the garage and one (1) space shall be in the driveway. In addition, the Applicant will be providing two parking spaces per unit for both the two and three-bedroom units. To mitigate any potential impacts from the reduced parking, the Applicant will be providing additional guest parking places throughout the development.

Preservation of Rights:

The Applicant respectfully submits that the existing zoning and land use designation on the Subject Property and any intervening designation except for that requested, are unconstitutional and that a refusal to approve the proposed - rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United

States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances, or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be invalid inasmuch as the City of Alpharetta Zoning Ordinance is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq. and the Georgia Planning Act, §§ 45-12-200, et seq., and 50-8-1, et seq. The City of Alpharetta Zoning Ordinance lacks adequate standards for the City Council to exercise their powers to review this Application. Specifically, the "criteria" are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Zoning Ordinance is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia.

Any limitation on the time for presentation of the issues before the City Council, which has the power to zone and rezone property, is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the United States and Georgia Constitutions.

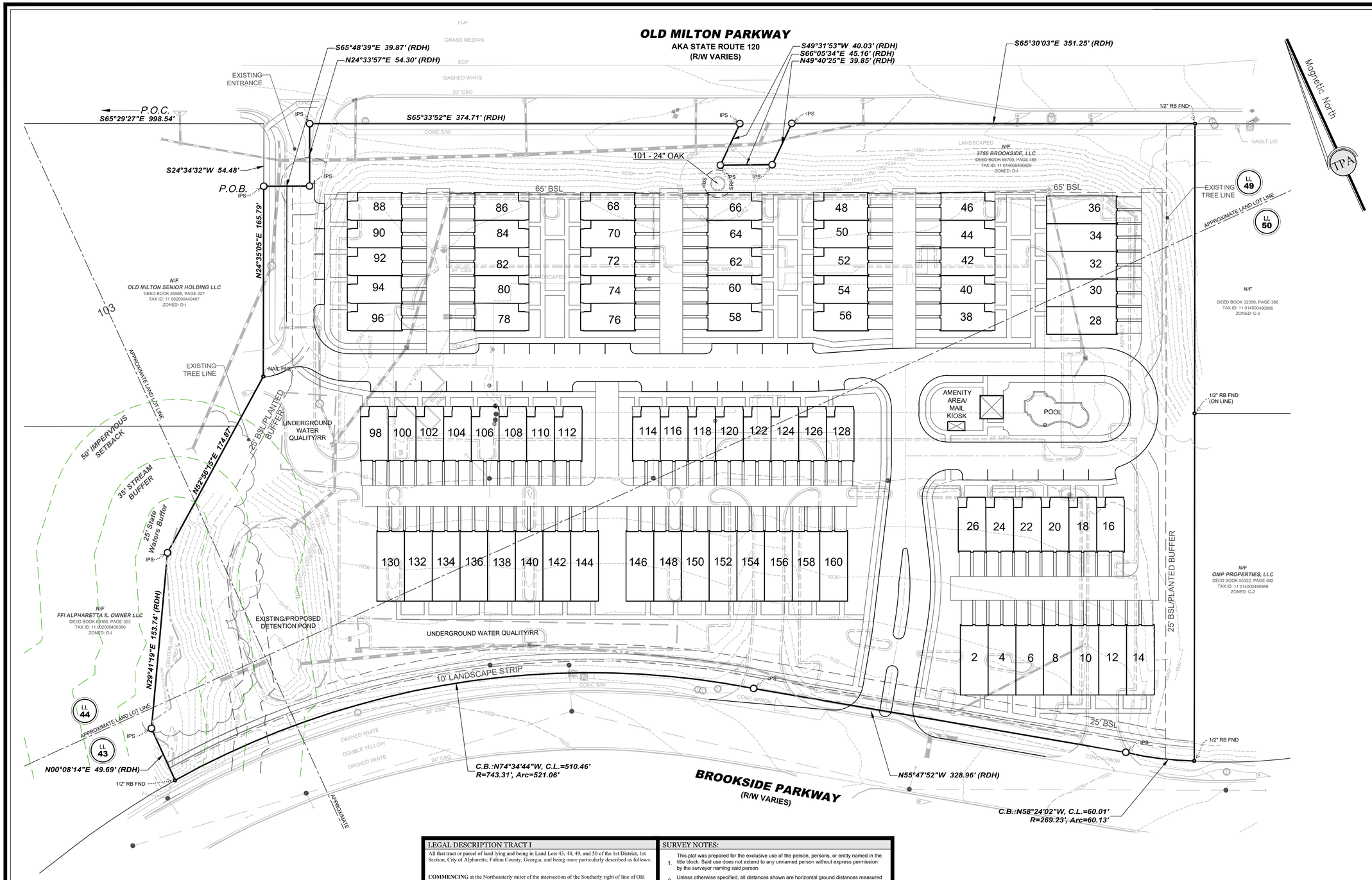
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

MEMORANDUM

TO:	City of Alpharetta
FROM:	Alex Brock - Smith, Gambrell & Russell, LLP
DATE:	August 26, 2024
RE:	Trip Generation Report – The Providence Group of Georgia – Brookfield Parkway

The Subject Property is located between the southern right-of-way of Old Milton Parkway and the northern right-of-way of Brookfield Parkway (Parcel ID 12 249006070310). The proposed is currently developed with a 105,236 square foot office building. The Providence Group of Georgia is proposing the removal of the existing office building and development of 160 attached, owner-occupied single family townhome units.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. The 160 townhomes are expected to generate 70.4 trips during the AM weekday peak hour, 83.2 trips during the PM weekday peak hour, and 929.6 total trips on a weekday. The proposed townhomes, however, will be a far below the amount of trips generated by the current office use. The proposed townhomes will result in a net reduction of 93.77 trips during the AM weekday peak hour, a reduction of 73.6 trips during the PM weekday peak hour, and a reduction of 232.15 total trips on a weekday below what the existing office use generates. As a result, the proposed development will be an improvement over the existing office development.



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	9.893 ACRES
POD "B" AREA	30 ACRES
FLOODPLAIN (APPROXIMATE)	0
ZONING	
EXISTING ZONING	O-I
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
REAR ENTRY DUPLEX CONDOMINIUMS	160 UNITS
TOTAL SITE DENSITY	16.1 U/A
TOTAL DENSITY (POD "B")	5.33 U/A
DEVELOPMENT STANDARDS	
FRONT YARD	25' TO BROOKSIDE PKWY / 65' OLD MILTON PKWY
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT (TOWNHOMES)	4 STORIES
MINIMUM LOT WIDTH	20 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A
PARKING	
GARAGE	160
DRIVEWAY	160
GUEST	36
TOTAL	356

NOTES

1. SPEED LIMIT OF OLD MILTON PARKWAY IS 45 MPH. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
10. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY ONEBARK ON 09-28-2023.

VARIANCES

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 4-STORY BUILDING HEIGHT.
2. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE FRONT YARD SETBACK FROM 65-FEET TO 20-FEET FOR A 45-FOOT-WIDE SECTION ALONG OLD MILTON PARKWAY AND TO ALLOW A 25-FOOT SETBACK ALONG BROOKSIDE PARKWAY.
3. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 25-FOOT PLANTED BUFFER.
4. ALPHARETTA UDC § 2.5.4 TO PROVIDE A MINIMUM OF TWO SPACES FOR EACH TOWNHOME UNIT TO BE LOCATED IN THE ASSOCIATED GARAGE AND DRIVEWAY.

LEGAL DESCRIPTION TRACT I

All that tract or parcel of land lying and being in Land Lots 43, 44, 49, and 50 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the Northeasterly miter of the intersection of the Southerly right of line of Old Milton Parkway (R/W varies) and the Easterly right of way line of Brookside Parkway; THENCE proceeding along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 29 minutes 27 seconds East a distance of 998.54 feet to a point; THENCE South 24 degrees 34 minutes 32 seconds West a distance of 54.48 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** continuing along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 48 minutes 38 seconds East a distance of 39.87 feet to a nail set; THENCE North 24 degrees 33 minutes 57 seconds East a distance of 54.30 feet to a nail set; THENCE South 65 degrees 33 minutes 52 seconds East a distance of 374.71 feet to an iron pin set; THENCE South 49 degrees 31 minutes 53 seconds West a distance of 40.03 feet to an iron pin set; THENCE South 66 degrees 05 minutes 34 seconds East a distance of 45.16 feet to an iron pin set; THENCE North 49 degrees 40 minutes 25 seconds East a distance of 39.85 feet to an iron pin set; THENCE South 65 degrees 30 minutes 03 seconds East a distance of 351.25 feet to a 1/2 inch rebar found; THENCE departing said Southerly right of way line of Old Milton Parkway South 24 degrees 30 minutes 43 seconds West a distance of 555.45 feet to a 1/2 inch rebar found on the northerly right of way line of Brookside Parkway (right of way varies); THENCE proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 526.11 feet and an arc length of 60.04 feet, said curve having a chord bearing of North 58 degrees 24 minutes 02 seconds West and a chord distance of 60.01 feet to a nail found; THENCE North 55 degrees 47 minutes 52 seconds West a distance of 328.96 feet to a nail set; THENCE along a curve to the left with a radius of 743.31 feet and an arc length of 521.06 feet, said curve having a chord bearing of North 74 degrees 34 minutes 44 seconds West and a chord distance of 510.46 feet to a 1/2 inch rebar found; THENCE leaving said right of way line North 00 degrees 08 minutes 14 seconds East a distance of 49.69 feet to an iron pin set; THENCE North 29 degrees 41 minutes 19 seconds East a distance of 153.74 feet to an iron pin set; THENCE North 52 degrees 56 minutes 15 seconds East a distance of 174.87 feet to a nail set; THENCE North 24 degrees 35 minutes 05 seconds East a distance of 165.79 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 430,952 square feet or 9.893 acres.

SURVEY NOTES:

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative the the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A
4. Exterior footprint of all buildings at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0086F, effective date 9/18/2013 and Map Number 13121C0078F, effective date 9/18/2013
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Old Milton Parkway and Brookside Parkway, dedicated public right of ways, as shown on the survey.
9. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
10. No observable evidence or proposed changes in right of way made available to the surveyor.
11. No observable evidence of recent street or sidewalk construction or repairs.
12. There may be underground utilities not shown on this survey.
13. Wetlands identification and flagging provided by Gaia Environmental Consulting dated 9/20/2023

20 0 40 80 120
GRAPHIC SCALE – IN FEET

OWNER/DEVELOPER

thePROVIDENCEgroup

Clint Walters

11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097

CONTACT
ph. 404-274-4492
E-MAIL: cwalters@theprovidencegroup.com

REFERENCE DOCUMENTS:

1. ALTA/ACSM Land Title Survey for Brookside 300 Tract L-L1-K prepared by J.D. Grace Land Surveying, LLC dated 08/04/2015.
2. Minor Plat for Old Milton Assisted Living prepared by Planners and Engineers Collaborative dated 10/15/2014.
3. ALTA/ACSM Land Title Survey for Alter Group, LTD Chicago Title Insurance Company prepared by Post, Buckley, Schuh & Jernigan, Inc. / PBS&J dated 10/26/1998, revised 01/29/1999.

SURVEY NOTES:

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

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www.travispruitt.com

ZONING PLAN

Brookside Parkway Tract

City of Alpharetta

Land Lot 43 44 49 50 , 1st District

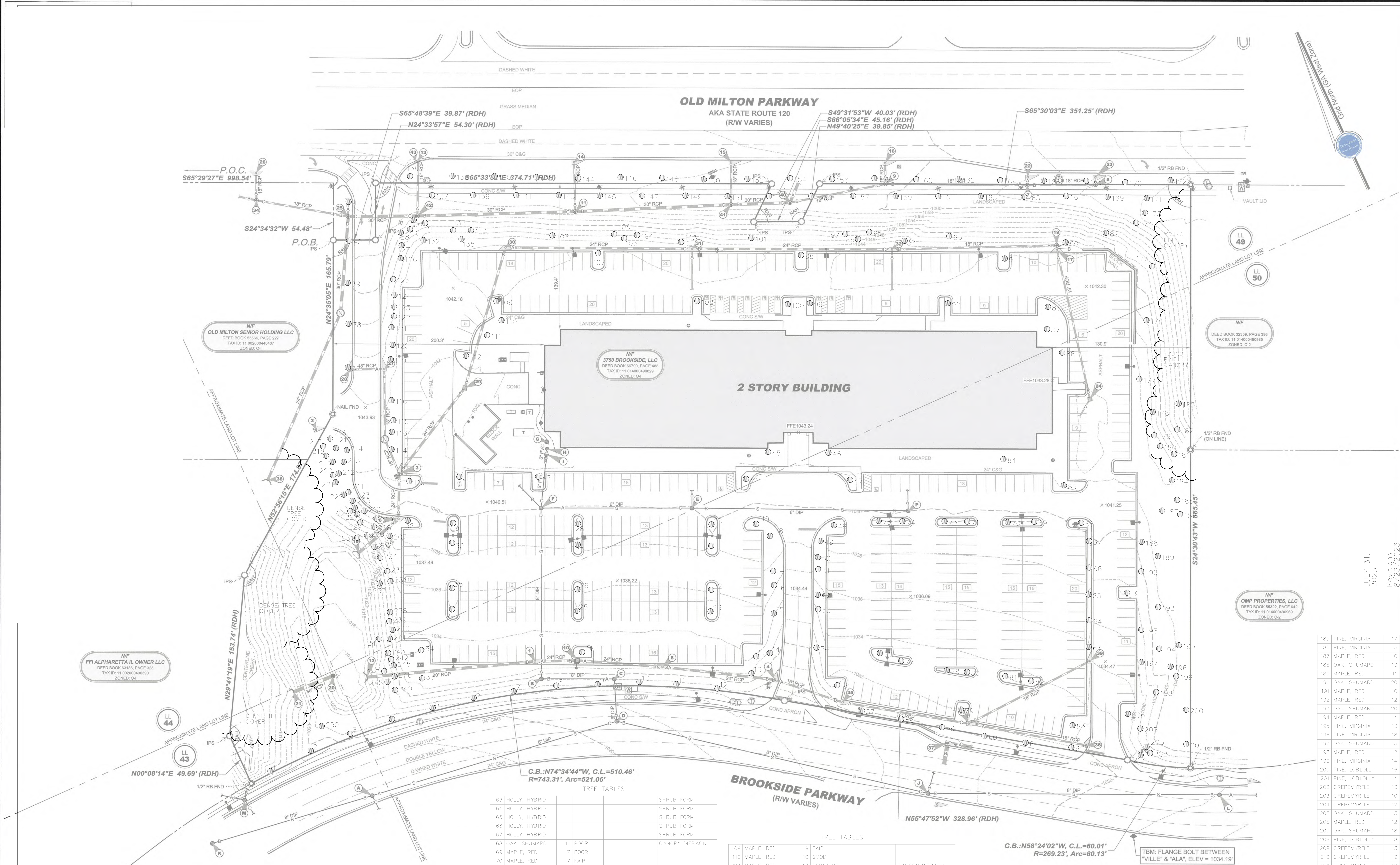
Fulton County, Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	08 - 26-2024
SCALE:	1" = 40'
CN:	23D456CPDB
LSV:	
JN:	
FN:	

1 of 1



JULY 31, 2023
Revisions 8/23/2023

TREE TABLES

ID	SPECIES	DBH	CONDITION	CLASSIFICATION	COMMENTS
1	OAK, WILLOW	22	GOOD	TREE OF QUALITY	
2	OAK, WILLOW	18	GOOD	TREE OF QUALITY	
3	OAK, WILLOW	16	FAIR	TREE OF QUALITY	
4	OAK, WILLOW	20	FAIR	TREE OF QUALITY	
5	OAK, WILLOW	17	GOOD	TREE OF QUALITY	
6	OAK, WILLOW	18	GOOD	TREE OF QUALITY	
7	OAK, WILLOW	16	GOOD	TREE OF QUALITY	
8	OAK, WILLOW	16	GOOD	TREE OF QUALITY	
9	OAK, WILLOW	17	GOOD	TREE OF QUALITY	
10	OAK, WILLOW	17	GOOD	TREE OF QUALITY	
11	OAK, WILLOW	17	GOOD	TREE OF QUALITY	
12	OAK, WILLOW	19	GOOD	TREE OF QUALITY	
13	CHERRY, YOSHINO	13	POOR		RADIAL FRACTURE IN TRUNK
14	CHERRY, YOSHINO	11	FAIR		COMPARTMENTALIZED CAVITY IN TRUNK
15	CHERRY, YOSHINO	10	FAIR		
16	CHERRY, YOSHINO	8	FAIR		
17	CHERRY, YOSHINO	9	FAIR		
18	CHERRY, YOSHINO	9	FAIR		SIGNIFICANT SCALE, INFESTATION
19	MAPLE, RED	8	FAIR		
20	MAPLE, RED	8	GOOD		
21	MAPLE, RED	8	POOR		LARGE CAVITY IN TRUNK
22	MAPLE, RED	8	POOR		
23	MAPLE, RED	8	POOR		
24	MAPLE, RED	8	FAIR		
25	MAPLE, RED	8	FAIR		
26	MAPLE, RED	7	POOR		
27	MAPLE, RED	9	FAIR		
28	MAPLE, RED	8	POOR		
29	MAPLE, RED	8	DECLINING		
30	MAPLE, RED	10	POOR		SAPROT IN TRUNK

TREE TABLES

32	MAPLE, RED	8	FAIR		
33	MAPLE, RED	8	GOOD		
34	MAPLE, RED	10	GOOD		
35	MAPLE, RED	8	POOR		DECAY IN TRUNK
36	MAPLE, RED	14	GOOD		
37	MAPLE, RED	13	GOOD		
38	MAPLE, RED	12	GOOD		
39	MAPLE, RED	11	GOOD		
40	MAPLE, RED	12	GOOD		
41	MAPLE, RED	14	FAIR		
42	MAPLE, RED	11	POOR		SAP ROT DEVELOPING THROUGHOUT
43	MAPLE, RED	12	DECLINING		SAPROT AND DECAY IN TRUNK
44	MAPLE, RED	11	GOOD		
45	CREPEMYRTLE	19	GOOD		
46	CREPEMYRTLE	20	GOOD		
47	CREPEMYRTLE	12	GOOD		
48	MAPLE, RED	7	POOR		
49	MAPLE, RED	8	FAIR		
50	CHERRY, YOSHINO	8	FAIR		
51	CHERRY, YOSHINO	7	FAIR		
52	CHERRY, YOSHINO	6	POOR		TRUNK DECAY, DIEBACK
53	CHERRY, YOSHINO	8	FAIR		
54	CHERRY, YOSHINO	9	FAIR		
55	MAPLE, RED	14	GOOD		
56	MAPLE, RED	9	DECLINING		CANOPY DIEBACK AND TRUNK DECAY
57	OAK, WILLOW	13	FAIR		
58	OAK, WILLOW	14	FAIR		
59	OAK, WILLOW	18	GOOD	TREE OF QUALITY	
60	OAK, WILLOW	18	GOOD	TREE OF QUALITY	
61	OAK, WILLOW	16	GOOD	TREE OF QUALITY	
62	OAK, WILLOW	17	GOOD	TREE OF QUALITY	

TREE TABLES

63	HOLLY, HYBRID				SHRUB FORM
64	HOLLY, HYBRID				SHRUB FORM
65	HOLLY, HYBRID				SHRUB FORM
66	HOLLY, HYBRID				SHRUB FORM
67	HOLLY, HYBRID				SHRUB FORM
68	OAK, SHUMARD	11	POOR		CANOPY DIEBACK
69	MAPLE, RED	7	POOR		
70	MAPLE, RED	7	FAIR		
71	MAPLE, RED	7	FAIR		
73	MAPLE, RED	8	POOR		TRUNK DECAY
74	MAPLE, RED	8	POOR		
75	MAPLE, RED	7	POOR		
76	MAPLE, RED	7	POOR		
77	MAPLE, RED	8	FAIR		
78	MAPLE, RED	7	POOR		
79	MAPLE, RED	9	FAIR		
80	MAPLE, RED	7	FAIR		
81	MAPLE, RED	8	FAIR		
82	MAPLE, RED	7	FAIR		
83	OAK, WILLOW	18	GOOD		
84	MAPLE, RED	15	POOR		SAPROT IN TRUNK, CANOPY THINNING
85	MAPLE, RED	12	FAIR		
86	MAPLE, RED	11	FAIR		
87	ZELKOVA	12	GOOD		
88	MAPLE, RED	13	FAIR		
89	OAK, SHUMARD	12	FAIR		
90	MAPLE, RED	9	GOOD		
91	MAPLE, RED	11	FAIR		
92	OAK, SHUMARD	15	GOOD		
93	MAPLE, RED	13	FAIR		
94	MAPLE, RED	9	GOOD		
95	CREPEMYRTLE	15	GOOD		
96	CREPEMYRTLE	14	GOOD		
97	CREPEMYRTLE	17	GOOD		
98	MAPLE, RED	11	GOOD		
99	CREPEMYRTLE	17	GOOD		
100	CREPEMYRTLE	18	GOOD		
101	OAK, SHUMARD	24	GOOD	SPECIMEN	
102	MAPLE, RED	11	GOOD		
103	MAPLE, RED	12	DECLINING		SAPROT IN TRUNK
104	CREPEMYRTLE	18	GOOD		
105	CREPEMYRTLE	15	GOOD		
106	CREPEMYRTLE	16	GOOD		
107	MAPLE, RED	11	FAIR		
108	OAK, SHUMARD	20	GOOD	TREE OF QUALITY	

TREE TABLES

109	MAPLE, RED	9	FAIR		
110	MAPLE, RED	10	GOOD		
111	MAPLE, RED	13	DECLINING		CANOPY DIEBACK
112	MAPLE, RED	10	POOR		CANOPY DIEBACK
113	MAPLE, RED	13	FAIR		
114	MAPLE, RED	11	FAIR		
116	HOLLY, FOSTER	6	FAIR		
117	HOLLY, FOSTER	7	FAIR		
118	MAPLE, RED	14	FAIR		
119	HOLLY, FOSTER	11	GOOD		
120	MAPLE, RED	13	FAIR		
121	HOLLY, FOSTER	6	FAIR		
122	HOLLY, FOSTER	6	FAIR		
123	HOLLY, FOSTER	6	FAIR		
124	HOLLY, FOSTER	8	FAIR		
125	MAPLE, RED	9	DECLINING		
126	MAPLE, RED	14	GOOD		
127	HOLLY, FOSTER	10	GOOD		
128	HOLLY, FOSTER	9	GOOD		
129	HOLLY, FOSTER	6	GOOD		
130	MAPLE, RED	16	GOOD		
131	MAPLE, RED	11	FAIR		
132	MAPLE, RED	9	DECLINING		
133	CREPEMYRTLE	17	GOOD		
134	CREPEMYRTLE	18	GOOD		
135	CREPEMYRTLE	13	FAIR		
136	OAK, WILLOW	19	GOOD		
137	CREPEMYRTLE	16	FAIR		
138	OAK, WILLOW	20	GOOD		
139	CREPEMYRTLE	16	FAIR		
140	OAK, WILLOW	21	GOOD		
141	CREPEMYRTLE	17	FAIR		
142	OAK, WILLOW	23	GOOD		
143	CREPEMYRTLE	14	GOOD		
144	OAK, WILLOW	19	FAIR		
145	OAK, WILLOW	14	FAIR		
146	OAK, WILLOW	21	GOOD		
147	CREPEMYRTLE	15	FAIR		
148	OAK, WILLOW	18	GOOD		
149	CREPEMYRTLE	12	FAIR		

TREE TABLES

150	OAK, WILLOW	23	GOOD		
151	CREPEMYRTLE	12	FAIR		
152	OAK, WILLOW	20	GOOD		
153	CREPEMYRTLE	14	FAIR		
154	OAK, WILLOW	22	GOOD		
155	CREPEMYRTLE	12	FAIR		
156	OAK, WILLOW	19	GOOD		
157	CREPEMYRTLE	12	FAIR		
158	OAK, WILLOW	18	GOOD		
159	CREPEMYRTLE	13	FAIR		
160	OAK, WILLOW	20	GOOD		
161	CREPEMYRTLE	11	FAIR		
162	OAK, WILLOW	23	GOOD		
163	CREPEMYRTLE	12	FAIR		
164	OAK, WILLOW	23	GOOD		
165	CREPEMYRTLE	12	FAIR		
166	OAK, WILLOW	19	GOOD		
167	CREPEMYRTLE	10	FAIR		
168	OAK, WILLOW	16	FAIR		
169	CREPEMYRTLE	12	FAIR		
170	OAK, WILLOW	19	GOOD		
171	CREPEMYRTLE	9	FAIR		
172	OAK, WATER	17	GOOD		
173	PINE, LOBLOLLY	8	GOOD		
174	PINE, LOBLOLLY	8	GOOD		
175	OAK, SHUMARD	10	FAIR		
176	OAK, SHUMARD	13	DECLINING		DEAD TOP
177	OAK, SHUMARD	13	POOR		
178	PINE, LOBLOLLY	9	GOOD		
179	PINE, LOBLOLLY	10	POOR		
180	PINE, LOBLOLLY	13	GOOD		
181	PINE, LOBLOLLY	9	FAIR		
182	PINE, LOBLOLLY	14	FAIR		
183	PINE, LOBLOLLY	14	GOOD		
184	PINE, VIRGINIA	16	POOR		THINNING CANOPY

TREE TABLES

185	PINE, VIRGINIA	17	FAIR		
186	PINE, VIRGINIA	15	FAIR		
187	MAPLE, RED	10	GOOD		
188	OAK, SHUMARD	19	FAIR		
189	MAPLE, RED	11	GOOD		
190	OAK, SHUMARD	20	GOOD		
191	MAPLE, RED	10	DECLINING		GRILLING ROOTS
192	MAPLE, RED	12	FAIR		
193	OAK, SHUMARD	20	GOOD		
194	MAPLE, RED	14	GOOD		
195	PINE, VIRGINIA	13	POOR		
196	PINE, VIRGINIA	18	GOOD		
197	OAK, SHUMARD	15	FAIR		
198	MAPLE, RED	12	FAIR		
199	PINE, VIRGINIA	14	GOOD		
200	PINE, LOBLOLLY	16	GOOD		
201	PINE, LOBLOLLY	14	GOOD		
202	CREPEMYRTLE	13	GOOD		
203	CREPEMYRTLE	10	FAIR		
204	CREPEMYRTLE	12	GOOD		
205	OAK, SHUMARD	13	FAIR		
206	MAPLE, RED	12	FAIR		
207	OAK, SHUMARD	18	FAIR		
208	PINE, LOBLOLLY	8	FAIR		
209	CREPEMYRTLE	13	FAIR		
210	CREPEMYRTLE	9	FAIR		
211	CREPEMYRTLE	12	FAIR		
212	CREPEMYRTLE	11	FAIR		
213	CREPEMYRTLE	11	FAIR		
214	CREPEMYRTLE	14	GOOD		
215	CREPEMYRTLE	8	FAIR		
216	CREPEMYRTLE	10	FAIR		
217	CREPEMYRTLE	13	FAIR		
218	PINE, LOBLOLLY	13	FAIR		
219	CREPEMYRTLE	9	POOR		
220	PINE, LOBLOLLY	13	FAIR		
221	PINE, LOBLOLLY	13	FAIR		
222	CREPEMYRTLE	9	POOR		
223	CREPEMYRTLE	11	POOR		
224	PINE, LOBLOLLY	14	FAIR		
225	PINE, LOBLOLLY	11	FAIR		
227	PINE, LOBLOLLY	6	FAIR		
229	CREPEMYRTLE	10	FAIR		
230	PINE, LOBLOLLY	14	FAIR		
231	PINE, LOBLOLLY	18	FAIR		
232	PINE, LOBLOLLY	17	GOOD		
233	PINE, LOBLOLLY	14	FAIR		
234	PINE, LOBLOLLY	13	FAIR		
235	PINE, LOBLOLLY	13	FAIR		
236	OAK, SHUMARD	20	FAIR		
237	PINE, LOBLOLLY	13	FAIR		
238	OAK, SHUMARD	12	FAIR		
239	OAK, SHUMARD	12	FAIR		
240	MAPLE, RED	10	FAIR		
241	PINE, LOBLOLLY	15	FAIR		
242	PINE, LOBLOLLY	8	FAIR		
243	PINE, LOBLOLLY	6	POOR		
244	OAK, PIN	7	FAIR		
245	OAK, PIN	8	POOR		
246	OAK, PIN	9	POOR		
247	PINE, LOBLOLLY	19	FAIR		
248	PINE, LOBLOLLY	16	FAIR		
249	PINE, LOBLOLLY	20	FAIR		
250	PINE, LOBLOLLY	15	FAIR		

NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

REVISIONS

ONEBARK
CONSULTING ARBORIST

ONEBARK, LLC
5456 PEACHTREE BOULEVARD #288
CHAMBLEE GA 30341
p: 678.344.6948

3750 BROOKSIDE PARKWAY

AUTHORIZED BY: THE PROVIDENCE GROUP
LAND LOTS 43, 44, 49 & 50 • 1ST DISTRICT• 1ST SECTION• CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET
20 0 40 80 120 160

Certification applies to Arborist markup only. Base layers prepared by others:

Jesse Milton
ISA #SO-1170B,
exp 12/31/2024

All tree data complies with City of Alpharetta Best Management Practices. No architectural, engineering, or land disturbance specifications are contained within this sheet.

TREE INFORMATION SHEET
1 of 1
SHEET DATE: 10/2/2023
FIELD DATE: 9/28/2023

W:\2023\230456\Survey\CAD\604\Drawings\230456.604BT.dwg, 30x42 Alta, bphelts, Sep 26, 2023 - 9:02:53am

Fulton County Taxes

Property Taxes / Summary / 11 014000490829

Tax Bill

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
404.613.6100

Property Owner	BROOKSIDE PARKWAY PARTNERS LLC
Parcel Identification	11 014000490829
Description	Real Estate
User ID	IWR
Tax District	10A - ALPHARETTA / NORTH FULTON CID
Property Address	3750 BROOKSIDE PARKWAY
Account Number	5588033
Current Fair Market Value	13,608,500.00
Current Assessed Value	5,443,400.00
City Exemption	
County Exemption	
City Sales Tax Credit	$0.00
County Sales Tax Credit	$1,099.57
Tax Year / Cycle	2023 / County
Principal Amount	158,892.85
Interest	0.00
Penalties/Fees	0.00
Paid	158,892.85
Total	0.00

Tax Year / Cycle	2022 / County
Principal Amount	159,546.06
Interest	0.00
Penalties/Fees	0.00
Paid	159,546.06
Total	0.00

Tax Year / Cycle	2021 / County
Principal Amount	116,160.80
Interest	0.00
Penalties/Fees	0.00
Paid	116,160.80
Total	0.00

Tax Year / Cycle	2020 / County
Principal Amount	118,713.01
Interest	0.00
Penalties/Fees	0.00
Paid	118,713.01
Total	0.00

Tax Year / Cycle	2019 / County
Principal Amount	119,187.21
Interest	0.00
Penalties/Fees	0.00
Paid	119,187.21
Total	0.00

Tax Year / Cycle	2018 / County
Principal Amount	175,942.28
Interest	0.00

Penalties/Fees	0.00
Paid	175,942.28
Total	0.00

Tax Year / Cycle	2017 / County
Principal Amount	164,391.59
Interest	0.00
Penalties/Fees	0.00
Paid	164,391.59
Total	0.00

Grand Total Due	$0.00

Mailing Address

3750 BROOKSIDE LLC

6400 POWERS FERRY RD SUITE 150

ATLANTA GA 30339

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

Sign up For E-Billing

Fulton County Board of Tax Assessors

Georgia Department of Revenue

City of Atlanta Solid Waste

Fulton County Government

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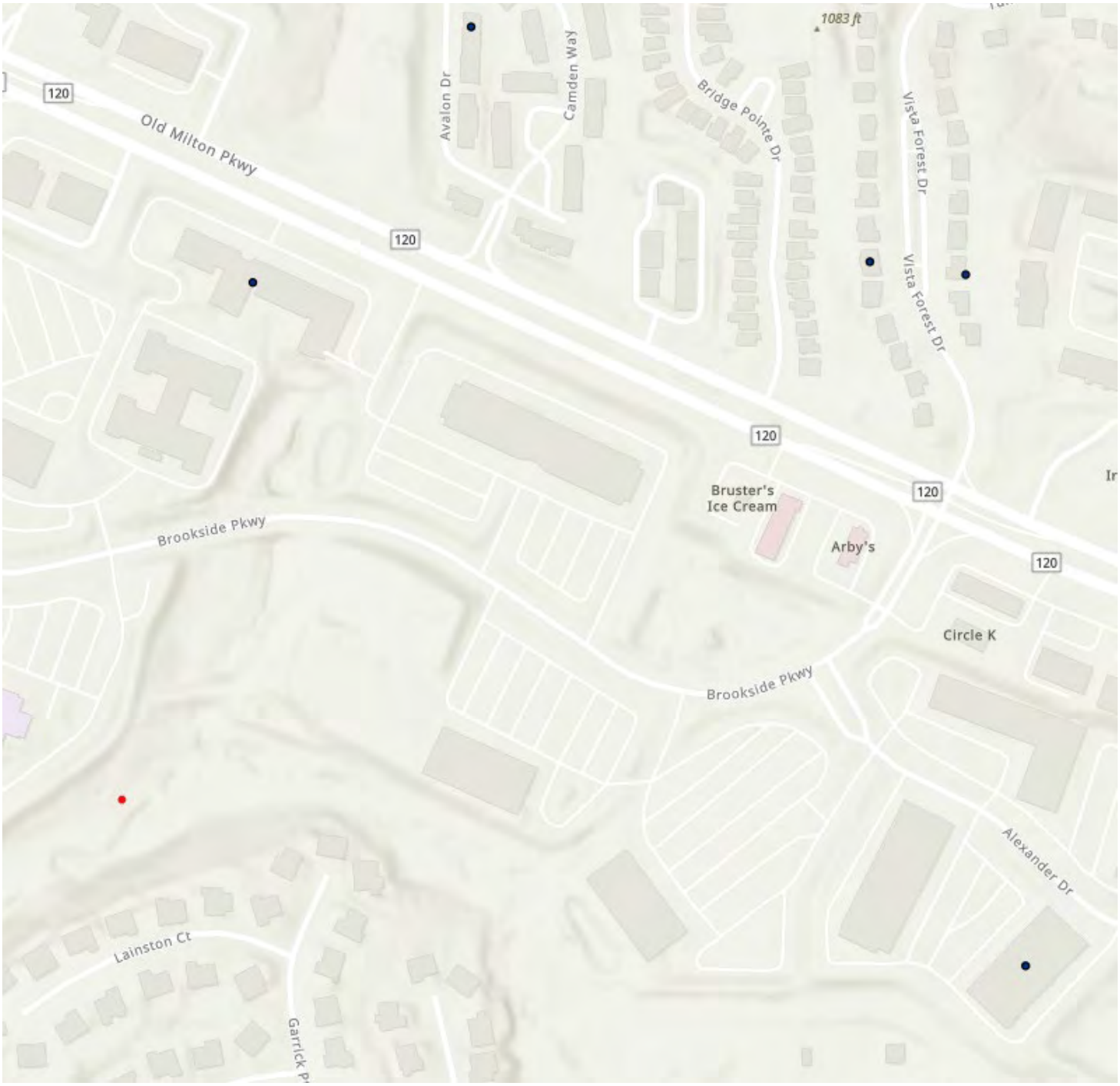
141 Pryor St. Atlanta, GA 30303 | 404.613.6100


1083 ft
120
Old Milton Pkwy
Avalon Dr
Camden Way
Bridge Pointe Dr
Vista Forest Dr
Vista Forest Dr
120
120
120
120
Bruster's
Ice Cream
Arby's
Brookside Pkwy
Circle K
Brookside Pkwy
Alexander Dr
Lainston Ct

ONEBARK LLC
5456 PEACHTREE BOULEVARD
ATLANTA GA 30341
p: 678-344-6948 www.onebark.com

Tree Study Report

3750 Brookside Parkway, Alpharetta GA

Date of Inspection 9/23/2023

Inspector
Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Developer
Clint Walters
11340 Lakefield Drive, Suite 140
Johns Creek GA 30097
cwalters@theprovidencegroup.com

INTRODUCTION
This inspection was made to verify trees that meet Specimen tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

METHODOLOGY
The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Quality.' (Pine, Tuliptree, and Sweetgum cannot be considered Quality trees). Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

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

30-inch DBH or larger for trees in the Pinus genus
30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
24-inch DBH or larger for trees in all other genera
10-inch DBH or larger for Sourwood
Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH
GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater
FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.
POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.
DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Tree 1

Cataloged : 9/23/2023

Species 22" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 2

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 3

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Fair health.
Other notes:

Tree 4

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Fair health.
Other notes:

Tree 5

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 6

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 7

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 8

Cataloged : 9/23/2025

Species 16" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 9

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 10

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 11

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 12

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 13

Cataloged : 9/23/2023

Species 13" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Poor health.
Other notes: Radial fracture in trunk

Tree 14

Cataloged : 9/23/2023

Species 11" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes: Compartmentalized Cavity in trunk

Tree 15

Cataloged : 9/23/2023

Species 10" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes:

Tree 16

Cataloged : 9/23/2023

Species 8" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes:

Tree 17

Cataloged : 9/23/2023

Species 9" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes:

Tree 18

Cataloged : 9/23/2023

Species 9" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes: Significant scale, infestation

Tree 19

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 20

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 21

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes: Large cavity in trunk

Tree 22

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 23

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 24

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 25

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 26

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 27

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 28

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 29

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes:

Tree 30

Cataloged : 9/23/2025

Species 10" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes: Saprot in trunk

Tree 32

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 33

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 34

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 35

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes: Decay in trunk

Tree 36

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 37

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 38

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 39

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 40

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 41

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 42

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes: Sap rot developing throughout

Tree 43

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes: Saprot and decay in trunk

Tree 44

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 45

Cataloged : 9/23/2023

Species 19" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 46

Cataloged : 9/23/2023

Species 20" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 47

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 48

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 49

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 50

Cataloged : 9/23/2023

Species 8" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes:

Tree 51

Cataloged : 9/23/2023

Species 7" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes:

Tree 52

Cataloged : 9/23/2023

Species 6" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Poor health.
Other notes: Trunk decay, dieback

Tree 53

Cataloged : 9/23/2025

Species 8" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes:

Tree 54

Cataloged : 9/23/2023

Species 9" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.
Other notes:

Tree 55

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 56

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes: Canopy dieback and trunk decay

Tree 57

Cataloged : 9/23/2023

Species 13" oak, willow, *Quercus phellos*

Condition: Fair health.
Other notes:

Tree 58

Cataloged : 9/23/2023

Species 14" oak, willow, *Quercus phellos*

Condition: Fair health.
Other notes:

Tree 59

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 60

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 61

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 62

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 63

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:
Other notes: Shrub form

Tree 64

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:
Other notes: Shrub form

Tree 65

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:
Other notes: Shrub form

Tree 66

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:
Other notes: Shrub form

Tree 67

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:
Other notes: Shrub form

Tree 68

Cataloged : 9/23/2023

Species 11" oak, shumard, *Quercus shumardii*

Condition: Poor health.
Other notes: Canopy dieback

Tree 69

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 70

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 71

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 73

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes: Trunk decay

Tree 74

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 75

Cataloged : 9/23/2025

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 76

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 77

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 78

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes:

Tree 79

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 80

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 81

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 82

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 83

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 84

Cataloged : 9/23/2023

Species 15" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes: Saprot in trunk, canopy thinning

Tree 85

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 86

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 87

Cataloged : 9/23/2023

Species 12" zelkova, *Zelkova serrata*

Condition: Good health.
Other notes:

Tree 88

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 89

Cataloged : 9/23/2023

Species 12" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 90

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 91

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 92

Cataloged : 9/23/2023

Species 15" oak, shumard, *Quercus shumardii*

Condition: Good health.
Other notes:

Tree 93

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 94

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 95

Cataloged : 9/23/2023

Species 15" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 96

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 97

Cataloged : 9/23/2025

Species 17" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 98

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 99

Cataloged : 9/23/2023

Species 17" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 100

Cataloged : 9/23/2023

Species 18" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

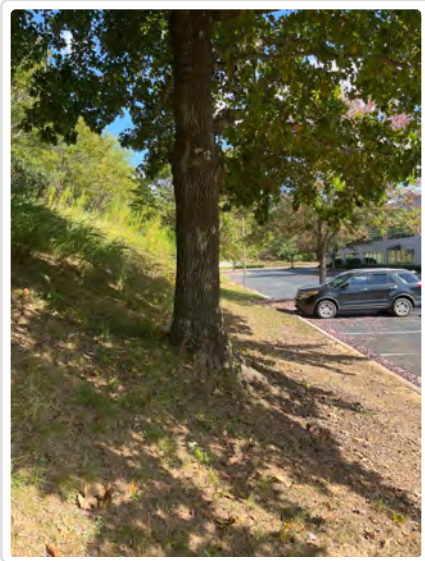
Tree 101

Status: **SPECIMEN**

Cataloged : 9/23/2023

Species 24" oak, shumard, *Quercus shumardii*

Condition: Good health. No significant problems identified; Structure is single, No significant problems identified
Other notes:



Tree 102

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 103

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes: Saprot in trunk

Tree 104

Cataloged : 9/23/2023

Species 18" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 105

Cataloged : 9/23/2023

Species 15" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 106

Cataloged : 9/23/2023

Species 16" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 107

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 108

Status: **TREE OF QUALITY**

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Good health.
Other notes:

Tree 109

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 110

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 111

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes: Canopy dieback

Tree 112

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Poor health.
Other notes: Canopy dieback

Tree 113

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 114

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 116

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex × attenuata*

Condition: Fair health.
Other notes:

Tree 117

Cataloged : 9/23/2023

Species 7" holly, foster, *Ilex × attenuata*

Condition: Fair health.
Other notes:

Tree 118

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 119

Cataloged : 9/23/2023

Species 11" holly, foster, *Ilex × attenuata*

Condition: Good health.
Other notes:

Tree 120

Cataloged : 9/23/2025

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 121

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex × attenuata*

Condition: Fair health.
Other notes:

Tree 122

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex × attenuata*

Condition: Fair health.
Other notes:

Tree 123

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex × attenuata*

Condition: Fair health.
Other notes:

Tree 124

Cataloged : 9/23/2023

Species 8" holly, foster, *Ilex × attenuata*

Condition: Fair health.
Other notes:

Tree 125

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes:

Tree 126

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 127

Cataloged : 9/23/2023

Species 10" holly, foster, *Ilex × attenuata*

Condition: Good health.
Other notes:

Tree 128

Cataloged : 9/23/2023

Species 9″ holly, foster, *Ilex × attenuata*

Condition: Good health.
Other notes:

Tree 129

Cataloged : 9/23/2023

Species 6″ holly, foster, *Ilex × attenuata*

Condition: Good health.
Other notes:

Tree 130

Cataloged : 9/23/2023

Species 16″ Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 131

Cataloged : 9/23/2023

Species 11″ Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 132

Cataloged : 9/23/2023

Species 9″ Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes:

Tree 133

Cataloged : 9/23/2023

Species 17″ Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 134

Cataloged : 9/23/2023

Species 18″ Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 135

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 136

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 137

Cataloged : 9/23/2023

Species 16" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 138

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 139

Cataloged : 9/23/2023

Species 16" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 140

Cataloged : 9/23/2023

Species 21" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 141

Cataloged : 9/23/2023

Species 17" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 142

Cataloged : 9/23/2025

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 143

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 144

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Fair health.
Other notes:

Tree 145

Cataloged : 9/23/2023

Species 14" oak, willow, *Quercus phellos*

Condition: Fair health.
Other notes:

Tree 146

Cataloged : 9/23/2023

Species 21" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 147

Cataloged : 9/23/2023

Species 15" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 148

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 149

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 150

Cataloged : 9/23/2023

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 151

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 152

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 153

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 154

Cataloged : 9/23/2023

Species 22" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 155

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 156

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 157

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 158

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 159

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 160

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 161

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 162

Cataloged : 9/23/2023

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 163

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 164

Cataloged : 9/23/2025

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 165

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 166

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 167

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 168

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Fair health.
Other notes:

Tree 169

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 170

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.
Other notes:

Tree 171

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 172

Cataloged : 9/23/2023

Species 17" oak, water, *Quercus nigra*

Condition: Good health.
Other notes:

Tree 173

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 174

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 175

Cataloged : 9/23/2023

Species 10" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 176

Cataloged : 9/23/2023

Species 13" oak, shumard, *Quercus shumardii*

Condition: Declining health.
Other notes: Dead top

Tree 177

Cataloged : 9/23/2023

Species 13" oak, shumard, *Quercus shumardii*

Condition: Poor health.
Other notes:

Tree 178

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 179

Cataloged : 9/23/2023

Species " pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 180

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 181

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 182

Cataloged : 9/23/2023

Species 14" pine, virginia, *Pinus virginiana*

Condition: Fair health.
Other notes:

Tree 183

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 184

Cataloged : 9/23/2023

Species 16" pine, virginia, *Pinus virginiana*

Condition: Poor health.
Other notes: Thinning canopy

Tree 185

Cataloged : 9/23/2023

Species 17" pine, virginia, *Pinus virginiana*

Condition: Fair health.
Other notes:

Tree 186

Cataloged : 9/23/2025

Species 15" pine, virginia, *Pinus virginiana*

Condition: Fair health.
Other notes:

Tree 187

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 188

Cataloged : 9/23/2023

Species 19" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 189

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 190

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Good health.
Other notes:

Tree 191

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Declining health.
Other notes: Girdling roots

Tree 192

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 193

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Good health.
Other notes:

Tree 194

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 195

Cataloged : 9/23/2023

Species 13" pine, virginia, *Pinus virginiana*

Condition: Poor health.
Other notes:

Tree 196

Cataloged : 9/23/2023

Species 18" pine, virginia, *Pinus virginiana*

Condition: Good health.
Other notes:

Tree 197

Cataloged : 9/23/2023

Species 15" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 198

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 199

Cataloged : 9/23/2023

Species 14" pine, virginia, *Pinus virginiana*

Condition: Good health.
Other notes:

Tree 200

Cataloged : 9/23/2023

Species 16" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 201

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 202

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 203

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 204

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 205

Cataloged : 9/23/2023

Species 13" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 206

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 207

Cataloged : 9/23/2023

Species 18" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 208

Cataloged : 9/23/2025

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 209

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 210

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 211

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 212

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 213

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 214

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.
Other notes:

Tree 215

Cataloged : 9/23/2023

Species 8" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 216

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 217

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 218

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 219

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Poor health.
Other notes:

Tree 220

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 222

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Poor health.
Other notes:

Tree 223

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Poor health.
Other notes:

Tree 224

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 225

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 227

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 229

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.
Other notes:

Tree 230

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 231

Cataloged : 9/23/2023

Species 18" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 232

Cataloged : 9/23/2023

Species 17" pine, loblolly, *Pinus taeda*

Condition: Good health.
Other notes:

Tree 233

Cataloged : 9/23/2025

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 234

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 235

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 236

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 237

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 238

Cataloged : 9/23/2023

Species 12" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 239

Cataloged : 9/23/2023

Species 12" oak, shumard, *Quercus shumardii*

Condition: Fair health.
Other notes:

Tree 240

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 241

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 242

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 243

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 244

Cataloged : 9/23/2023

Species 7" oak, pin, *Quercus palustris*

Condition: Fair health.
Other notes:

Tree 245

Cataloged : 9/23/2023

Species 8" oak, pin, *Quercus palustris*

Condition: Poor health.
Other notes:

Tree 246

Cataloged : 9/23/2023

Species 9" oak, pin, *Quercus palustris*

Condition: Poor health.
Other notes:

Tree 247

Cataloged : 9/23/2023

Species 19" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 248

Cataloged : 9/23/2023

Species 16" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 249

Cataloged : 9/23/2023

Species 20" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 250

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 252

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 257

Cataloged : 9/23/2023

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 258

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 259

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 260

Cataloged : 9/23/2025

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 261

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes: Canker

Tree 262

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 263

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 264

Cataloged : 9/23/2023

Species 16" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 265

Cataloged : 9/23/2023

Species 11" oak, water, *Quercus nigra*

Condition: Fair health.
Other notes:

Tree 266

Cataloged : 9/23/2023

Species 14" oak, water, *Quercus nigra*

Condition: Fair health.
Other notes:

Tree 267

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 268

Cataloged : 9/23/2023

Species 7" sweetgum, *Liquidambar styraciflua*

Condition: Fair health.
Other notes:

Tree 269

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 271

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 272

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 273

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 274

Cataloged : 9/23/2023

Species 8" oak, water, *Quercus nigra*

Condition: Fair health.
Other notes:

Tree 275

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 277

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 278

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 279

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition:
Other notes:

Tree 280

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 281

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 282

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 283

Cataloged : 9/23/2023

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 284

Cataloged : 9/23/2025

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 285

Cataloged : 9/23/2023

Species 18" tuliptree, *Liriodendron tulipifera*

Condition: Good health.
Other notes:

Tree 286

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 287

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 288

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 290

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 291

Cataloged : 9/23/2023

Species 6" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 292

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 293

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 294

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 295

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 296

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 297

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 298

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 299

Cataloged : 9/23/2023

Species 15" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 300

Cataloged : 9/23/2023

Species 23" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 301

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.
Other notes:

Tree 302

Cataloged : 9/23/2023

Species 15" Blackgum, *Nyssa sylvatica*

Condition: Good health.
Other notes:

Tree 303

Cataloged : 9/23/2023

Species 18" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 304

Cataloged : 9/23/2023

Species 35" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 305

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.
Other notes:

Tree 306

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 307

Cataloged : 9/23/2025

Species 11" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 308

Cataloged : 9/23/2023

Species 17" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 309

Cataloged : 9/23/2023

Species 12" oak, water, *Quercus nigra*

Condition: Fair health.
Other notes:

Tree 310

Cataloged : 9/23/2023

Species 7" Cherry, Black, *Prunus serotina*

Condition: Poor health.
Other notes:

Tree 311

Cataloged : 9/23/2023

Species 9" oak, water, *Quercus nigra*

Condition: Fair health.
Other notes:

Tree 312

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 313

Cataloged : 9/23/2023

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 314

Cataloged : 9/23/2023

Species 10" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.
Other notes:

Tree 315

Cataloged : 9/23/2023

Species 6" tuliptree, *Liriodendron tulipifera*

Condition: Good health.
Other notes:

Tree 316

Cataloged : 9/23/2023

Species 18" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 317

Cataloged : 9/23/2023

Species 10" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 318

Cataloged : 9/23/2023

Species 6" Blackgum, *Nyssa sylvatica*

Condition: Fair health.
Other notes:

Tree 319

Cataloged : 9/23/2023

Species 25" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 320

Cataloged : 9/23/2023

Species 12" oak, water, *Quercus nigra*

Condition: Fair health.
Other notes:

Tree 321

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.
Other notes:

Tree 322

Cataloged : 9/23/2023

Species 16" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 323

Cataloged : 9/23/2023

Species 7" Cherry, Black, *Prunus serotina*

Condition: Poor health.
Other notes:

Tree 324

Cataloged : 9/23/2023

Species 17" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.
Other notes:

Tree 325

Status: **SPECIMEN**

Cataloged : 9/23/2023

Species 30" oak, water, *Quercus nigra*

Condition: Fair health. No significant problems identified; Structure is asymmetric, No significant problems identified
Other notes:

Tree 326

Cataloged : 9/23/2023

Species 13" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.
Other notes:

Tree 327

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.
Other notes:

Tree 328

Cataloged : 9/23/2023

Species 9" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.
Other notes:

Tree 329

Cataloged : 9/23/2025

Species 29" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.
Other notes:

Summary

Total Specimen trees identified within study area: 2

Additional Notes

LIMITATIONS
This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Certification

Date Certified: 9/23/2023

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

Jesse Milton
ISA #SO-1170B
Tree Risk Assessment Qualified (TRAQ)

BROOKSIDE
SMALL AREA PLAN

THE CITY OF ALPHARETTA GEORGIA

RESOLUTION NO. 2160

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE BROOKSIDE SMALL AREA PLAN AND INCORPORATION INTO THE CITY OF ALPHARETTA HORIZON 2040 COMPREHENSIVE PLAN

WHEREAS, the community identified the Brookside/Old Milton Parkway area as a priority redevelopment opportunity in conjunction with the Horizon 2040 Comprehensive Plan; and

WHEREAS, the area has one of the highest office vacancy rates in the City; and

WHEREAS, the purpose of the study was to clarify the vision of the Brookside area, provide additional detail to the City of Alpharetta Comprehensive Plan, and offer recommendations that promote connectivity, walkability, and appropriate future redevelopment; and

WHEREAS, the City developed the Brookside Small Area Plan with input and feedback from the public, including commercial brokers, office tenants, Georgia State University and adjacent and nearby HOA's; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Brookside Small Area Plan and authorizes its incorporation into the City of Alpharetta Horizon 2040 Comprehensive Plan.

SO RESOLVED this 28th day of November, 2022.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

COUNCIL MEMBERS

_____

Mayor Pro Tem Merkel

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

Council Member Binder

Council Member DeRito

Council Member Hipes

Council Member Mitchell

Council Member Will

Attest:

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

City Attorney

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PUBLIC OUTREACH PROCESS

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

Summer 2021

ALPHARETTA GEORGIA — LISTENING SESSIONS WITH NEARBY HOMEOWNERS ASSOCIATIONS — Kimley»Horn

- PARK BROOKE
- GLEN ABBEY
- PENNEBROOKE

Fall 2021

ALPHARETTA GEORGIA — LISTENING SESSIONS WITH COMMERCIAL STAKEHOLDERS — Kimley»Horn

- HI-REZ STUDIOS
- GEORGIA STATE UNIVERSITY
- COMMERCIAL BROKERAGES

Winter 2021

ALPHARETTA GEORGIA — WORK SESSION, EXISTING CONDITIONS ANALYSIS & DEVELOPMENT OF DRAFT PLAN — Kimley»Horn

DISTRIBUTION OF DRAFT TO STAKEHOLDERS & HOAs

Spring 2022

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

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

A Glance Back to 20 Years Ago...

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

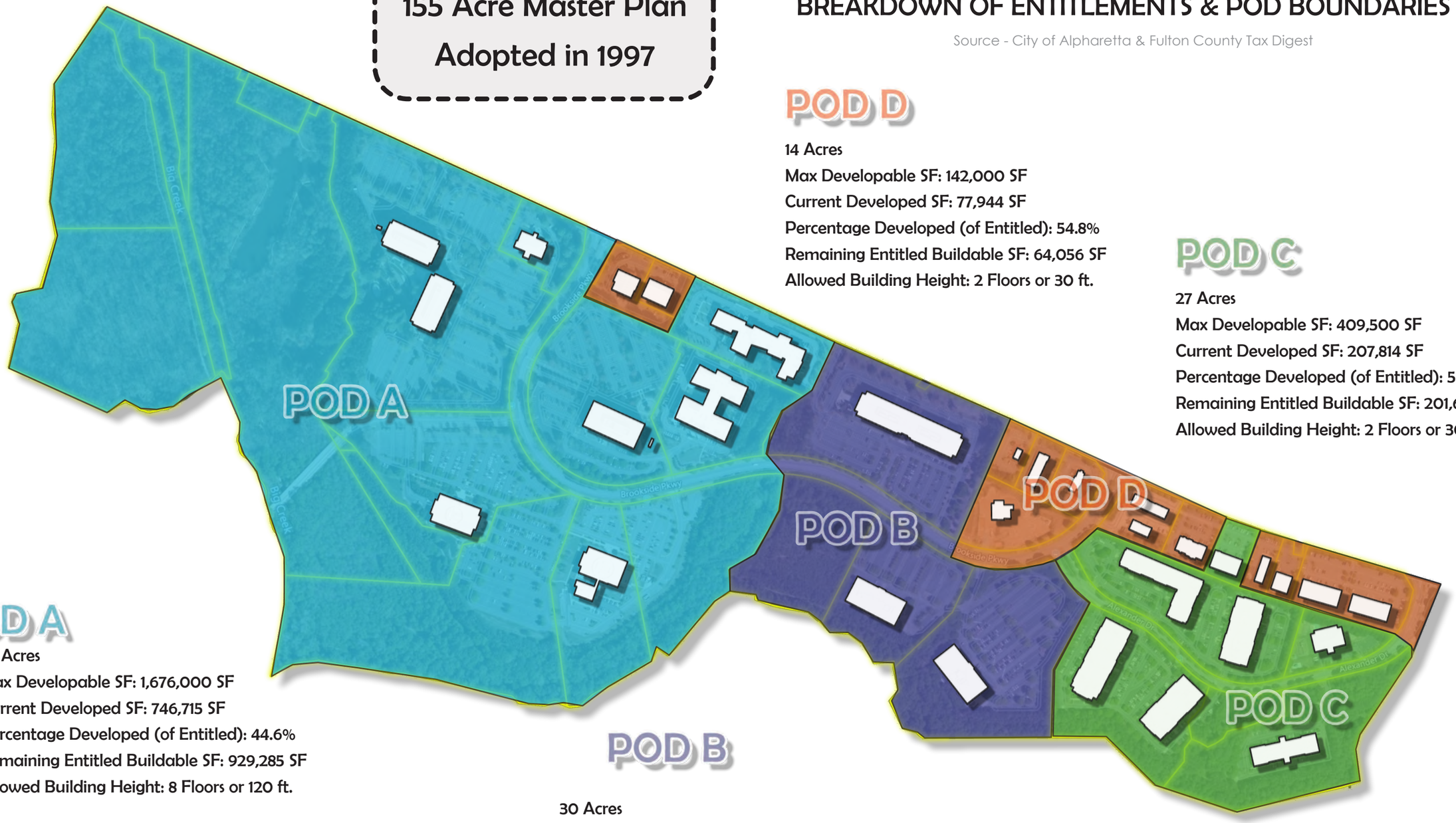
EXISTING CONDITIONS

BROOKSIDE MASTER PLAN

BREAKDOWN OF ENTITLEMENTS & POD BOUNDARIES

Source - City of Alpharetta & Fulton County Tax Digest

155 Acre Master Plan
Adopted in 1997



POD D

14 Acres
Max Developable SF: 142,000 SF
Current Developed SF: 77,944 SF
Percentage Developed (of Entitled): 54.8%
Remaining Entitled Buildable SF: 64,056 SF
Allowed Building Height: 2 Floors or 30 ft.

POD C

27 Acres
Max Developable SF: 409,500 SF
Current Developed SF: 207,814 SF
Percentage Developed (of Entitled): 50.7%
Remaining Entitled Buildable SF: 201,686 SF
Allowed Building Height: 2 Floors or 30 ft.

POD A

84 Acres
Max Developable SF: 1,676,000 SF
Current Developed SF: 746,715 SF
Percentage Developed (of Entitled): 44.6%
Remaining Entitled Buildable SF: 929,285 SF
Allowed Building Height: 8 Floors or 120 ft.

POD B

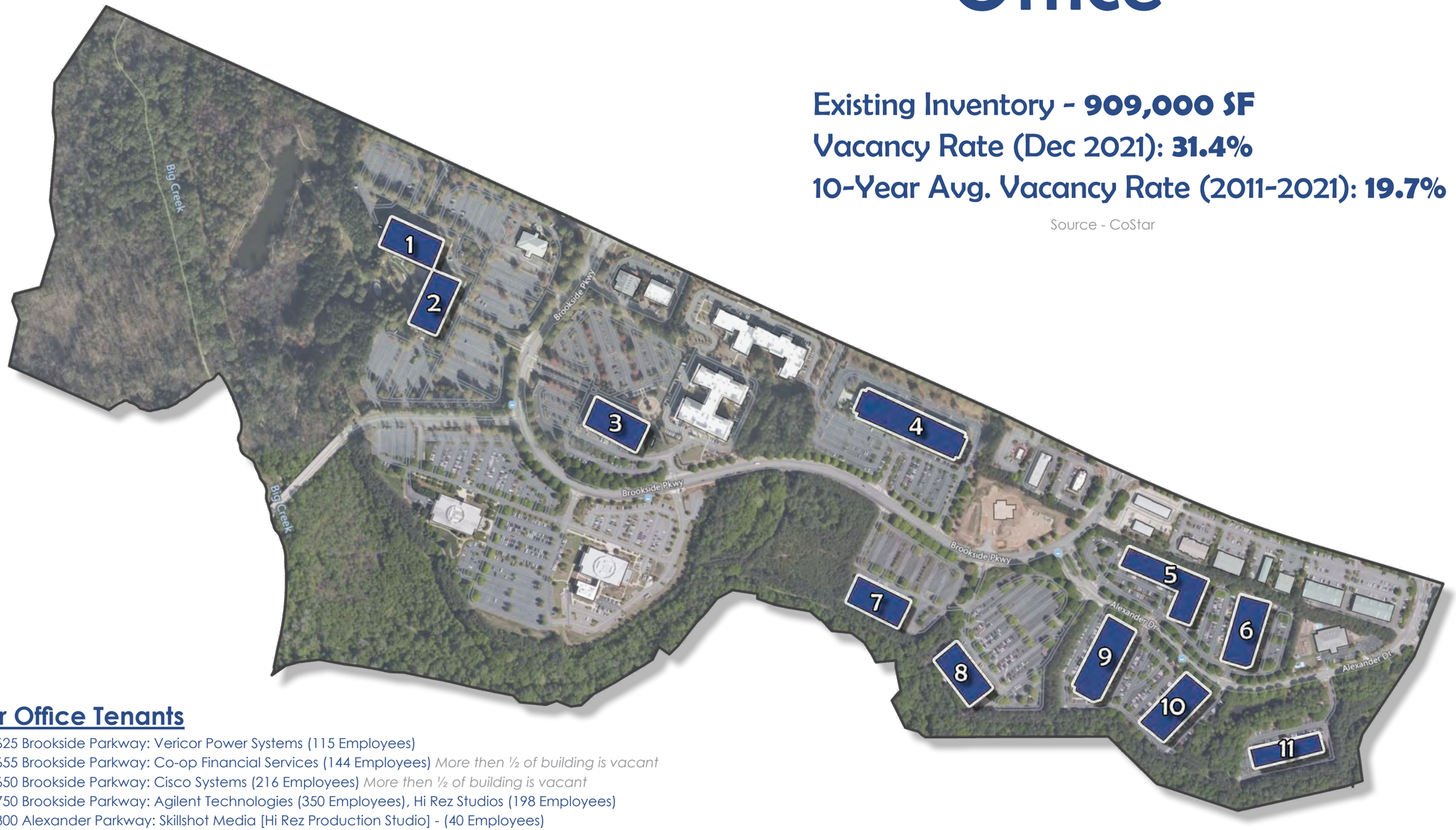
30 Acres
Current Developed SF: 278,761 SF
Allowed Building Height: 6 Floors or 90 ft.

EXISTING CONDITIONS

Office

Existing Inventory - **909,000 SF**
Vacancy Rate (Dec 2021): **31.4%**
10-Year Avg. Vacancy Rate (2011-2021): **19.7%**

Source - CoStar



Major Office Tenants

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

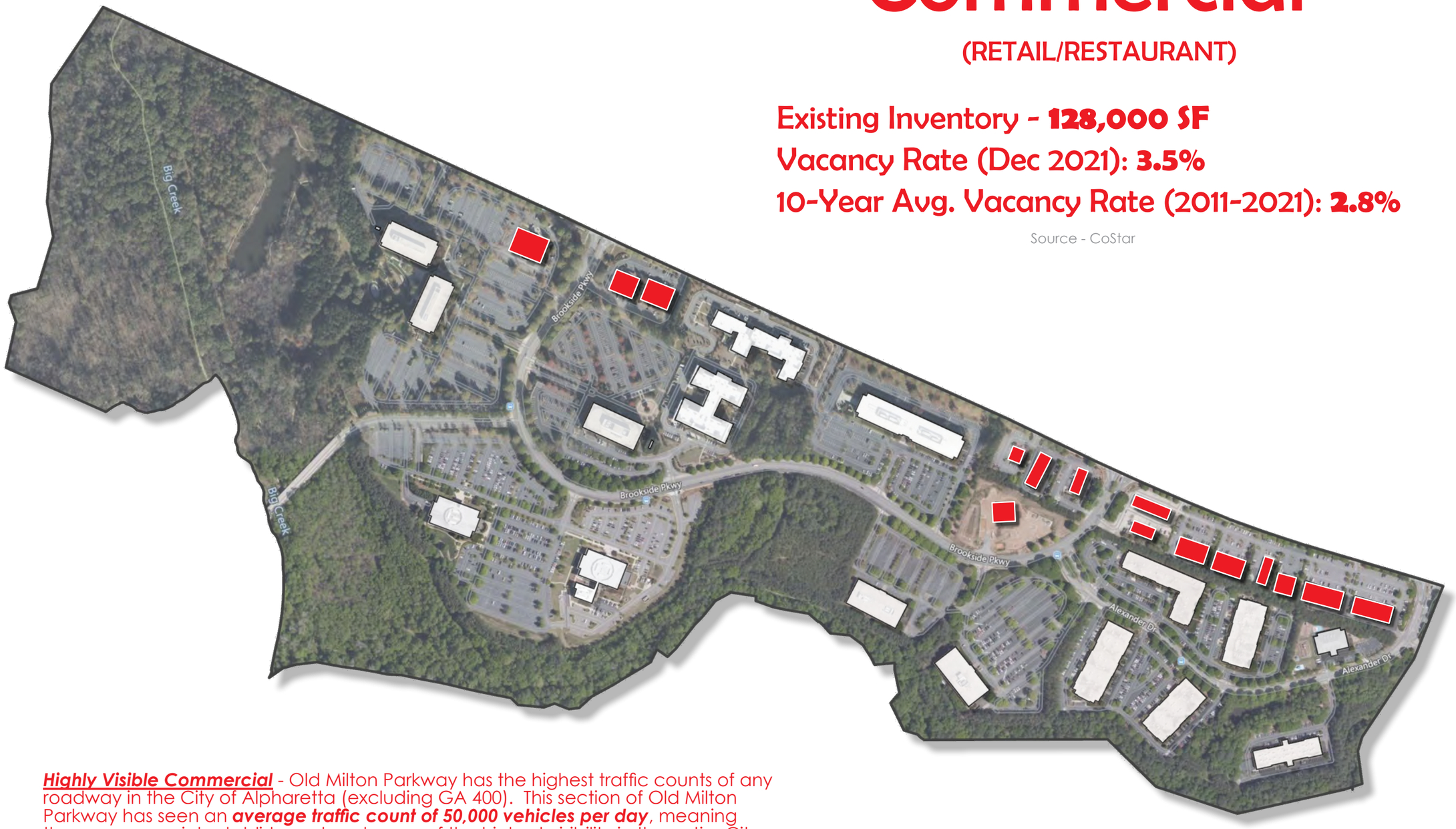
EXISTING CONDITIONS

Commercial

(RETAIL/RESTAURANT)

Existing Inventory - **128,000 SF**
Vacancy Rate (Dec 2021): **3.5%**
10-Year Avg. Vacancy Rate (2011-2021): **2.8%**

Source - CoStar



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

EXISTING CONDITIONS

BROOKSIDE TRAIL

2.1 Miles of Existing Trail

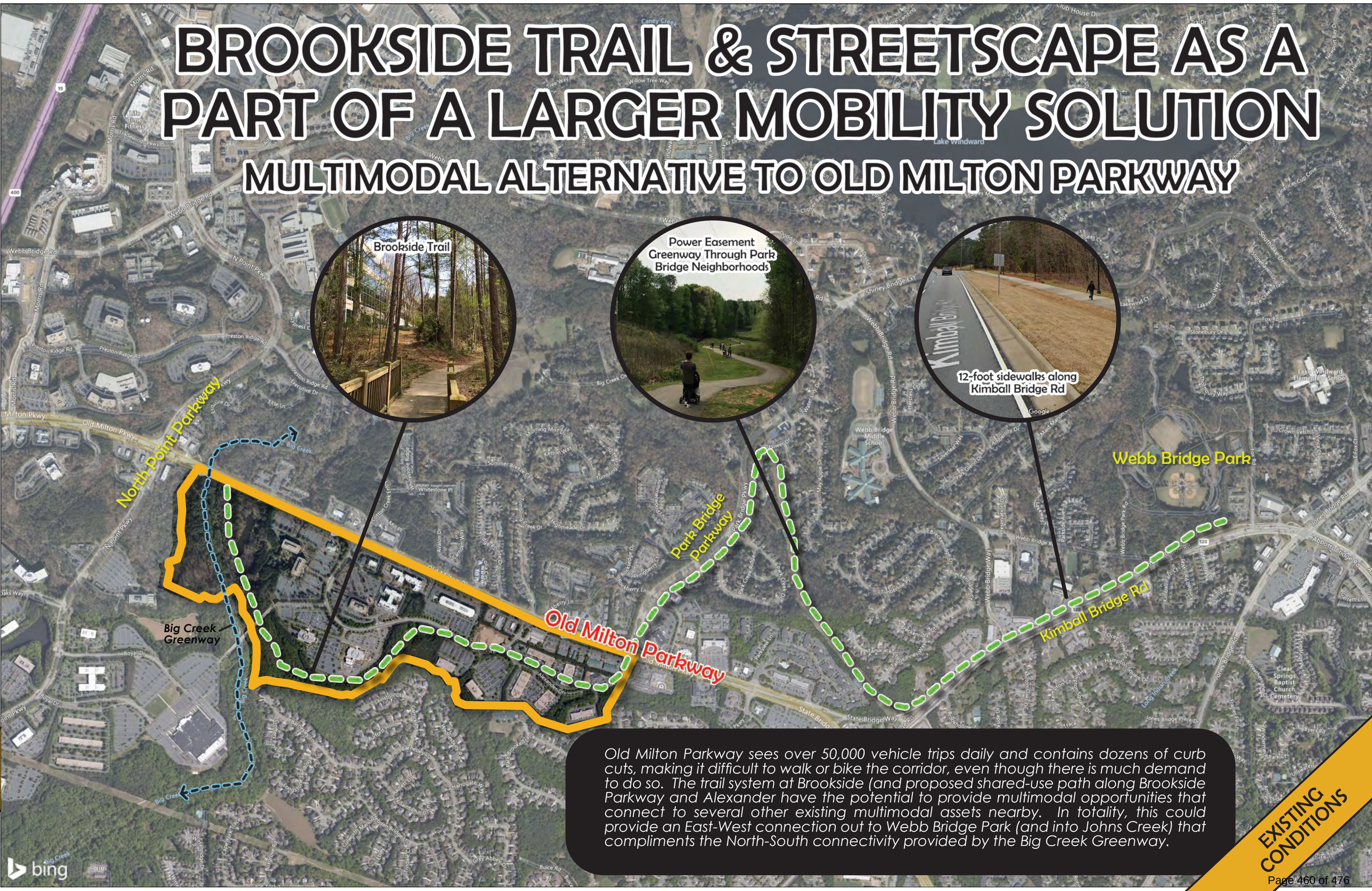
(Not Including the Big Creek Greenway)

Current Trail Access Points

EXISTING CONDITIONS

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

MULTIMODAL ALTERNATIVE TO OLD MILTON PARKWAY



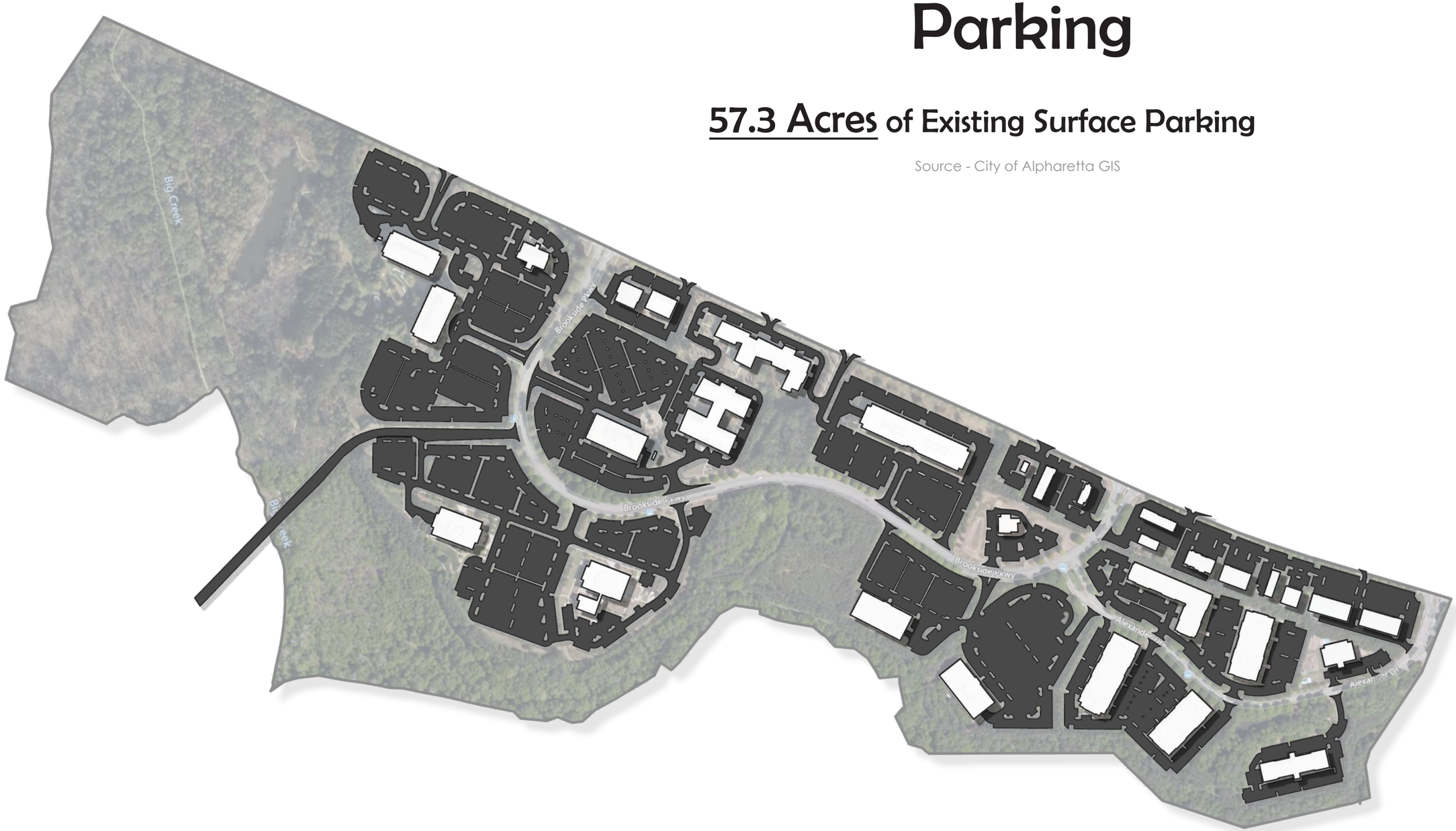
Old Milton Parkway sees over 50,000 vehicle trips daily and contains dozens of curb cuts, making it difficult to walk or bike the corridor, even though there is much demand to do so. The trail system at Brookside (and proposed shared-use path along Brookside Parkway and Alexander have the potential to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

EXISTING CONDITIONS

Parking

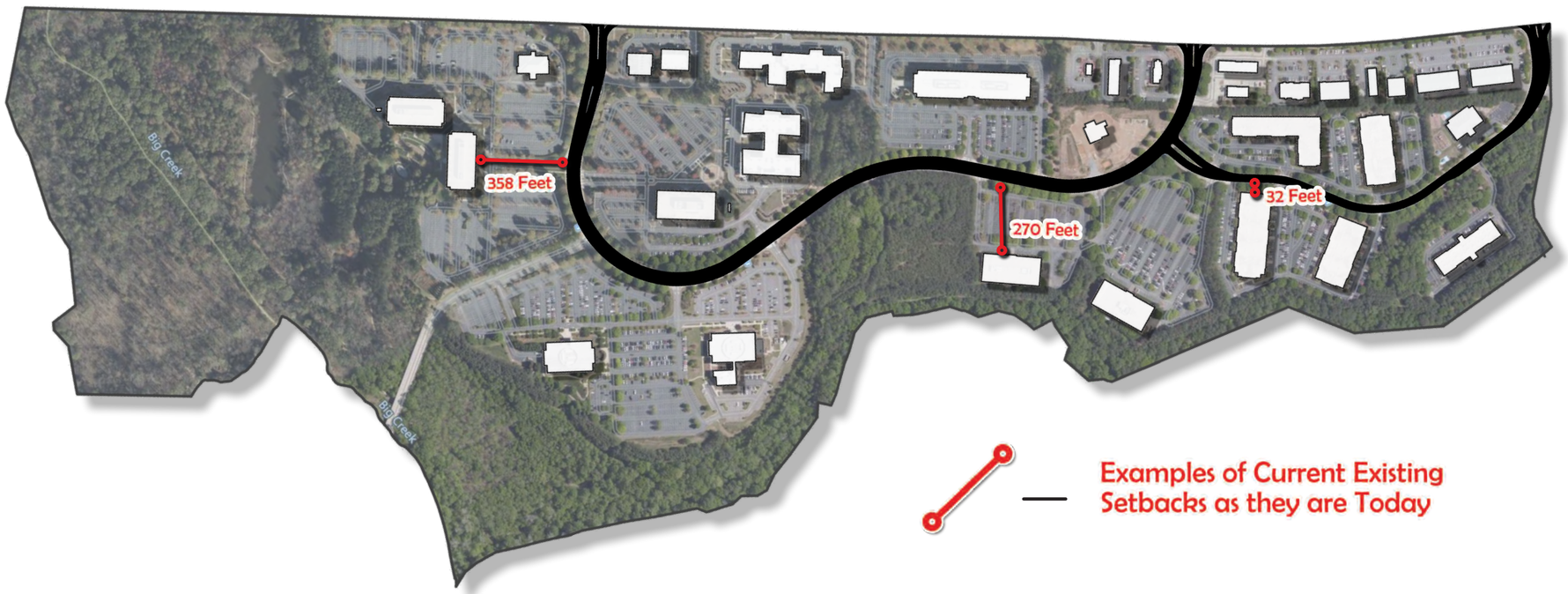
57.3 Acres of Existing Surface Parking

Source - City of Alpharetta GIS



EXISTING CONDITIONS

Setbacks



Building Setbacks Requirements from Street

Existing

Old Milton Pkwy: 65'

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

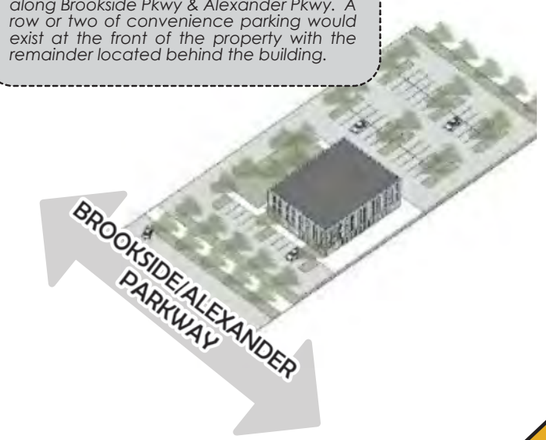
**Per the Brookside Master Plan*

Proposed (for New Buildings)

Old Milton Pkwy: 65'

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

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

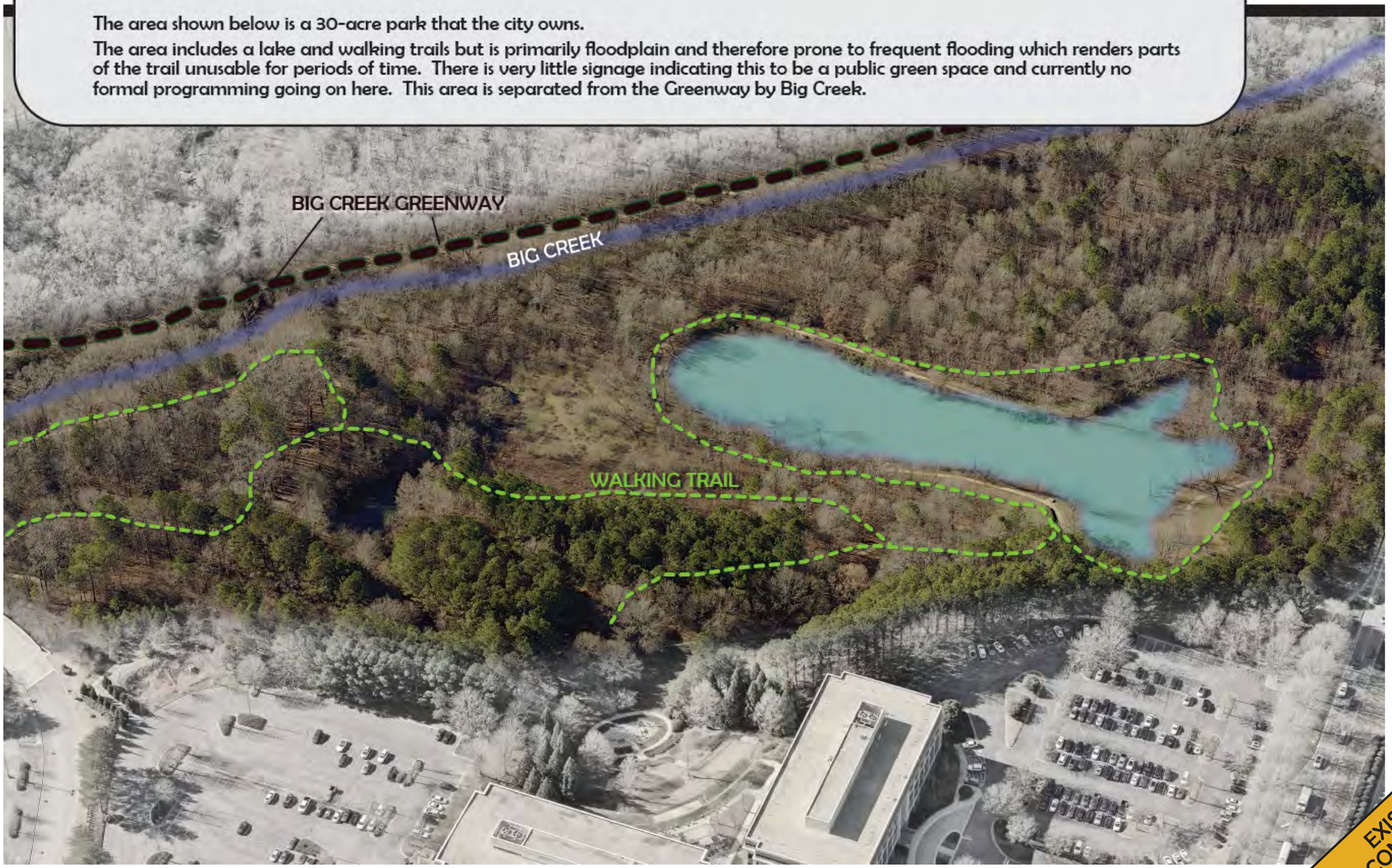


EXISTING CONDITIONS

BROOKSIDE PARK

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

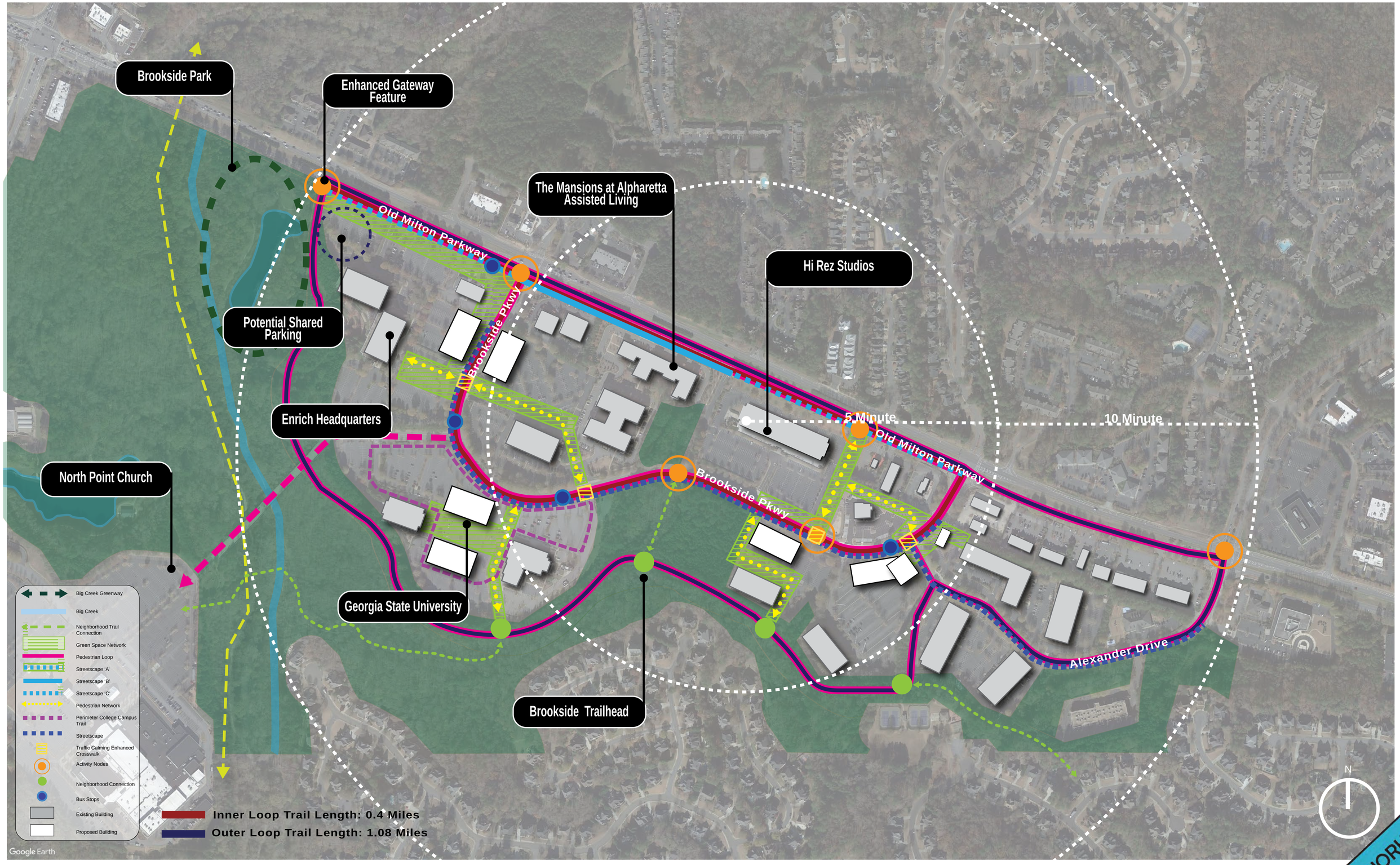
The area includes a lake and walking trails but is primarily floodplain and therefore prone to frequent flooding which renders parts of the trail unusable for periods of time. There is very little signage indicating this to be a public green space and currently no formal programming going on here. This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



EXISTING CONDITIONS

Brookside Framework Plan

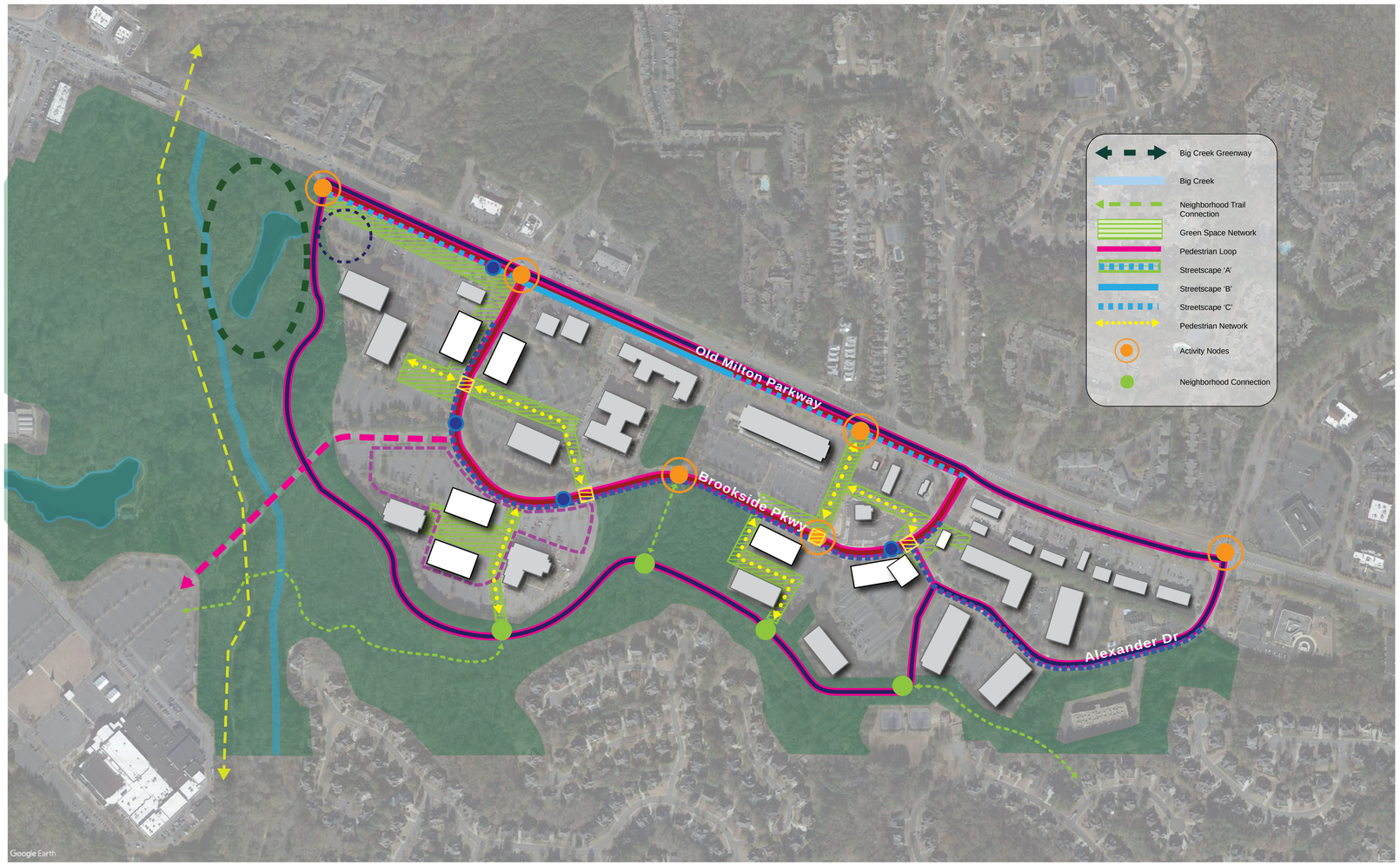
Alpharetta, Georgia



FRAMEWORK PLAN

Brookside Opportunities

Alpharetta, Georgia



Brookside Opportunities

Pedestrian Loop System

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

Open Space Network

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

Intersection Enhancements

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

Traffic Calming

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

Placemaking

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

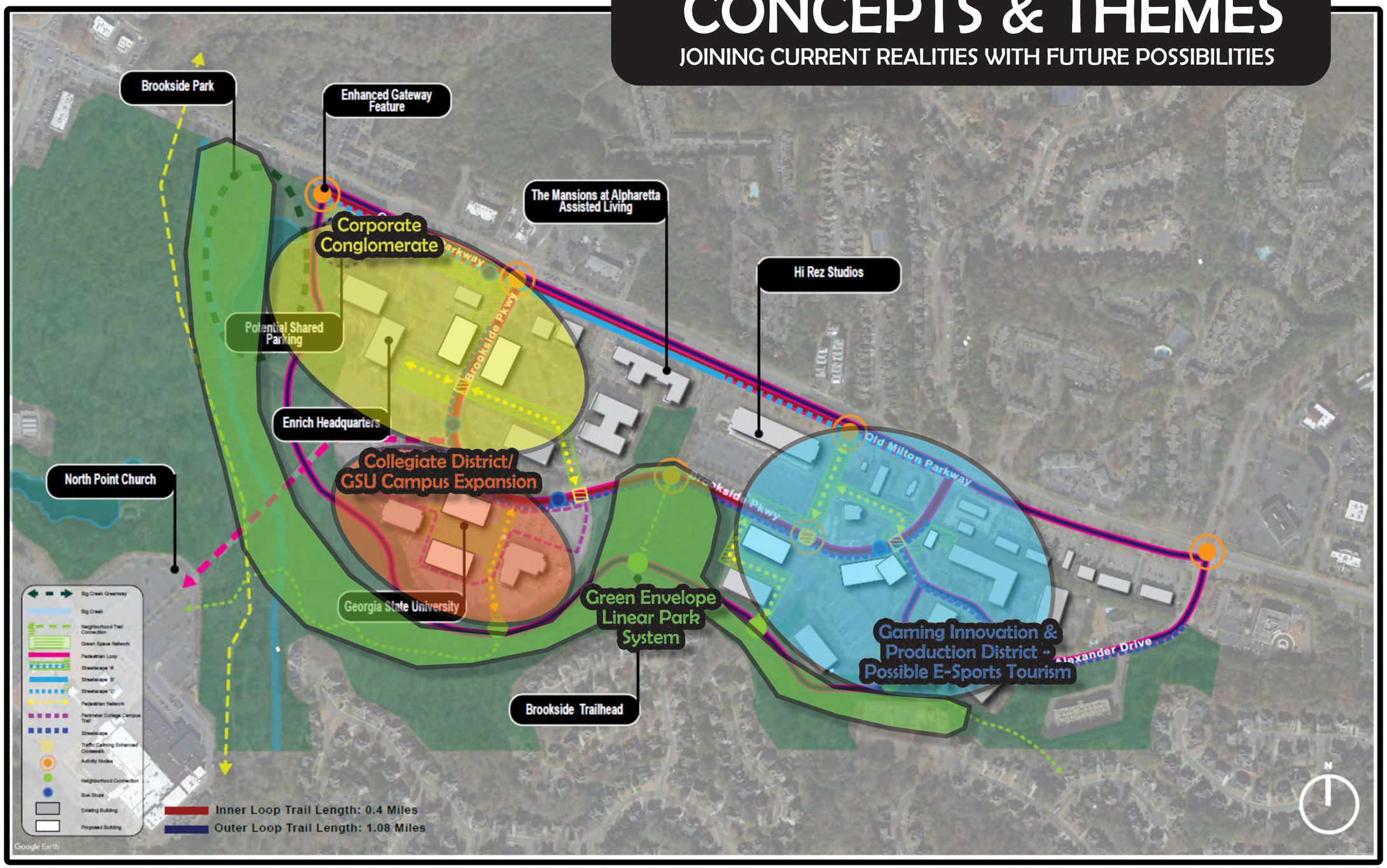
Development Opportunities

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

FRAMEWORK PLAN

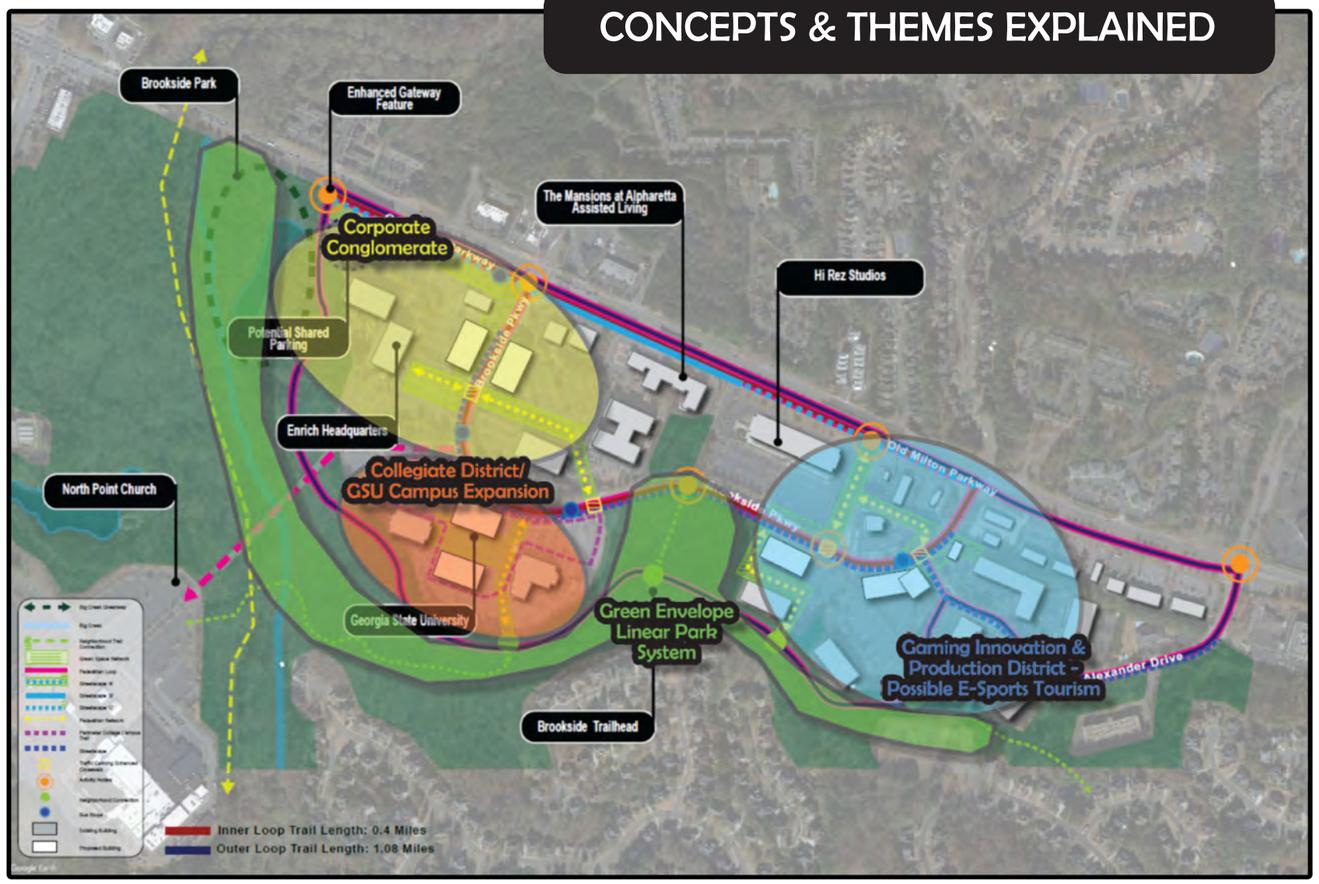
CONCEPTS & THEMES

JOINING CURRENT REALITIES WITH FUTURE POSSIBILITIES



FRAMEWORK PLAN

CONCEPTS & THEMES EXPLAINED



Corporate Conglomerate

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

Collegiate District/GSU Campus Expansion

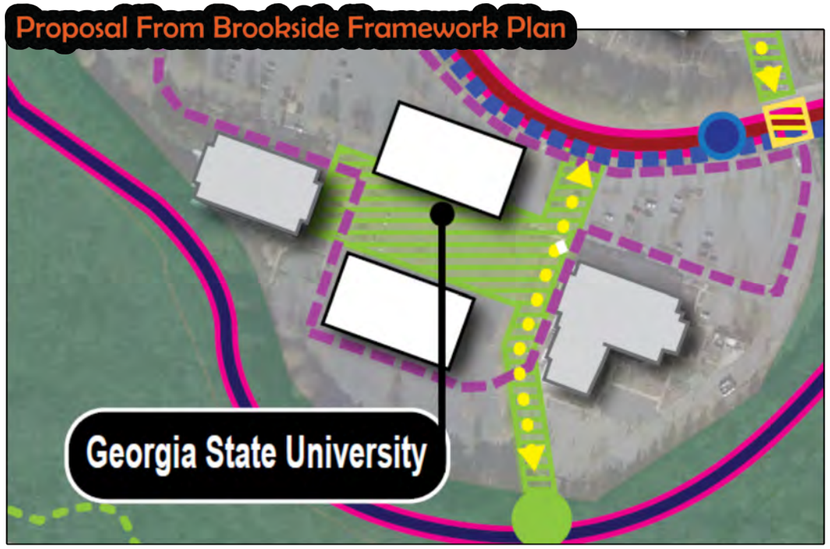
The current setup of this campus is very much a commuter destination where students are either in the classroom or are leaving the campus. Two buildings exist that currently provide mainly associates degree classes Monday-Thursday from 10am-2pm. Outside of that time window the campus sees very little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

Gaming Innovation & Production District - Possible E-Sports Tourism

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

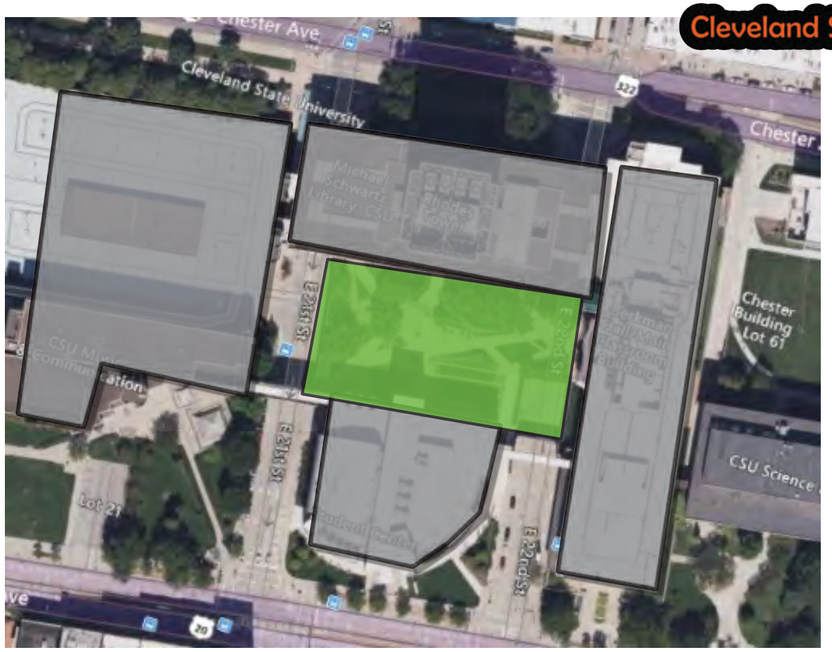
Green Envelope - Linear Park System

Over 2 miles of very natural trails are hidden from view in much the same manner that the Big Creek Greenway subtlety winds through the North Point district. Many people don't know this Brookside Trail exists, partly because they are out of sight with little to signage, but also because a good bit of the trail network is on private property without regular maintenance. The paved path is also only 5 feet in width making it very difficult for bikers or multiple people walking together. There are existing connections up to Brookside Parkway, the GSU campus, and a few other office buildings, and these provide a "respite into nature" for those wishing to step away from the office or classroom for a bit. Better trail-heads and formalized trail maintenance agreements would be a good first step, with more long-range goals entailing with trail widening and parkland enhancements, which would drive up value and usability throughout the entire area.



CURRENT CAMPUS ATMOSPHERE

FUTURE CAMPUS ATMOSPHERE



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

INSPIRATION IMAGERY FOR POTENTIAL OF THE

COLLEGIATE DISTRICT

Brookside Placemaking

Alpharetta, Georgia

Outdoor Flex Space

Nature Trails

Food Trucks

Public art

Outdoor Seating

Gateway Signage

Outdoor Workspace

Bike Lanes

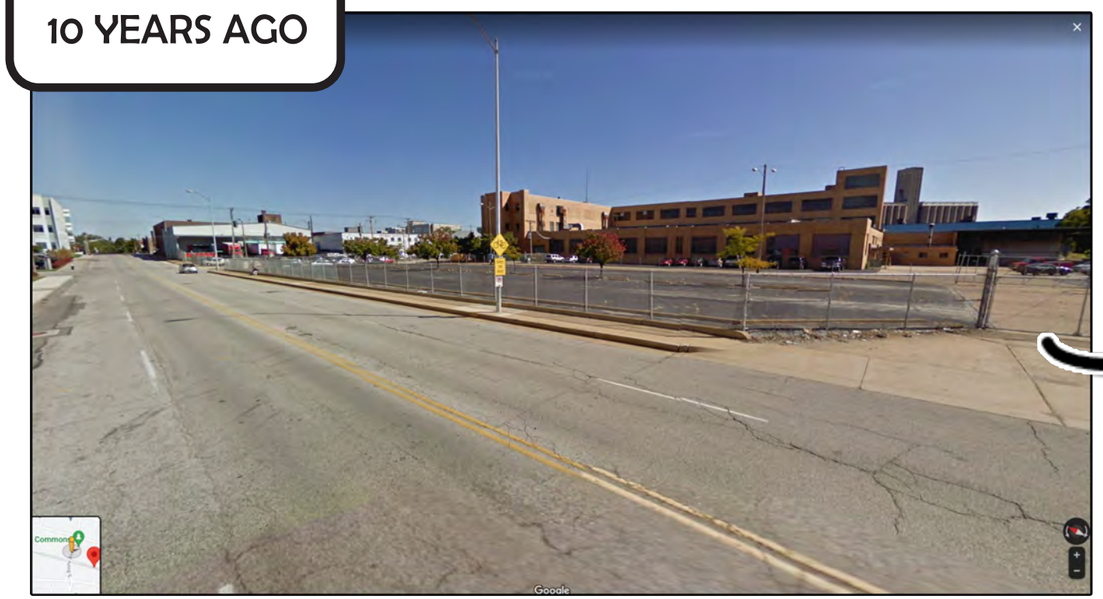
Organized Play

FRAMEWORK PLAN

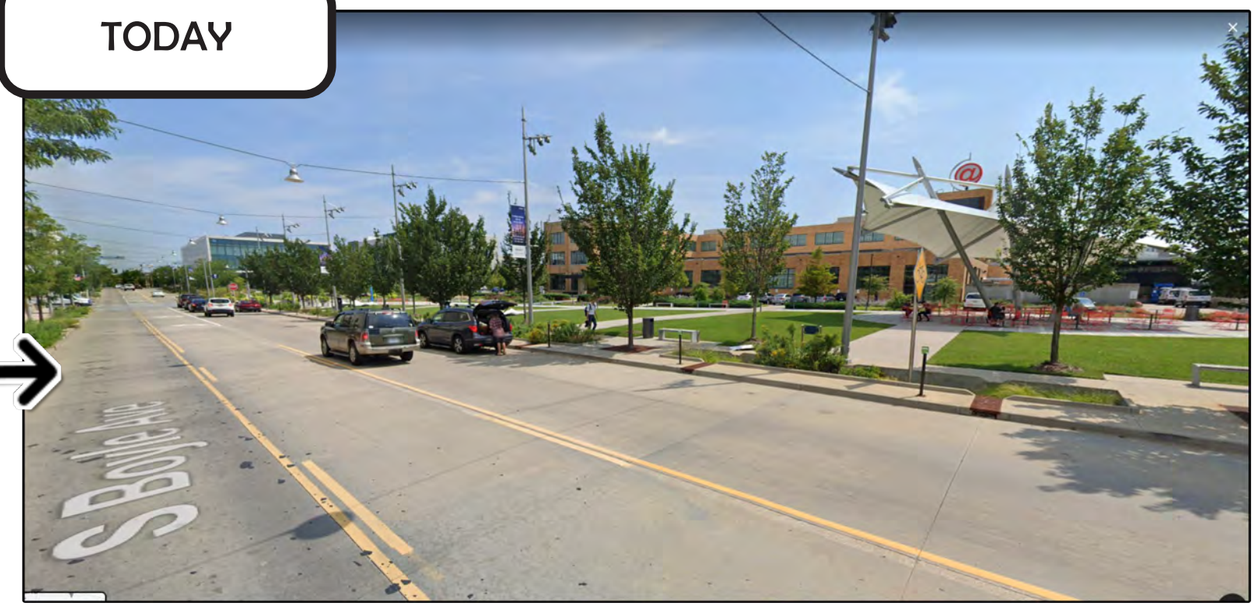
PARKING LOT to PLAZA

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

10 YEARS AGO



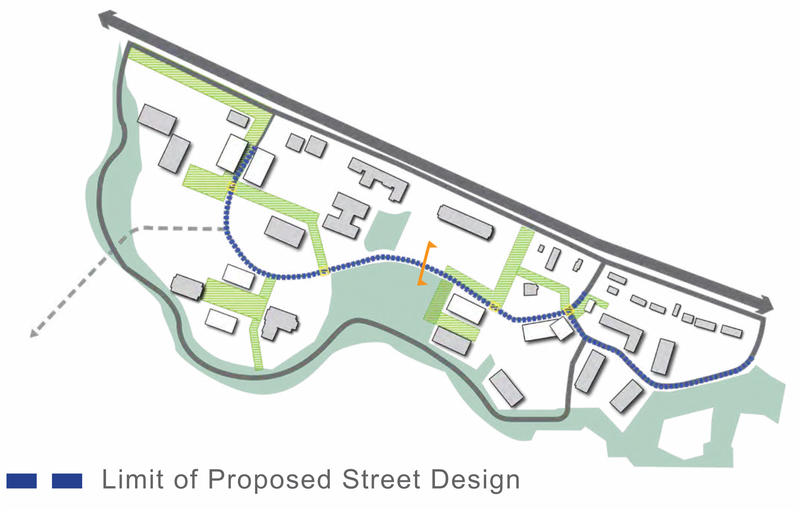
TODAY

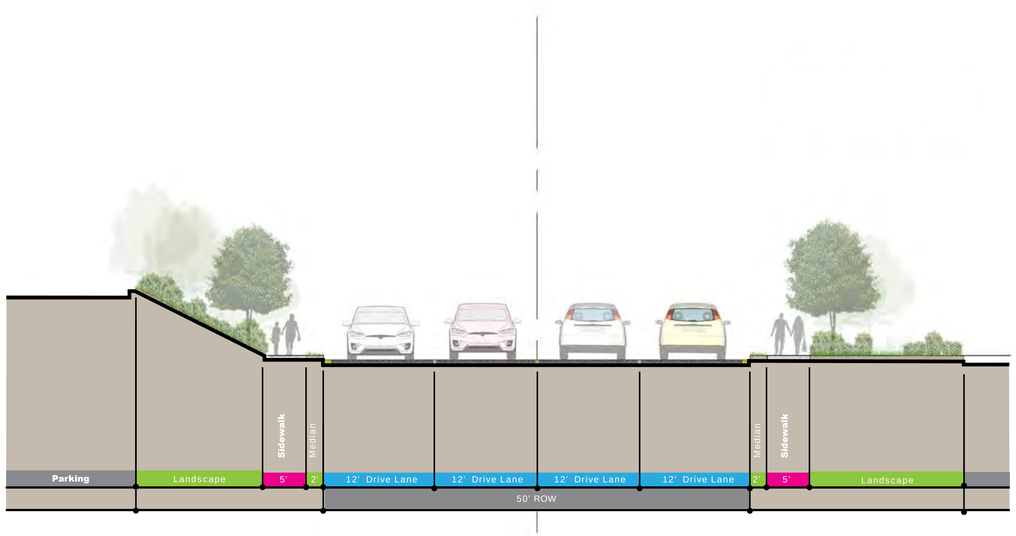


Brookside Streetscape

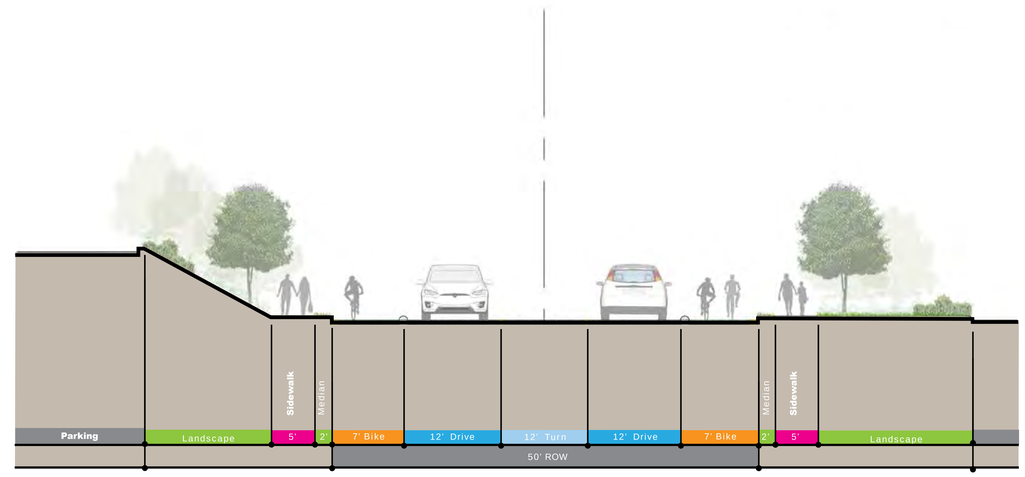
Alpharetta, Georgia

Brookside Parkway

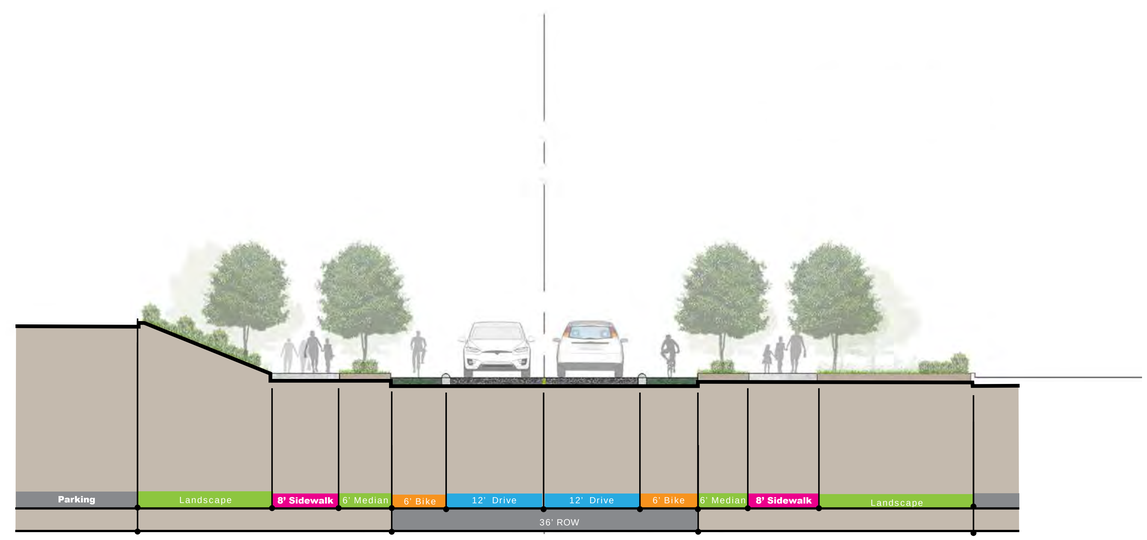




Street Section
Existing Condition



Proposed Street Section
Phase 1: Restriping



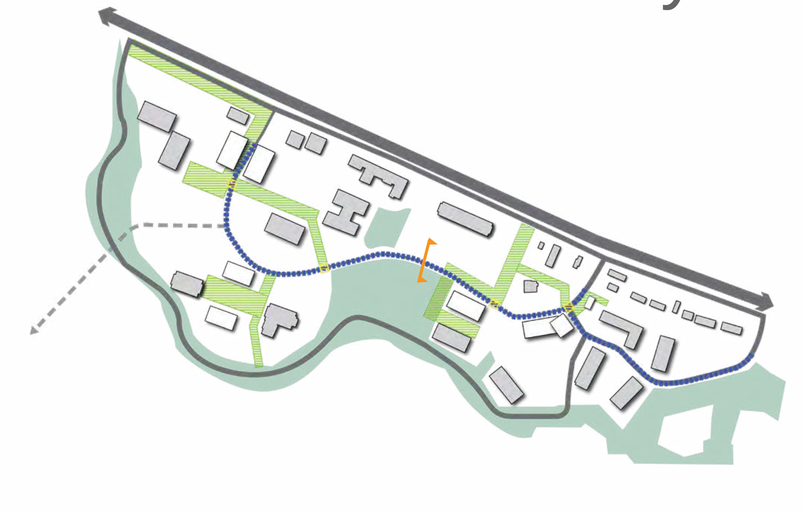
Proposed Street Section
Phase 2: Redesign

FRAMEWORK PLAN

Brookside Streetscape

Alpharetta, Georgia

Brookside Parkway



Existing Condition

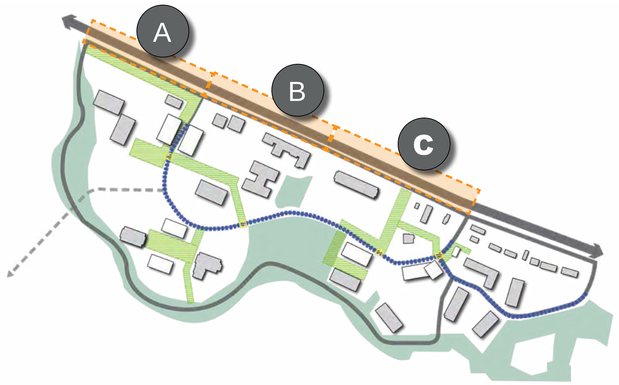
Proposed Street Section

FRAMEWORK PLAN

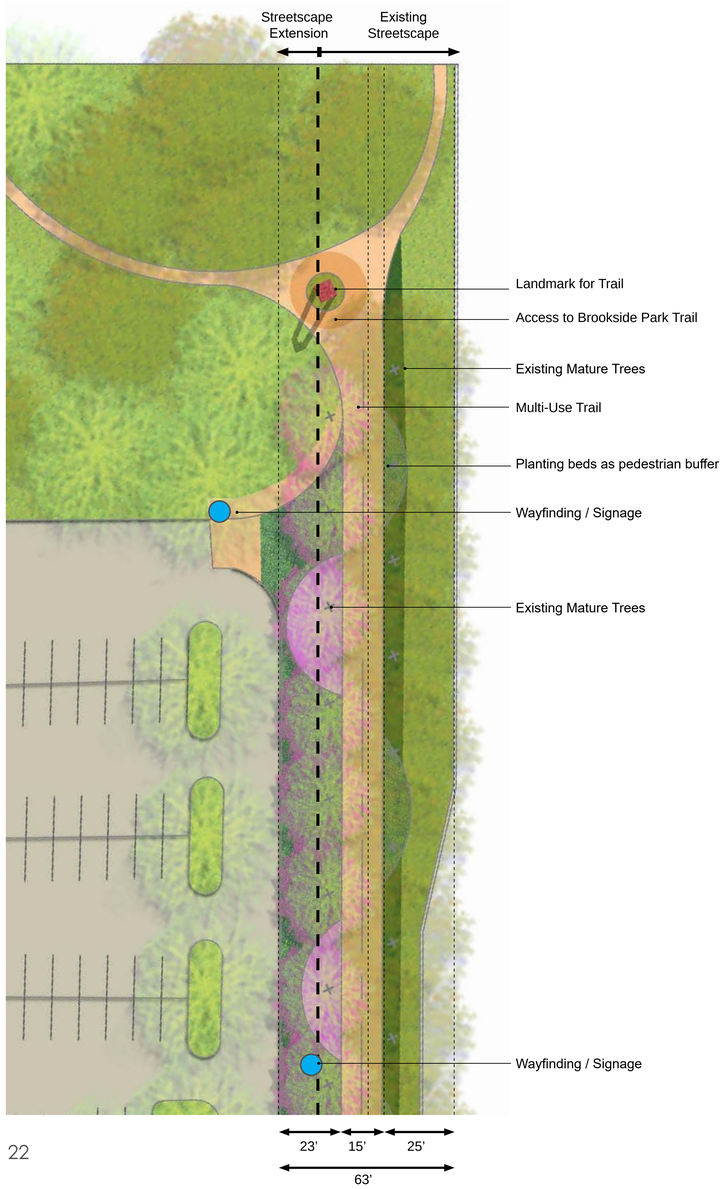
Brookside Streetscape

Alpharetta, Georgia

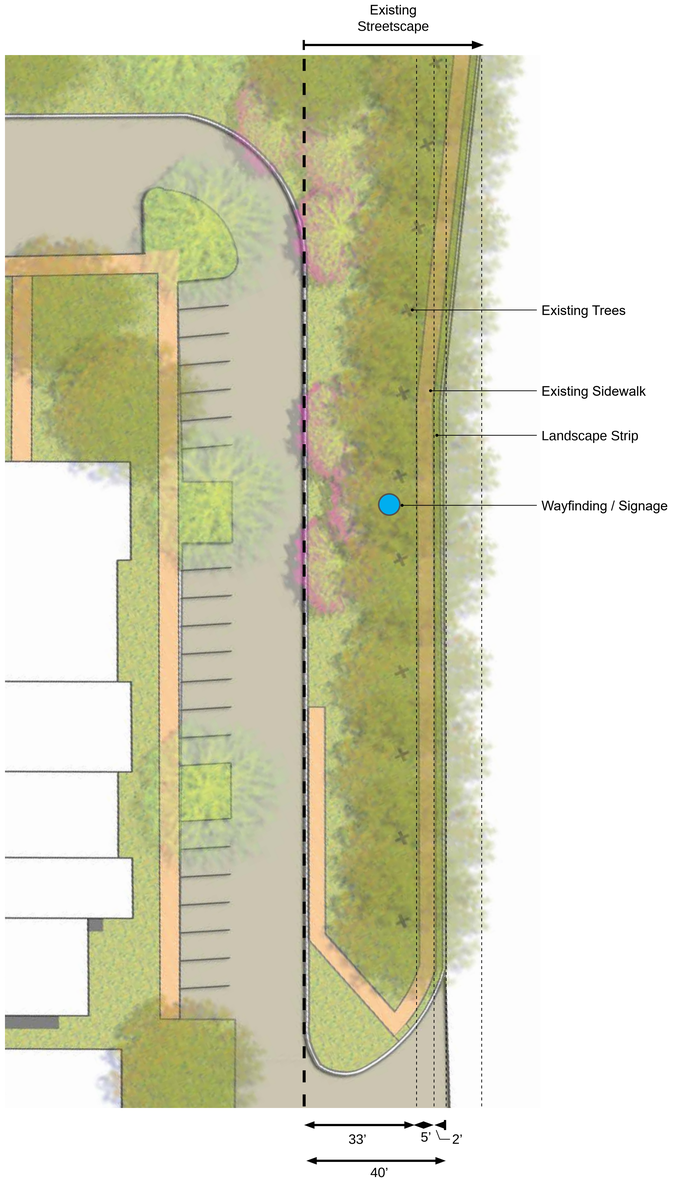
Old Milton Parkway



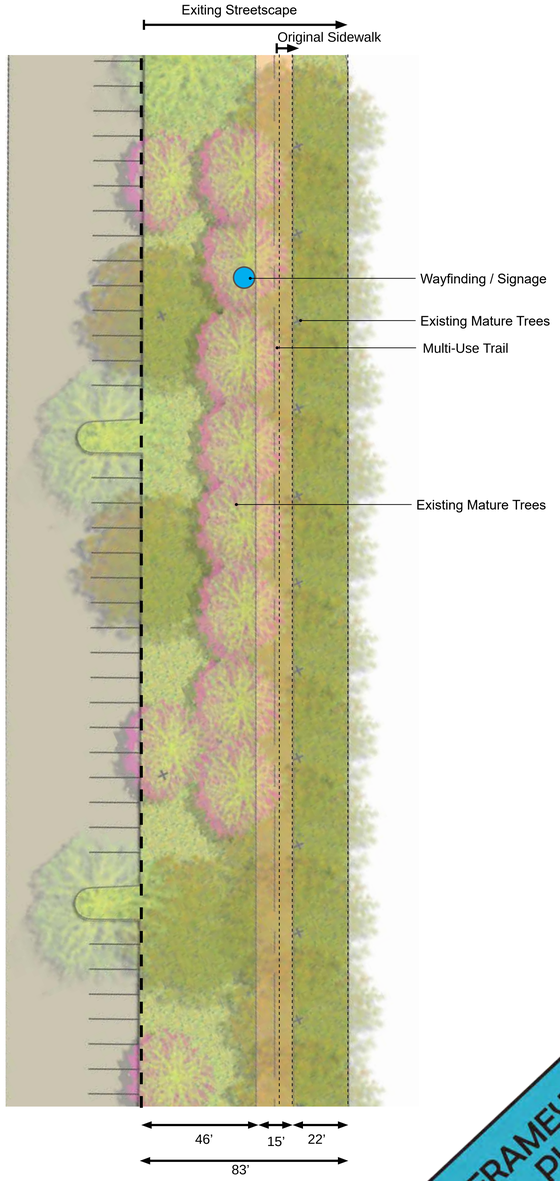
Streetscape ‘A’



Streetscape ‘B’



Streetscape ‘C’

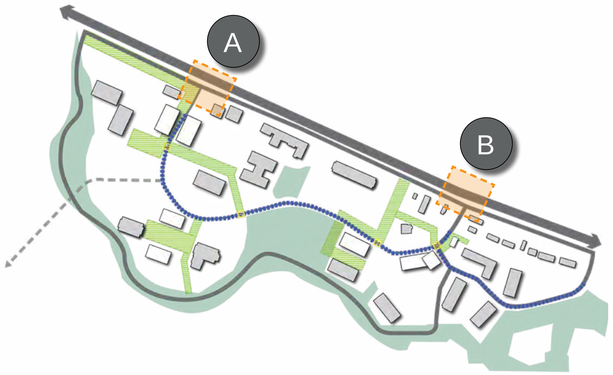


FRAMEWORK PLAN

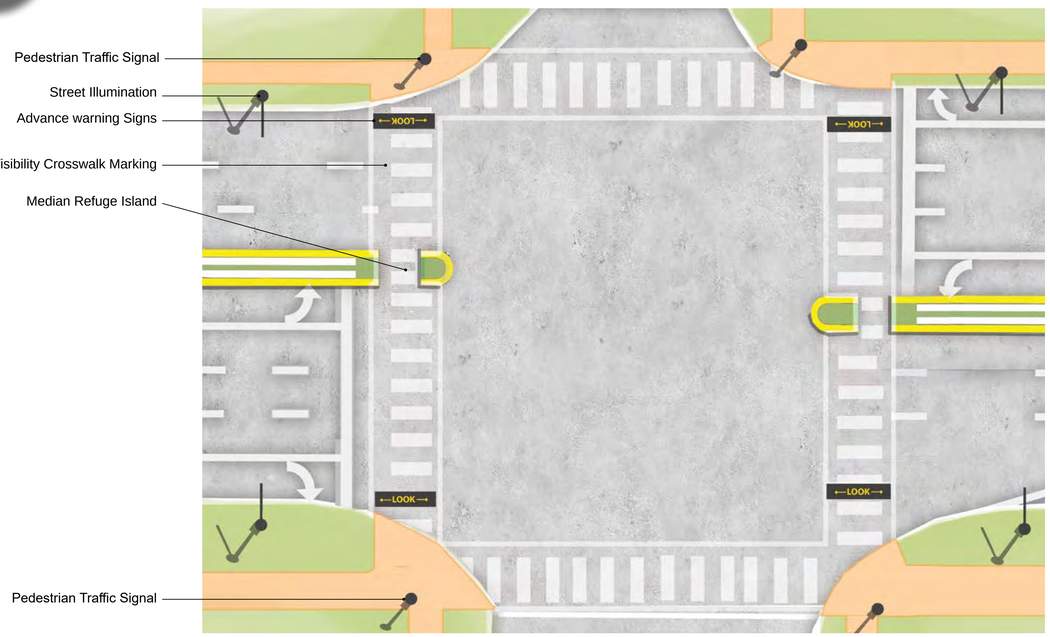
Brookside Intersection

Alpharetta, Georgia

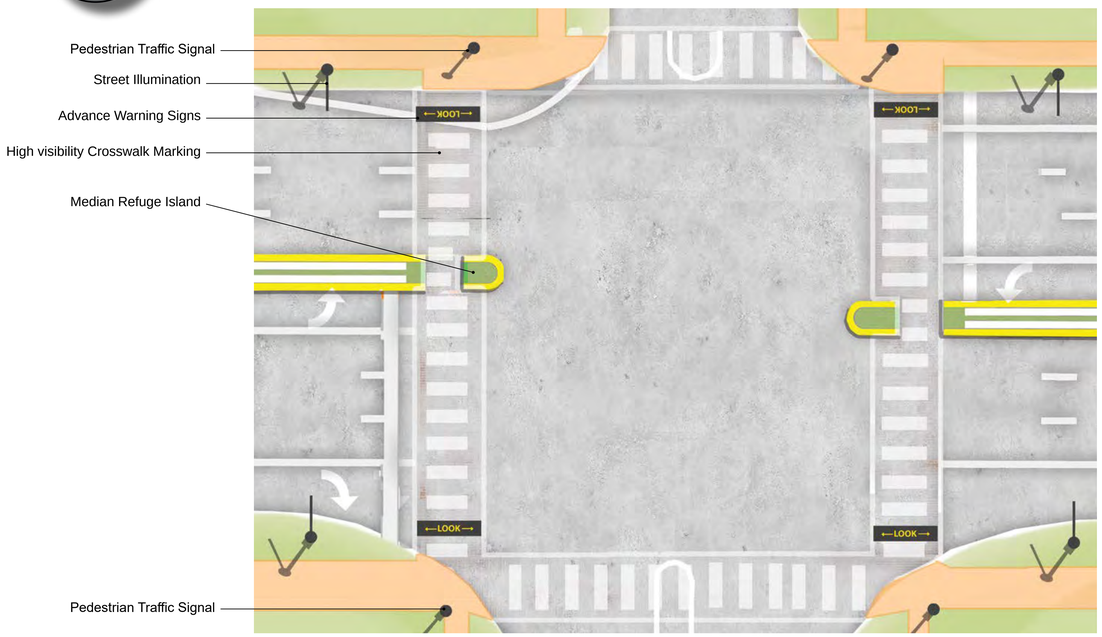
Old Milton Parkway- High Visibility Intersection



A Old Milton Parkway and Brookside Drive- Northwest



B Old Milton Parkway and Brookside Drive- Southeast

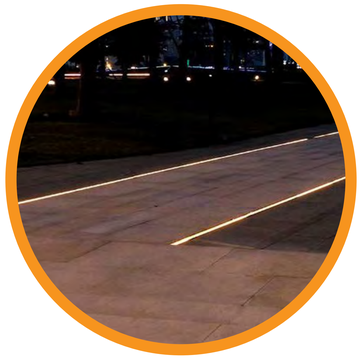


High Visibility Crosswalk Markings

Advance Warning Signs

Median Refuge Island

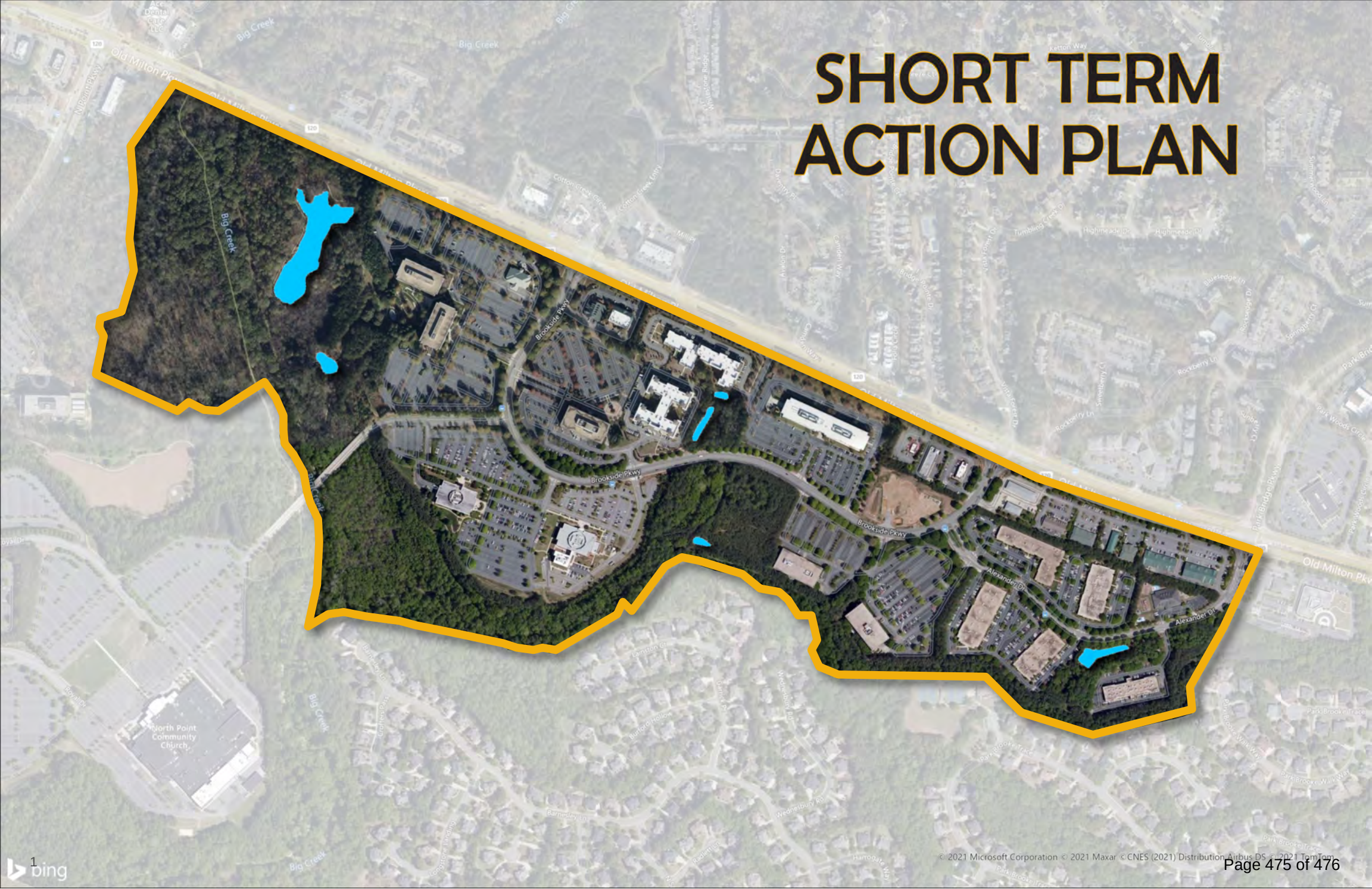
Pedestrian Signs



Street Illumination

FRAMEWORK PLAN

SHORT TERM ACTION PLAN



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

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