

LETTER OF INTENT
APPLICATION FOR PUBLIC HEARING
CITY OF ALPHARETTA, GEORGIA

BB MORRISON PARK LLC (the “Applicant”) requests a modification of the Conditions of Zoning applicable to the approximately 24.76 acres it owns located at the western quadrant of the intersection of Haynes Bridge Road and Morrison Parkway (0 Haynes Bridge Road; Parcel Identification Number 12 271007450325) (the “Property”) to allow the development shown on the enclosed Site Plan. The Property is currently under development for a mixed-use project known as “The Gathering”. The Applicant is partnering with an experienced developer to execute The Gathering’s commercial component, and several refinements of the previously approved site plan have been recommended. To allow the proposed development, the Applicant accordingly requests the following modifications to the applicable Conditions of Zoning (see Z-21-05/V-21-13 as later amended by PH-23-03):

- Condition #1 to be amended and restated in its entirety to read as follows: “The 24.76-acre property shall be zoned MU and the site shall be developed substantially similar to plan ZP-2 by Kimley Horn, dated 5-31-2024.”
- Condition #4.a. to be amended and restated in its entirety to read as follows: “39 ‘For-Sale’ single-family detached homes and 140 ‘For-Sale’ townhome units shall be permitted with a maximum height of 4 stories or 50’. 14’ townhomes shall be limited to no more than 52 units and shall have no more than 2 bedrooms. No more than 10% of units/homes shall be rented as stated in the HOA documents.”
- Condition #4.b. to be amended and restated in its entirety to read as follows: “Retail/Restaurant/Office – Maximum 50,000 square feet permitted, not including outdoor dining areas. Building facades facing Haynes Bridge Road or Morrison Parkway shall be a minimum height of 18’.”
- Condition #25 to be amended and restated in its entirety to read as follows: “Developer shall provide at least 2 original sculptures, murals or North Point District Thresholds located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural or District Threshold shall be required concurrent with the first CO for a commercial use south of the power line

easement and all sculptures, murals or District Threshold shall be completed prior to final CO for the commercial uses. An art installation shall be provided at the location depicted on the site plan, with final approval by the Cultural Arts Commission. The budget for the described sculptures and artwork shall not exceed \$100,000.”

As shown on the enclosed Site Plan, these amended conditions would allow the refinement of several of the non-residential elements of the most recently approved site plan for the Property (see PH-2023-03), including:

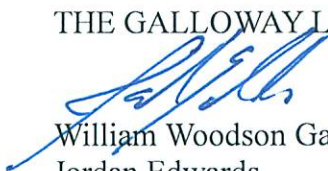
- Removal of the 4-level parking deck fronting Haynes Bridge Road
- Reduction of the number of parking spaces
- Removal of the dog park
- Relocation of some commercial buildings

As described above, the Applicant also seeks additional flexibility for the maximum height of townhomes in the development’s residential component. Specifically, the Applicant requests that the previously approved townhomes may be up to 4 stories or 50 feet in height, to match other approved townhome developments in the vicinity of the Property.

Because these minor modifications of the Conditions of Zoning are consistent with the intent of the development previously approved for the Property, the Applicant respectfully asks that the City Council of Alpharetta approve these changes as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



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