



CITY COUNCIL MEETING & PUBLIC HEARING SEPTEMBER 22, 2025

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **WORK SESSION ITEMS**
 - A. **Wills Park Update Prior to Construction**
City Council review and discussion of the construction and improvement plans for Wills Park.
 - B. **Wills Park Equestrian Center Update**
City Council review and discussion of the planned improvements for the Wills Park Equestrian Center.
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 9/8/2025)**
Consideration of approval of the City Council meeting minutes from the meeting of September 8, 2025.
 - B. **Ratification of a New National Opioid Settlement**
Consideration of council ratification of the settlement opt-in for a New National Opioid Settlements with Secondary Manufacturers Settlements and with authorization for the Mayor to execute all necessary documents.
 - C. **Financial Management Report (Month Ending July 31, 2025)**
Consideration of approval of the Financial Management Report for the month ending July 31, 2025.
 - D. **Consent Order and Final Judgment: Cumming Street - Parcel 9**
Consideration and approval of the ratification of a Final Order and Judgment in the amount of \$43,000 for Tax Parcel No. 22 498212540108 / Parcel 9 of the Cumming Street Project (Parcel Owner: Richard Skuse and Ashleigh Skuse).
 - E. **Public Access Easement Agreement: Dogwood Square**
Consideration of approval of acceptance of a Public Access Easement Agreement between CSHF of Georgia, Inc., Dogwood Square, and the City of Alpharetta for a future Alpha Loop connection across Janis Lane to Old Milton Parkway and with authorization for the Mayor to execute all necessary documents.
6. **PUBLIC HEARING**
 - A. **CU-25-14 Image Studios – Windward MP Pod 4**
Consideration of a conditional use to allow 'Spa Services' for Image Studios. The property is located at 3070 Windward Plaza and is legally described as being located in Land Lots 1048, 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia.
 - B. **PH-25-14 Spirit of God Church – Change of Condition**
Consideration of changes to conditions of zoning related to Spirit of God Church. The requested changes to conditions of zoning related to site layout, building design, retaining walls, tree removal, and stormwater. The property is located at 1200 Upper Hembree Road and is legally described as being located in Land Lots 552 & 553, 1st District, 2nd Section, Fulton County, Georgia.
 - C. **V-25-19 Tesla EV Charging Stations at Kroger Shopping Center**
Consideration of a setback variance to allow Tesla EV charging stations in the Kroger shopping

center parking lot. A variance is requested to Unified Development Code (UDC) Subsection 2.2.15(D) to reduce the front setback along Windward Parkway to allow for Tesla EV charging stations and associated equipment. The property is located at 12870 Highway 9 and is legally described as being located in Land Lots 1049 & 1112, 2nd District, 2nd Section, Fulton County, Georgia.

D. Z-25-04/V-25-07 Madewell/Milton Avenue Tract

This request has been withdrawn by the applicant. The request will not be considered at the September 22, 2025 City Council meeting.

Consideration of a rezoning and variance to allow for a 1.34-acre property to be subdivided into 2 single-family detached lots. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front and side building setbacks and UDC Subsection 3.3.2 to reduce the stream buffer and impervious setback required for a perennial stream. The property is located at 0 Milton Avenue and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia.

E. THE FOLLOWING ITEMS HAVE BEEN DEFERRED:

1. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

DEFERRED: This item has been deferred by staff to the October 27, 2025 City Council Meeting. This item will not be heard or considered.

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units, 20,000 square feet of retail, and 10,000 square feet of restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements and Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

2. MP-25-05/CU-25-07 Northwinds Summit Vertiport

DEFERRED: This item has been deferred by staff to the October 27, 2025 City Council Meeting. This item will not be heard or considered.

Consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

7. NEW BUSINESS

A. Resolution: City of Alpharetta Arts & Culture Master Plan

Consideration of adoption of a resolution to approval the Arts & Culture Master Plan.

B. Intergovernmental Agreement: Fulton County Schools for Participation in Community Agricultural Programming

Consideration of approval of an Intergovernmental Agreement between the City of Alpharetta and Fulton County Schools on behalf of Cambridge High School, Alpharetta High School, Milton High School, and Innovation Academy for Community Agricultural Programming and with authorization for the Mayor to execute all necessary documents.

C. Invitation to Bid 26-003: Pine Shavings

Consideration to approve the award of Invitation to Bid 26-003 to Queen Wood Products for Pine Shavings at the Equestrian Center in an amount totaling \$123,000.00 and authorize the Mayor to execute all necessary documents.

D. Resolution: Development Impact Fee Advisory Committee Appointments

Consideration of adoption of a resolution approving appointments for a Development Impact Fee

Advisory Committee as part of the City's Impact Fee Program Update and authorize the Mayor to sign all necessary documents.

- 8. PUBLIC COMMENT**
- 9. REPORTS**
- 10. EXECUTIVE SESSION (IF NECESSARY)**
- 11. ADJOURNMENT**



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: September 22, 2025

AGENDA ITEM:

Wills Park Update Prior to Construction

City Council review and discussion of the construction and improvement plans for Wills Park.

STAFF RECOMMENDATION:

This item is for work session review and discussion purposes only. A formal vote or action is not requested at this time.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

This work session presentation and discussion will be focused on necessary site work prior to beginning construction and the overall plan for improvements at Wills Park.

Now that a construction contract has been approved and executed, Wacky World Playground will close on Monday, September 29, 2025.

In order to create the groundwork to improve stormwater management, drainage, and other improvements, it is necessary for the city to remove several trees within the existing footprint at Wills Park. All of the trees that are set to be removed are currently marked with an "X" at Wills Park. Below are statistics about the required tree density for Wills Park and the specimen trees that will be removed for these improvements.

Tree Density required for Wills Park:

- 116.18 acres
- 130 caliper inches require per acre
- Required inches = 15,103.40
- Existing inches (we had a tree survey completed for the entire Park) - 82,621
- Inches removed in Wills Park - 3,800
- Remaining inches - 78,821 (well over the required inches inside the Park)

Specimen Tree Removal at Wills Park:

- Specimen tree removed - 232 caliper inches

- Required recompense - 696 caliper inches
- Provided recompense - 740 caliper inches
- Per ordinance we are planting 4" caliper trees

The density requirements within Wills Park will be met and the plan is to plant back more than the required caliper inches for the specimen trees that are being removed.

ALTERNATIVES:

ATTACHMENTS:

1. Wacky World Playground Site Overview
2. Wacky World Overview Renderings
3. Trees to be Removed























STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: September 22, 2025

AGENDA ITEM:

Wills Park Equestrian Center Update

City Council review and discussion of the planned improvements for the Wills Park Equestrian Center.

STAFF RECOMMENDATION:

This item is for work session review and discussion purposes only. A formal vote or action is not requested at this time.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

This work session will focus on the necessary site preparations prior to the start of construction, as well as the overall improvement plan for the Wills Park Equestrian Center.

With the construction contract now approved and executed, the Equestrian Center is ready to move forward with renovations and upgrades.

Key components of the project include:

- A new entrance located between the Community Garden and the existing entrance
- Upgraded RV hookups
- Renovations to Arena 2, including the removal of the current Show Office
- Improvements to Arena 4

In addition, foundational site work will address stormwater management, drainage enhancements, and other critical infrastructure upgrades in the Competition area of the Equestrian Center.

ALTERNATIVES:**ATTACHMENTS:**

1. Equestrian Center
2. Equestrian Tree Removal



Preliminary Concept Plan –North Aerial View
Wills Park Equestrian Center Improvements
August 16, 2023



Preliminary Concept Plan – Arrival Point
Wills Park Equestrian Center Improvements
August 16, 2023









STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: September 22, 2025

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 9/8/2025)

Consideration of approval of the City Council meeting minutes from the meeting of September 8, 2025.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the City Council meeting minutes from the meeting of September 8, 2025.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting on September 8, 2025.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. CC Minutes 9.8.2025



City Council Meeting & Public Hearing

SEPTEMBER 8, 2025

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:30 p.m.

2. ROLL CALL

- Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- John Hipes
- Fergal M. Brady
- Douglas J. DeRito

- Staff

- Chris Lagerbloom, City Administrator
- Patrick Jaugstetter, City Attorney
- Lauren Shapiro, City Clerk
- Brad Denkinger, Police Chief
- Brooke Lappin, Director of Courts
- Charlie Jewell, Director of Economic Development
- Kathi Cook, Director of Community Development

- Kelsie Speight, City Solicitor
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Trent Lindgren, Police Chief
- Deanna McKay, Public Communication & Engagement Coordinator
- Kurt Kirby, Projects Manager

3. PLEDGE TO THE FLAG

4. WORK SESSION ITEMS

A. Cultural Arts Commission's Recommendation for Public Art Installations

City Council review and discussion of two sculptures that were recommended by the Cultural Arts Commission to be installed along the Alpha Loop. The sculptures are Life Wheel and Completion.

- Projects Manager, Kurt Kirby, came forward to present this item.
- There were no questions or comments by the City Council.

B. Tax Allocation District #3: North Point Redevelopment Plan

City Council discussion of a proposed Tax Allocation District for the North Point area.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Gary Mongeon with KB Advisory Group came forward to present regarding a potential Tax Allocation District. The presentation is attached hereto as "Exhibit A."

CITY COUNCIL DISCUSSION

- Council Member DeRito asked about TAD processes, timelines, and successes in other similar jurisdictions and whether a new referendum is required.
- Council Member Hipes asked about revenue generation in the selected TAD area or if it is less than current costs incurred.
- Council Member Brady asked how long do we create this TAD for and what if the tax digest grows?

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 8/25/2025)

Consideration of approval of the City Council meeting minutes from the meeting of August 25, 2025.

B. Property Damage Only Release: City of Alpharetta, Sean Alpeter, and Allstate Property and Casualty Insurance

Consideration of approval of a Property Damage Only Release between the City of Alpharetta, Sean Alpeter, and Allstate Property and Casualty Insurance Company for an incident that occurred on or about July 9, 2024 and with authorization for the Mayor to execute all necessary documents.

- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

6. NEW BUSINESS

A. Fiscal Year 2026 GDOT Local Maintenance and Improvement Grant

Consideration of adoption of a resolution authorizing the submittal of a Fiscal Year 2026 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Patrick Jaugstetter, read the Resolution title aloud.
- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The Georgia Department of Transportation (GDOT) has begun accepting applications for the Fiscal Year 2026 Local Maintenance and Improvement Grant (LMIG) Program.
- Per GDOT guidelines, the following projects are allowable under the LMIG program:
 - Preliminary engineering (including engineering for right-of-way plans and utility plans), Construction supervision and inspection, utility adjustments or replacement, patching, leveling, and resurfacing a paved roadway, grading, drainage, base, and paving existing or new roads, replacing storm drain pipes or culverts, intersection improvements, turn lanes, bridge repair or replacement, sidewalk adjacent (within right-of-way) to a public road or street, roadway signs, striping, and guardrail installation, signal installation or improvement, aggregate surface course for dirt road maintenance.
- The LMIG budget for FY 2026 is based on the collection of motor fuel taxes from FY 2025. The amount of each local government's allocation is based on the total centerline road miles for your local road system and the total population of your city as compared with the total statewide centerline road miles and total statewide population.
- All LMIG projects must be completed as soon as possible, but substantially complete within three years from the date of the LMIG application. All preconstruction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government.
- The City of Alpharetta was allocated \$781,161.80 through the fiscal year 2026 Local Maintenance and Improvement Grant (LMIG) program. There is a match requirement of 30% for this grant. The City must add \$234,348.54 of funding towards this project,

for a total of \$1,015,510.34. This match is currently budgeted in the Public Works capital budget under milling and resurfacing.

- The Public Works Department proposes to use the FY2026 LMIG allocation and match to fund milling and resurfacing of approximately 8.18 lane miles of City-maintained roads. A list of proposed roads, description of work, length, and cost associated are provided as an attachment to this request.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to adopt a Resolution authorizing the submittal of a Fiscal Year 2026 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

B. Invitation to Bid 26-001: Fiscal Year 2026 Milling and Resurfacing

Consideration of approval to award Invitation to Bid 26-001 to Triple R Paving for an amount totaling \$4,016,796.73 for the Fiscal Year 2026 Milling and Resurfacing Project with approval of the associated contract and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommends that Mayor and Council approve the award of a contract for Invitation to Bid 26-001 to Triple R Paving for an amount totaling \$4,016,796.73 for the Fiscal Year 2026 Milling and Resurfacing Project with approval of the associated contract and with authorization for the Mayor to execute all necessary documents.
- The City of Alpharetta maintains over 550 lane miles of roadway. Each year the City budgets dollars towards the milling and resurfacing of these roads. Accomplishing this task extends the roads' useful life and increases the roads' ability to handle traffic volumes.
- Public Works utilizes the services of a third party to drive city-maintained streets to evaluate roadway conditions. Each road is inspected for various criteria: patching, rutting, longitudinal cracks, etc. The objective was to collect accurate data and information about the City's road inventory and surface conditions that would allow the City's staff to optimize their plan for road network repair and rehabilitation under budget constraints.
- After entering last year's milling and resurfacing, data was put into the system and our current average Pavement Condition Index (P.C.I.) score is 75.6. This score places the

City in the good classification. A score below 75 would place the City in the fair classification.

- The information collected during past inspections, in conjunction with historical repair, rehabilitation information, and traffic information, helps the City make consistent and cost-effective decisions for roadway preservation. Based on these ratings, 44 locations adding up to 23 lane miles were included in the annual offering.
- One road due to insufficient/failing subgrade will be treated with soil cement. Soil cement is a process in which the asphalt, subgrade, and soil are pulverized on-site and mixed with cement to create a new subgrade.
- Webb Bridge Park parking lots will also be resurfaced as part of this contract. The Webb Bridge Park parking lots have significant degradation and are currently in need of resurfacing.
- The Department of Public Works prepared a request for bids (ITB 26-001) for the FY 26 Milling and Resurfacing road list. The City advertised for competitive bids on June 12th, 2025. Bids for the project were received on July 17th, 2025, and the City received a total of ten bids.
- An Add Alternate cost option was included in the bid documents schedule of items for permanent roadway striping. Triple R Pavings cost for the Alternate was \$158,000.00, resulting in the lowest submitted total bid. Included within the scope of work is the resurfacing of Academy Street and revising the striping along Academy Street, predominately in front of City Center. The restriping will improve sight lines coming out of Market Street by enabling vehicles to approach closer to the roadway. Additionally, there has been an ongoing issue of commercial delivery vehicles parking in the middle of Academy Street. The restriping restricts commercial vehicles to park in the middle of the road.
- The apparent low bidder, Triple R Paving, recently completed the Roswell Street paving improvements that were part of the Roswell Street enhancements Capital Project. Triple R Paving has performed milling and resurfacing within the Metro Atlanta area, and provided references came back with positive feedback relating to communication, schedule, quality of work and professionalism.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the award of a contract for Invitation to Bid 26-001 to Triple R Paving for an amount totaling \$4,016,796.73 for the Fiscal Year 2026 Milling and Resurfacing Project with approval of the associated contract and authorize the Mayor to execute all necessary documents and to remove the parking and include the bike shoulder option along Academy Street.
 - Council Member Mitchell seconded the motion.

- The motion was approved unanimously (6-0).

C. Invitation to Bid 26-002: Sidewalk Construction on Multiple Road Sections

Consideration of approval of the award of a contract for ITB 26-002 to Sol Construction, LLC for the construction of sidewalk and the Alpha Loop along multiple road sections for an amount not to exceed \$1,958,522.30; approval of the GA Power poles relocation on Cumming Street estimated at \$150,000; and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Alpharetta has experienced growth since the Alpha Loop was originally planned. Development continues to increase, and mixed-use lifestyle centers in various stages of development are emerging throughout the Downtown district. Residents understand the valuable connectivity that the Alpha Loop brings. Residents want to be near the trail, and the development community is eager to build the trail to make that possible. Establishing a clear and comprehensive vision for the Downtown trail is critical to maximizing the public benefit of these private investments and ensuring a cohesive and connected Alpha Loop system for commuters and recreational users alike.
- The current project is to construct Alpha Loop along Roswell Street (Devore Road to Old Milton Pkwy), Kingry Lane (Old Milton Pkwy to Thompson Street), Old Milton Pkwy (Chelsea Walk to 2385 Old Milton Pkwy); and provide 8' wide sidewalk along Cumming Street from Cricket Lane to Clairmonte Avenue. Some of the major construction elements of this project are listed below:
 1. A 12' wide sidewalk, illuminated with light poles, will be constructed on the following road sections. On these roads, lights will be bollard style, similar to Alpha Loop north of Thompson Street: a) West side of Roswell Street from Devore Road to Old Milton Parkway; b) East side of Kingry Lane from Old Milton Pkwy to Thompson Street; c) South side of Old Milton Pkwy from Chelsea Walk to 2385 Old Milton Pkwy.
 2. An 8' wide sidewalk will be constructed along Cumming Street from Cricket Lane to Clairmonte Avenue. To this end, the existing culvert on Cumming Street, near Clairmonte Avenue, will be widened to accommodate the 8' wide sidewalk.
- Procurement for this project was initiated through Invitation to Bid (ITB 26-002), which was issued on June 12, 2025, with a response deadline of August 7, 2025. For this project, DOAS total invites: 1724 (Georgia Procurement Registry), Bonfire total invited: 1258, and Bonfire document takers: 54 different takers. A total of six submittals were received in response to this invitation.
- After evaluating and verifying the submitted bids, staff from the Public Works Department met with representatives of Sol Construction as the low bidder. The most recent project Sol completed for the city is the Webb Bridge Road roundabout.

- There are 5 power poles that need to be relocated along Cumming Street. With this being a sidewalk-only project, the project will be reimbursable for 90% of the estimated amount per the franchise agreement. The relocation cost is estimated at \$150,000 for all power poles.
- Project construction is anticipated to take 14 months from the issuance of a notice to proceed. Work along Roswell Street will be done first due to aspects of the project tying into the Wills Park Bond Project.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the award of a contract for ITB 26-002 to Sol Construction, LLC for the construction of sidewalk and the Alpha Loop along multiple road sections for an amount not to exceed \$1,958,522.30; approval of the GA Power poles relocation on Cumming Street estimated at \$150,000; and authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

D. Purchase and Services Agreement: Tesla, Inc.

Consideration to approve the purchase of Supercharger equipment from Tesla, Inc., to also approve the purchase of installation services from Infinite Tech Services, to approve the Supercharger Sale & Purchase Agreement between the City and Tesla, Inc. and the Supercharger Long Term Services Agreement between the City and Tesla Energy Operations, Inc., and to provide authorization for the Mayor to execute all necessary documents.

- Police Chief, Trent Lindgren, came forward to present this item.
- This request is for the purchase and installation of four (4) Tesla DC fast charger stations at the Police Headquarters parking lot, located at 2565 Old Milton Parkway, Alpharetta, GA 30009. The project supports the City's growing adoption of electric vehicles (EVs) and expands local charging infrastructure. By investing in EV charging, the City will:
 - Promote sustainability through reduced carbon emissions.
 - Provide convenient charging access for the City's EV fleet.
 - Attract EV drivers to the area, supporting local businesses and increasing economic activity.
 - Generate a return on investment (ROI) through private usage fees, ensuring long-term revenue that offsets capital costs.

- Locating the chargers at Police Headquarters offers a safe, high-traffic site that maximizes utilization and financial returns, while supporting taxpayers by fostering both a cleaner environment and stronger local economy.
- In December 2024, the City approved the purchase of four (4) Tesla Model Y electric vehicles as a pilot program to evaluate their effectiveness in patrol and administrative operations. Two vehicles were upfitted for patrol use, while the remaining two were designated for administrative purposes. Following this approval, the City was informed of a funding opportunity through the Georgia Power Make Ready Infrastructure Program, which will materially offset installation costs for a DC fast charger that will serve both the City's fleet and the public.
- The proposed charger has the capacity to charge four vehicles concurrently. Total project costs are estimated at \$260,000, with the following breakdown:
 - \$180,000 – Purchase of four (4) Level 3 DC fast charger with four stations from Tesla. Tesla was approved as single source vendor and the funding for these was approved in the FY2026 Budget.
 - \$70,250 – Installation of the four (4) Level 3 DC fast charger and stations by Infinite Tech Services. Infinite Tech Services was approved as a single source vendor and the funding for the installation was approved in the FY2026 Budget).
 - \$9,750 – Contingency funds for unforeseen expenses.
- The Supercharger Sale & Purchase Agreement will authorize the sale of Tesla Supercharger electric vehicle charging stations, which includes connectivity equipment, posts, cabinet, and system controller to the City and provides for terms of the sale and purchase agreement.
- The Supercharger Long Term Services Agreement details the service cost per kilowatt hour (\$0.10, with a 3% compounding escalation) and dictates the minimum services price per month (\$200.00). This agreement automatically renews each year for ten (10) years. Tesla will perform preventative maintenance and internet connectivity management services and the City will be required to provide access to Tesla and its agents to access the system. Additionally, this agreement provides for additional terms, including but not limited to: insurance requirements, pay-per use services, uptime, and address if force majeure events were to occur.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the purchase of Supercharge equipment from Tesla, Inc., to also approve the purchase of installation services from Infinite Tech Services, to approve the Supercharger Sale & Purchase Agreement and the Supercharger Long Term Services Agreement and authorize the Mayor to execute all necessary documents.

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (6-0).

E. Purchase Approval: Vehicular Barricade for Fiscal Year 2026 City Festivals

Consideration of purchase approval for Meridian Rapid Defense Group, LLC to rent, install, and remove vehicular barricades for the City to use during the Fiscal Year 2026 Taste of Alpharetta, Wire & Wood, and Brew Moon events and with authorization for the Mayor to execute all necessary documents.

- Recreation, Parks & Cultural Services Director, Morgan Rodgers, came forward to present this item.
- After hostile vehicle incidents at large, public events increased following the 2016 Bastille Day attack in Nice, FR, Public Safety, Special Events, and Public Works teams sought a better hostile vehicle mitigation (HVM) system for Alpharetta's large street festivals.
- Prior to using Meridian Rapid Defense Group's patented Archer 1200 barricade system in 2020, Public Works rented concrete barricades for \$5,790 to protect the Milton Avenue entrance at Highway 9 during the Taste of Alpharetta. Requiring a complex installation process with heavy machinery, these concrete barricades were immovable for event modifications once placed.
- The design of Meridian's Archer 1200s support a pedestrian-friendly footprint, can be deployed and removed quickly in an emergency, and can easily cover non-linear perimeters from various high-speed vehicles for a fraction of the cost of the concrete barricades.
- Following the January 1, 2025, vehicle attack in New Orleans when a hostile truck driver entered an event footprint using the sidewalk, Alpharetta Public Safety required that all HVM systems extend across neighboring flat areas to prevent similar attacks. Each event's footprint was re-examined during an onsite walkthrough with Special Events, Alpharetta Public Safety, and the Meridian account manager to determine the narrowest distance possible for each blockade.
- Staff has received an approved single source form for the service of Meridian Rapid Defense Group's barricades for the Taste of Alpharetta, Wire & Wood, and Brew Moon festivals. If the Mayor and Council approve the request for services as presented, Meridian Rapid Defense Group, LLC will provide, install, and remove vehicle barricades at these four events in Fiscal Year 2026. There is not a contract associated with this approval, and if approved, a purchase order will be provided to the vendor.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the purchase of Meridian Rapid Defense Group, LLC to rent, install, and remove vehicular barricades at the Fiscal Year

2026 Taste of Alpharetta, Wire & Wood, and Brew Moon events and authorize the Mayor to execute all necessary documents.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (6-0).

F. Resolution: Georgia Environmental Protection Division Recycling and Waste Diversion Grant

Consideration of adoption of a resolution supporting an application for the Georgia Environmental Protection Division Recycling and Waste Diversion Grant and authorization for the Mayor to execute all necessary documents.

- City Attorney, Patrick Jaugstetter, read the Resolution title aloud.
- Projects Manager, Kurt Kirby, came forward to present this item.
- City Council adopted the City Agricultural Plan on December 12, 2022. Within that plan, there are six key themes that the community identified as a priority area of the plan. One of the themes is to reduce food waste via composting and last summer, the Community Agriculture & Sustainability Services Division launched a decentralized organic waste management program.
- The Georgia Environmental Protection Division has a Recycling and Waste Diversion Grant that would be well suited for the City to apply for funding to support the Community Composting Initiative.
- In partnership with the Recreation, Parks, and Cultural Services Department and the City's grant management firm, Witt O'Briens, staff is preparing an application for this grant in the amount of \$2,151,269. There is not a funding match requirement, however, staff plans to identify \$88,500 in match in-kind costs, based on staff time and volunteer hours for this project. The application is due on September 30, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt a resolution supporting an application for the Georgia Environmental Protection Division Recycling and Waste Diversion Grant and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

G. Resolution: True North 400 Community Improvement District Expansion

DEFERRED: This item has been deferred to the September 22, 2025 City Council Meeting.

Consideration of adoption of a resolution consenting to the expansion of the True North 400 Community Improvement District.

H. Ordinance: Budget Amendment (Jail Operations)

SECOND READING: The first reading of this item occurred during the August 25, 2025 City Council Meeting.

Consideration of an Ordinance to adopt a Mid-Year Fiscal 2026 Budget Amendment (Jail Operations) for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in each budget as expenditures, adopting the item of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

- City Attorney, Patrick Jaugstetter, read the Ordinance title aloud.
- City Administrator, Chris Lagerbloom, came forward to present this item.
- There have been no changes to either the Ordinance or the FY 2026 Mid-Year Budget Request. They are the same as what was approved at the 1st Reading on August 25, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt an Ordinance for a Mid-Year Fiscal 2026 Budget Amendment (Jail Operations) for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in each budget as expenditures, adopting the item of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available and authorize the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

I. PH-25-13 Unified Development Code Text Amendments – Vertiport

SECOND READING: The first reading of this item occurred during the August 25, 2025 City Council Meeting.

Consideration of text amendments to Section 1.4 Definitions and Section 2.2 Permitted Use Districts and Regulations of the Unified Development Code to add definitions related to Vertiports and to assign Vertiport as a permitted or conditional use in certain zoning districts.

- City Attorney, Patrick Jaugstetter, read the Ordinance title aloud.
- Director of Community Development, Kathi Cook, came forward to present this item. This item was considered at the August 7, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval (vote 7-0).
- Staff recommends that Mayor and Council approve text amendments to Unified Development Code (UDC) Article I Section 1.4 Definitions and Article II Section 2.1 Zoning Districts and Section 2.2 to add definitions related to a Vertiport and assign 'Vertiport' as a permitted and conditional use in certain zoning districts. To also amend

UDC Section 1.4 Definitions, to add definitions for Advanced Air Mobility (AAM), eVTOL, Heliport, and Vertiport. Amend UDC Subsection 2.2.11 CUP Community Unit Plan, Subsection 2.2.13 O-I Office-Institutional, Subsection 2.2.16 PSC Planned Shopping Center, and Subsection 2.2.20 MU Mixed Use to add Vertiport as a conditional use. Amend UDC Subsection 2.2.17 L-I Light Industrial and Subsection 2.2.19 SU Special Use to add Vertiport as a permitted use.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt an Ordinance for text amendments to Section 1.4 Definitions and Section 2.2 Permitted Use Districts and Regulations of the Unified Development Code to add definitions related to Vertiports and to assign Vertiport as a permitted or conditional use in certain zoning districts and authorize the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

J. Ordinance: Alcohol Ordinance Text Amendments

SECOND READING: The first reading of this item occurred during the August 25, 2025 City Council Meeting.

Consideration of adoption of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, referred to as the Alcohol Ordinance; to provide for effective dates; and for other purposes.

- City Attorney, Patrick Jaugstetter, read the Ordinance title aloud.
- City Clerk, Lauren Shapiro, came forward to present this item.
- The City Council reviewed and discussed, as a Work Session item, proposed Text Amendments to the City's Alcohol Ordinance during the July 23rd Special Called City Council Meeting and was approved by the Council on August 5, 2025 during its First Reading.
- Since the First Reading, only a few minor changes have been made to the attached ordinance for clarity. Below are the three items that have been amended:
 - 4-17(e): Added the text "or other retail package stores" to provide an option for the Council to grant a minimum distance variance (if desired) from one retail package store to another retail package store, if specific conditions exist (as outline in 4-17(e)(1-6).
 - Added 4-17(e)(1) which was inadvertently left out from the original 4-17 section as additional variance criteria.
 - 4-17(f): Removed references to 4-17(a) as this section was changed within this overall ordinance amendment and the reference is no longer needed.

- The proposed Ordinance adds and amends definitions and distance requirements city-wide as it pertains to alcoholic beverage sales, including the following:
 - Creates definition of "College or College Campus"
 - Creates definition of "Downtown District"
 - Adds clarity to definition of "Eating Establishment" and changes the 50% alcohol/50% food sales requirement from an annual to monthly requirement
 - Creates definition of "Mixed Use Development District"
 - Adds clarity to definition of "Premises" by clarifying ownership
 - Creates definition for "School or School Grounds" and adds clarity as to what types of establishment are or are not considered a school
 - Creates definition of "Treatment Center"
 - Removes all distance requirements for an establishment that sells alcoholic beverages for on-premises consumption, so that only retail package stores will have minimum distance requirements
 - Creates a consistent methodology for how distances should be measured from establishments
 - Creates a variance procedure for retail package stores who are unable to meet the distance requirements from a bus stop, school, park, or other retail package store

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, referred to as the Alcohol Ordinance; to provide for effective dates; and for other purposes.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

7. PUBLIC COMMENT

- There were no public comments.

8. REPORTS

- There were no reports.

9. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Mayor Pro Tem Merkel offered a motion to recess the meeting
 - Council Member Brady seconded the motion.

- The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 8:39 p.m. for the purposes of litigation.
 - ❖ Council Member DeRito offered a motion to reconvene the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin reconvened the meeting at 8:53 p.m.

10.ADJOURNMENT

- ❖ Mayor Pro Tem Merkel offered a motion to adjourn the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:54 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

Preliminary Forecasts

Options for a new “North Point” Tax Allocation District

Alpharetta, Georgia

Prepared For:



Prepared By:



KB ADVISORY GROUP

September, 2025

Table of Contents

- 03 Overview of Tax Allocation Districts
- 11 The 2029 North Point Redevelopment Plan
- 08 Development Potential and Tax Increment Forecast
- 14 Tax Allocation Increment Forecast
- 23 Conclusions

The City of Alpharetta has engaged **KB Advisory Group** to evaluate a new redevelopment plan to reconstitute a tax allocation district that would include and possibly extend outward from the North Point Mall. The primary purpose of the proposed TAD would be to provide the City with additional economic incentive tools that may be needed to support a large-scale reuse of the mall property that would be in the best long-term economic interest of the City and the surrounding region.

This report summarizes preliminary findings from this first phase of research, which considered options to appropriately size the redevelopment area and the TAD. With the assistance of the City’s Community Development Department and GIS staff, KB analyzed a “study area” that could be considered for inclusion in a new North Point TAD. Factors considered included the (2024) base tax digest within the study area, the potential value of ongoing, proposed or potential future developments in the area and the resulting tax allocation increment or TAD revenue that could be generated over time. The intent of this first phase was to consider options for policy makers to decide on an “optimal” TAD boundary. This phase also provides preliminary forecasts of the aggregate amount of tax allocation increment that could potentially result from future development in the study area.

The following report highlights the research, analysis, and conclusions **KB Advisory Group** reached in this preliminary phase. Findings are based information and valuable input provided by City staff, supplemented by KB’s own research, and analysis of the local tax base and area real estate market.

KB Advisory Group, Inc.
999 Peachtree Street NE, Suite 400
Atlanta, GA 30309
404.845.3550
www.kbagroup.com

Overview of Tax Allocation Districts

The Georgia Redevelopment Powers Law

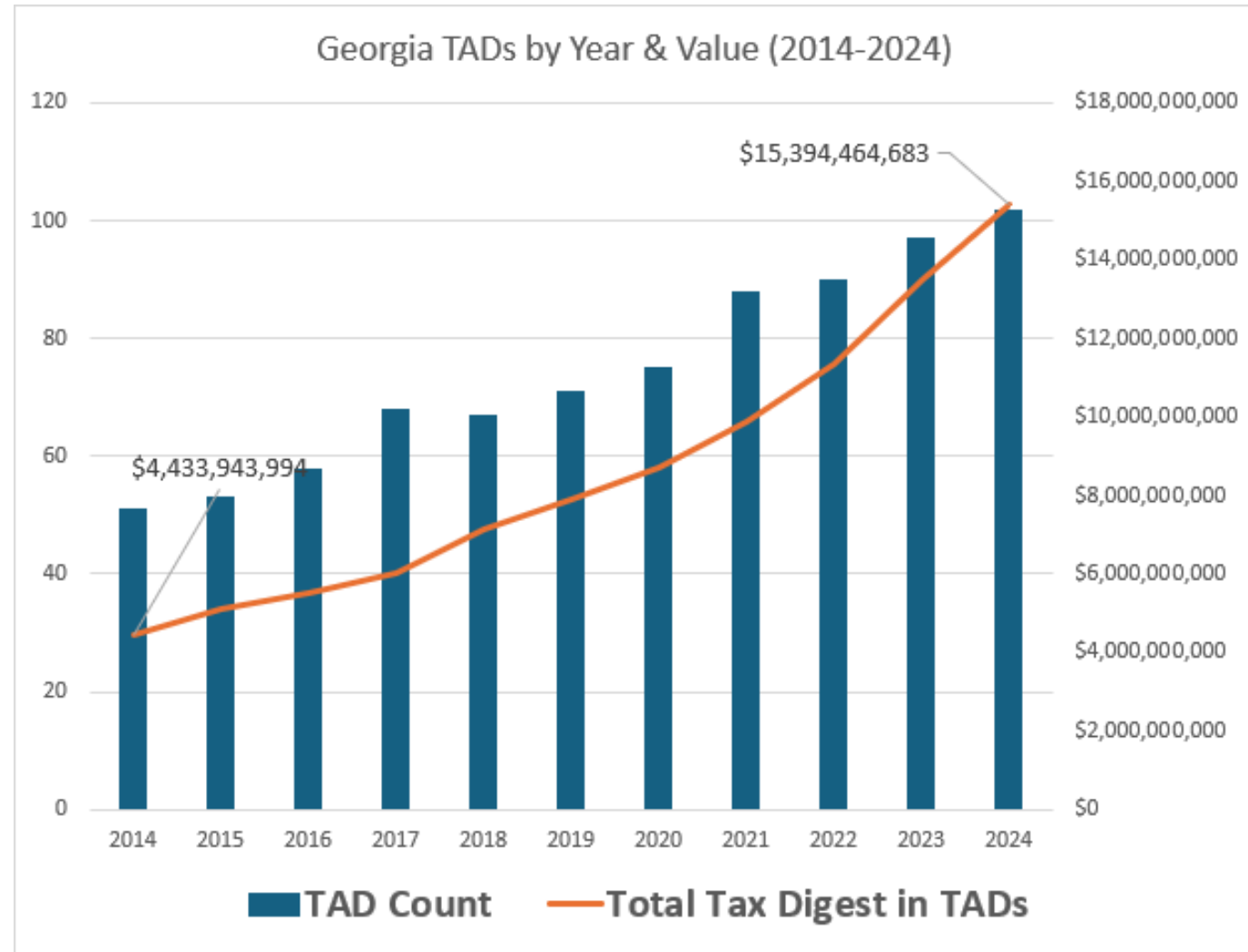
- The Redevelopment Powers Law is Georgia's version of tax increment financing (TIF) —an economic development tool used in 49 states and D.C.
- **In Georgia, the use of TIF is allowed IF voters authorize (by referendum) their local legislative body to use “redevelopment powers.” Such powers can only be applied within qualified “Redevelopment Areas” after the local legislative body adopts a “Redevelopment Plan.” The Redevelopment Plan establishes one or more Tax Allocation Districts (TAD’s) within the Redevelopment Area**
- TADs are NOT to be confused with community improvement or special service districts – and do NOT impact property taxes collected by those entities

What is a Tax Allocation District (TAD)?

- A TAD, is a geographic area consisting of specific identified tax parcels within a Redevelopment Area where cities and counties may use TIF to stimulate private investment in under-developed or “blighted” properties
 - A TAD can only be established within a designated Redevelopment Area created by local adoption of an approved Redevelopment Plan
 - A TAD can contain few or many individual Tax parcels
 - A TAD can encompass all or a portion of the Redevelopment Area – A Redevelopment Area can also contain more than 1 TAD
 - A TAD must be “certified” by the Georgia Department of Revenue to establish the base year for financing purposes. If a redevelopment plan is not adopted and the TAD is not certified by the end of 2025, the base year cannot be set until the end 2026.
 - TADs usually have a finite life (typically 25 to 30 years) but can be dissolved by the local government at any time provided there are no debt obligations are outstanding
 - The act of a city to establish a TAD does not commit other taxing jurisdictions to participate. Consent is voluntary and negotiated via intergovernmental agreements.

Georgia TADs are increasing in number and impact

- The number of established TADs in Georgia has doubled over the past decade, exceeding 100 in 2024
- The total state-wide tax digest within TADs has grown by 13.3% per year over the past decade, reaching nearly \$15.4 Billion in 2024
 - Digest growth within TADs has resulted from the combination of more districts and substantial digest growth achieved by many TADs
- Several successful TADs have achieved annual percentage increases in gross digest that are 2 to 3 times greater than their respective city- and county-wide averages



Source: Georgia Department of Revenue

Partial List of Georgia Cities & Counties with TADs

- Duluth
- Gwinnett County (6)
- Lawrenceville
- Woodstock
- Atlanta (10)
- Savannah
- Gainesville (2)
- Augusta
- Athens
- Smyrna
- Fayetteville
- Acworth
- Douglas County
- Douglasville
- Clayton County (3)
- East Point (2)
- College Park (2)
- Forest Park
- Marietta (2)
- LaGrange (3)
- Rome (2)
- Flowery Branch
- Lawrenceville
- Kingsland
- Dalton (3)
- Canton
- South Fulton (2)
- Roswell
- Norcross
- Albany
- Holly Springs
- Bulloch County
- Bartow County
- Cartersville
- Columbus (5)
- Lilburn
- St. Marys (2)
- Union City (2)
- Villa Rica
- Conyers (2)
- Hapeville
- Varnell
- Stockbridge
- Dallas

TAD's have been established for a variety of purposes in large and small communities throughout Georgia

How TADs Work

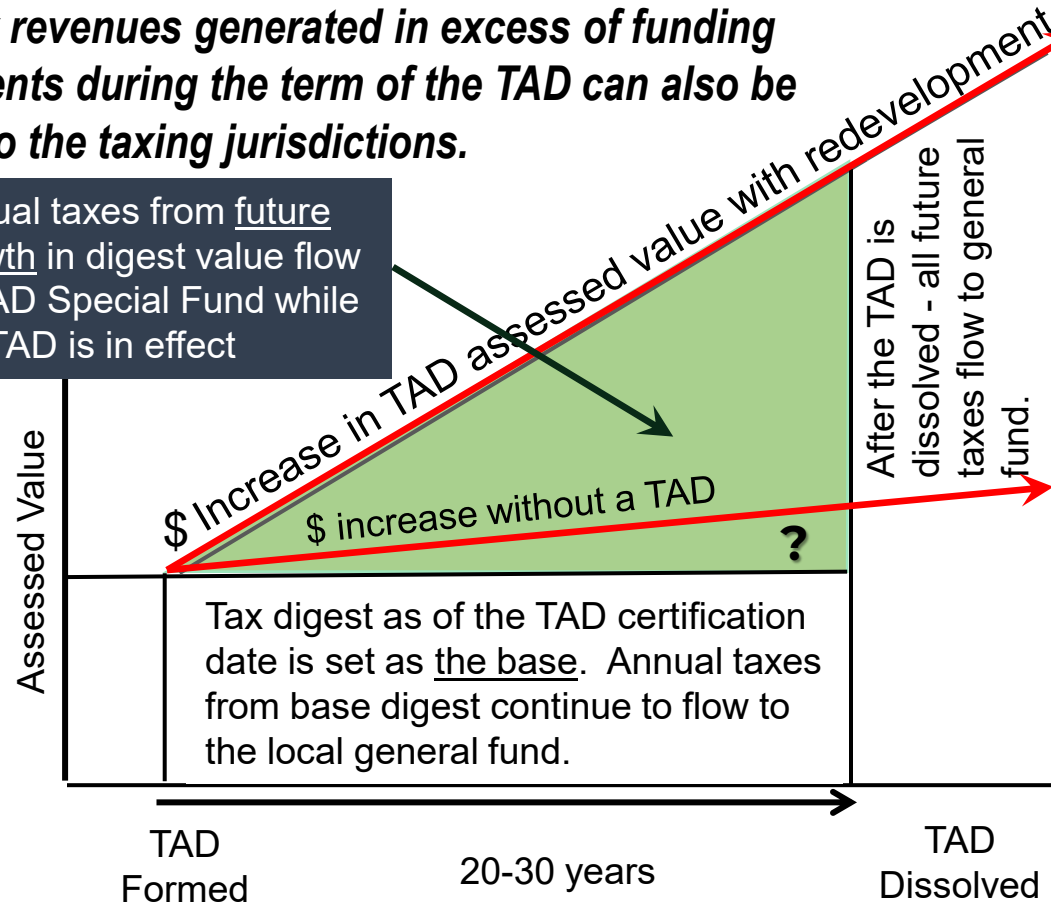
Future ad valorem taxes from new development and future growth are used to pay off TAD commitments.

Real estate, personal property and sales taxes can be pledged for up to 50 years. Typically, only real estate taxes are pledged – usually for no more than 30 years.



Future tax revenues generated in excess of funding commitments during the term of the TAD can also be returned to the taxing jurisdictions.

Annual taxes from future growth in digest value flow to TAD Special Fund while the TAD is in effect



Achievable tax digest growth and cumulative real property tax revenues without the use of TIF could be much lower over the long run. The only property tax revenue “forfeited” is the growth that would have occurred absent of redevelopment while the TAD is in effect.

How does TAD financing work?

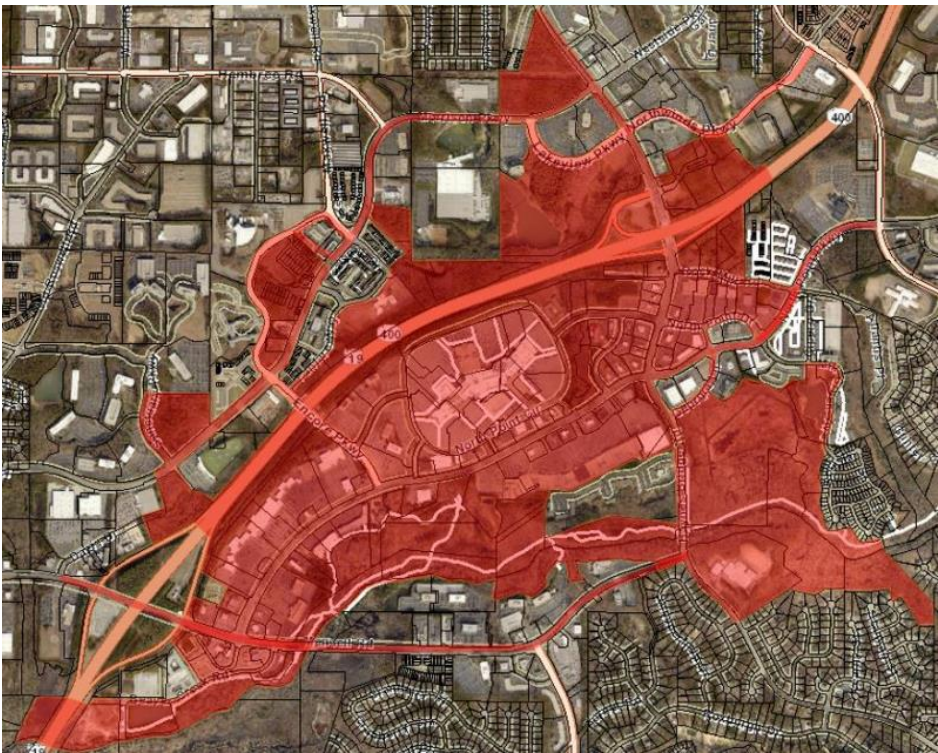
- TAD bonds or any form of TAD financing are revenue bonds, repaid solely from increased property taxes in district – the local government may, but is not required to provide guarantees
- Communities are increasingly using reimbursement or long-term “pay-go” agreements with developers in place of issuing TAD bonds or using TAD revenues as one funding source to repay or partially repay other types of public financing
- Mathematically, TAD pay-go agreements work much like typical leasehold interest financing issued by local development authorities – but have more flexibility to finance multiple large and small projects within a given district
- TAD funding can incentivize redevelopment either:
 - **Directly** - by providing financial support to **catalyst projects** to help make them financially feasible or enhance their quality and value to accomplish other local objectives.
 - **Indirectly** - by providing indirect support in the form of offsite improvements, public infrastructure, utilities, amenities, parking decks, etc., which have a public benefit.
- TAD funds typically provide the 8% to 15% of “but for” funding needed to get redevelopment projects financed.

How can revenues from a TAD be used?

- “Eligible Redevelopment Costs” allowed under the Statute include:
 - New construction
 - Applies to private, public and tax-exempt property
 - Includes commercial buildings and housing
 - Restoration of historic sites and buildings
 - Parks, public infrastructure, parking structures and open space amenities
 - Transit facilities
 - Pedestrian amenities and safety improvements
 - Property acquisition, assembly and disposition for redevelopment purposes
- Uses of TAD proceeds can only be spent on redevelopment costs incurred inside the TAD

The 2019 North Point Redevelopment Plan

REDEVELOPMENT PLAN
TAX ALLOCATION DISTRICT #2
ALPHARETTA NORTH POINT ACTIVITY CENTER



DECEMBER 2019

PREPARED FOR:



PREPARED BY:



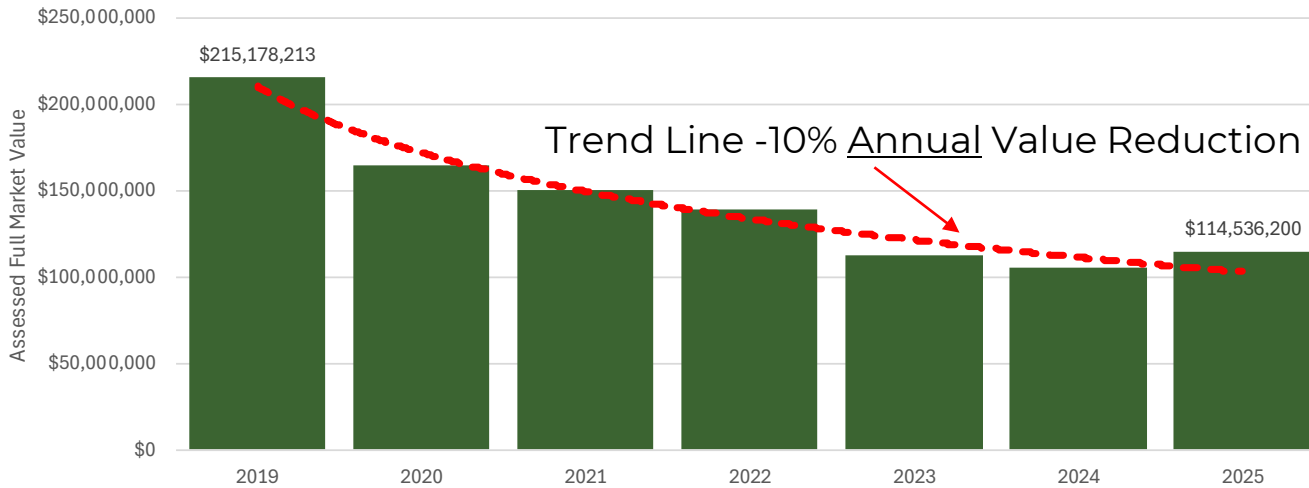
- A redevelopment plan for the North Point area was adopted by the City Council in 2019 and later dissolved in 2023 after COVID
- Characteristics of the 2019 TAD:
 - 138 parcels covering 898 acres
 - \$270.7 million TAD certified base digest - 5.7% of the City's 2019 gross digest of \$4.76 Billion
- Plan Objective: Generate \$65 million to help implement public improvements and amenities recommended in the North Point Activity Center LCI Study
 - Only \$4.5 million programmed for “development incentives”

Proposed Uses of Future TAD Proceeds:
Tax Allocation District #2 - Alpharetta North Point Activity Center
 (Assumes County and School District Participation)

Potential Uses of TAD Proceeds	Estimated Total Cost	Estimated TAD Contribution	% of Total TAD Proceeds
Public Infrastructure Improvements [1]	\$16,900,000	\$15,000,000	23.01%
New Parks & Greenspace [2]	\$50,350,000	\$25,000,000	38.34%
Walkability & Place-Making [3]	\$30,800,000	\$9,200,000	14.11%
Streetscapes Improvements (Local Match)[4]	\$57,500,000	\$11,500,000	17.64%
Development Incentives [5]	\$10,000,000	\$4,500,000	6.90%
TOTALS:	\$165,600,000	\$65,200,000	100.0%

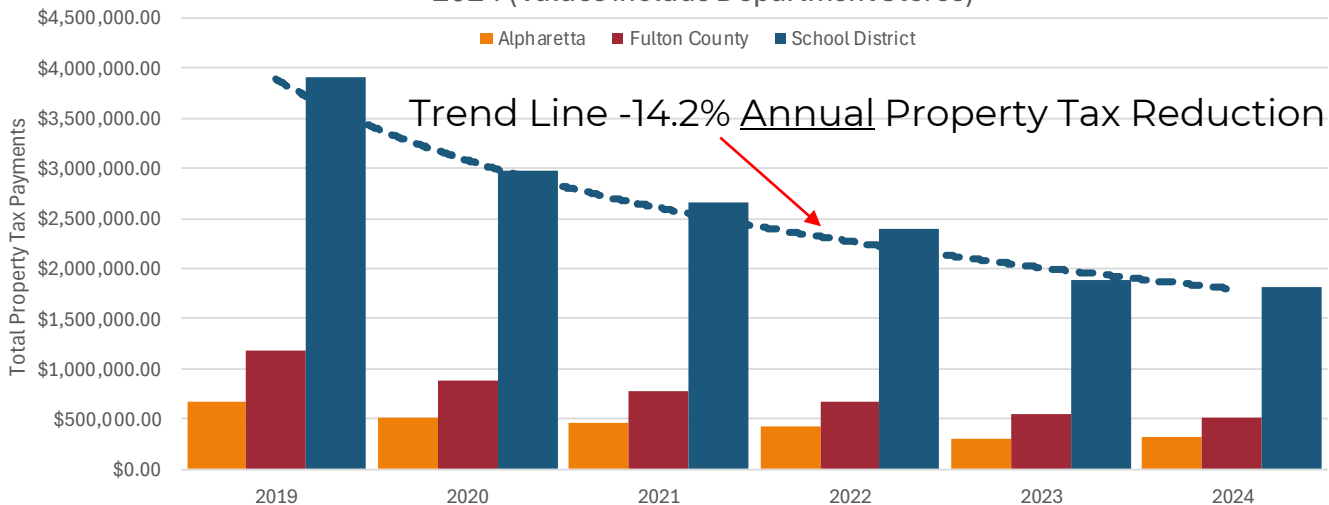
What has happened since TAD #2 was dissolved?

Change in the Taxable Full Value (Real Estate) of the North Point Mall: 2020 -25
(Values include Department Stores)



- The taxable real estate value of the 9 mall parcels has fallen by \$100.6 Million (47%) since 2019
- Estimated 2024 City, County and School District property taxes on mall real estate and commercial personal property fell by nearly \$2.1 million (53.5%) compared to 5 years ago
- Annual SPLOST, LOST and ELOST collections are likely to have declined by similar or larger percentages
- Distressed regional and super-regional malls are now prevalent throughout Metro-Atlanta and nationally
- Mall redevelopment strategies are requiring increasingly complex, large-scale public/private partnerships

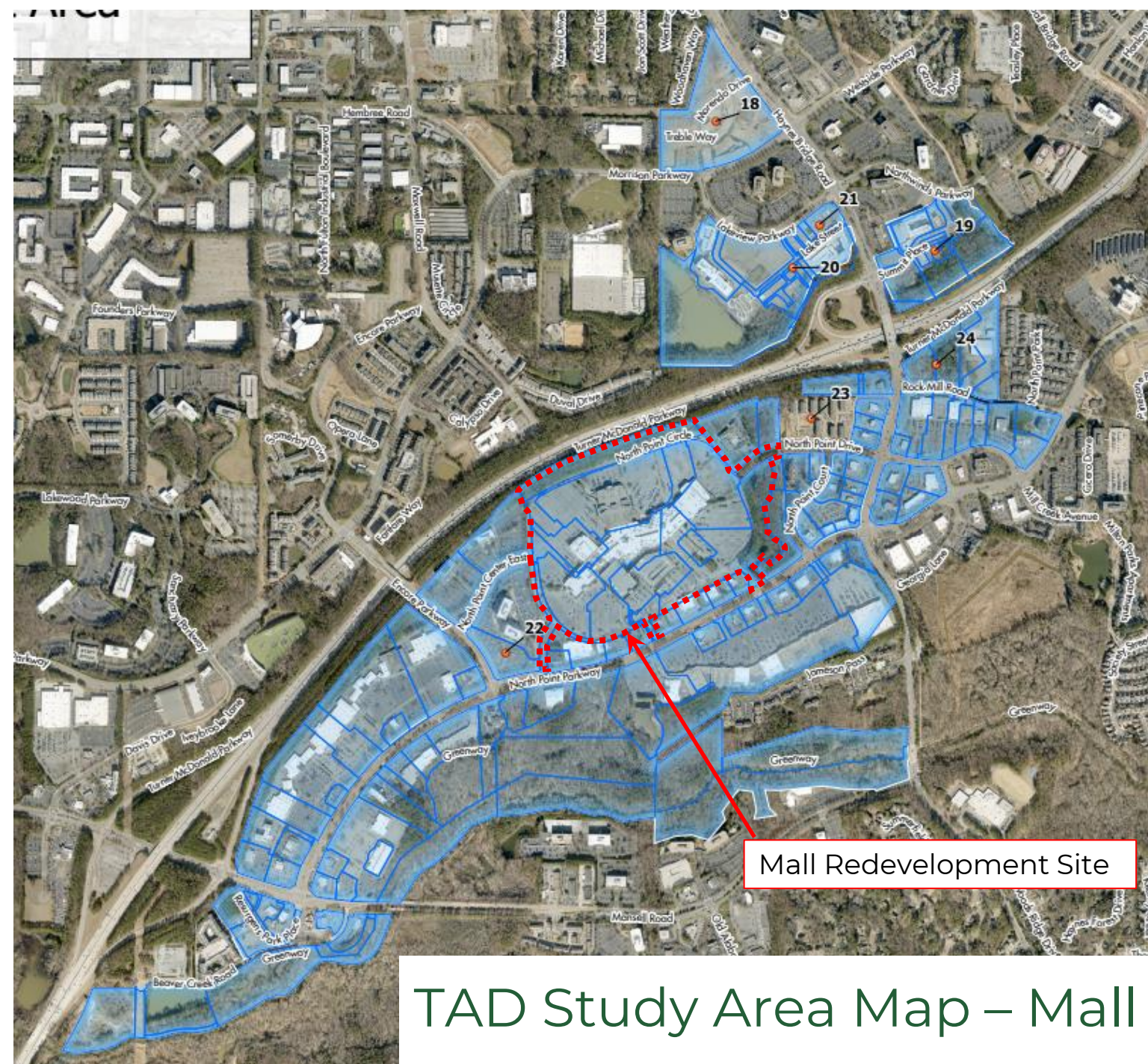
Annual Real and Personal Property Taxes Generated by the North Point Mall: 2019-2024 (Values include Department Stores)



North Point Tax Allocation Increment Forecast

Methodology

- The methodology used to develop tax increment forecasts included these steps:
 - After initial discussions with KB, City staff produced a map of parcels that could potentially be included within a TAD. The “study area” covered a similar geography to the 2019 redevelopment plan and included:
 - Parcels that are likely to be within the boundaries of a mall redevelopment project (Mall Site)
 - Parcels located outside and surrounding the mall, which could be positively impacted by its redevelopment (North Point)
 - Staff also identified and mapped the general locations of developments that were either under construction, permitted and pending construction, currently in the permitting process or have been “proposed.”
 - Assembled information included the expected characteristics of each project in terms of latest site plans and building elevations, planned housing and commercial development, potential construction cost and/or sale values.
 - Staff also provided a representative redevelopment scenario for the North Point Mall, which KB analyzed for reasonableness and attached associated real estate values.
 - Using this input, KB estimated the current (2024) tax digest associated with the study area and estimated the potential value of future development at build out. We also made allowances for additional development/value growth over the life of a potential TAD.
- Digest information will be updated to reflect 2025 values before the redevelopment plan is completed



- The North Point Study Area contains 150 parcels covering 853 acres, with a 2024 tax digest of roughly \$256.8 million.
- The study area includes 9 parcels that make up the North Point Mall, which cover 94 acres and had a 2024 tax digest of just under \$50.9 million.
 - The Mall's RE value has increased slightly in 2025
- The Study Area boundaries encompass 248 fewer acres and have a combined gross tax digest that is 5% smaller than the 2019 North Point TAD.

TAD Study Area Map – Mall and North Point

Existing (2024) Study Area Real Estate Digest

- GIS staff pulled 2024 parcel data for the study area that is being considered for possible inclusion within a new TAD
- The study area covers 150 parcels and 650 acres
- Included parcels contained \$256.8 million in tax gross tax digest in 2024 – representing roughly 2.9% of the City’s gross digest of more than \$8.9 Billion

Table 1: 2024 Taxable Real Estate Digest - North Point Study Area										
Potential TAD Sub Areas	Total Parcels	Existing Housing Units	Parcel Acres	2024 Appraised Full Market Values			2024 Assessed (40%) Digest Values			% of 2024 City
				Land	Improvements	Total FMV	Land	Improvements	Total Digest	City Digest
Individual Study Area Summary										
North Point Mall Redevelopment Site	9	-	94.0	\$50,630,900	\$76,528,500	\$127,159,400	\$20,252,360	\$30,611,400	\$50,863,760	0.57%
Balance of North Point	141	853	556.1	\$235,703,380	\$329,061,380	\$564,764,760	\$93,923,410	\$126,596,740	\$205,972,140	2.31%
TOTALS:	150	853	650.1	\$286,334,280	\$405,589,880	\$691,924,160	\$114,175,770	\$157,208,140	\$256,835,900	2.88%

Source: Fulton County Tax Assessor, City of Alpharetta GIS and KB Advisory Group, Inc.

Redevelopment Scenario/North Point Mall

- This table illustrates a potential redevelopment scenario for the North Point Mall that is consistent with comparable mall properties researched by City staff
- In this scenario, the Project's taxable market value at completion approaches \$1.9 Billion in 2025\$
- Future real estate values and resulting development totals can vary widely depending upon the existence and characteristics of an "anchor" for the project

Table 2: Representative Potential North Point Mall Redevelopment Scenario

North Point Mall Development Component	Estimated Acres	Residential Units/Keys	Commercial SF	Market Value at Build Out [1]	40% Tax Digest [1]
Retail	11.2	-	300,000	\$135,000,000	\$54,000,000
Restaurants/Entertainment/Mixed Use	5.0	-	200,000	\$120,000,000	\$48,000,000
MF Apartments	51.0	1,350	-	\$536,500,000	\$214,600,000
Office	10.0	-	500,000	\$225,000,000	\$90,000,000
Hotels (450 Keys)	1.2	-	232,500	\$191,250,000	\$76,500,000
For sale flats (Upper Floors Mixed Use District)	-	550	-	\$356,655,000	\$142,662,000
For sale townhomes	5.0	100	-	\$96,978,000	\$38,791,200
Parking structures, amenities & open space	10.5	-	-	\$225,000,000	\$90,000,000
TOTALS :	94.0	2,000	1,232,500	\$1,886,383,000	\$754,553,200

[1] Estimated future market value ad tax digest of proposed development at completion, based on 2025 values.

Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

Build Out Potential of the TAD Study Area

Table 3: Identified Ongoing, Proposed and Potential Future Development

TAD Subarea	2024 ^[1] Parcel Digest	Project ^[1] Acreage	Residential Build Out				Hotel Rooms	Retail SF	Office SF	Total Commercial SF
			Single-Family	Townhomes	Multi-Family	Total				
North Point	\$75,523,290	112.3	39	200	417	656	140	143,500	1,830,000	1,973,500
North Point Mall	\$83,409,200	94.0	-	100	1,900	2,000	450	500,000	500,000	1,000,000
TOTALS:	\$158,932,490	206.2	39	300	2,317	2,656	590	643,500	2,330,000	2,973,500

[1] Estimated acreage and current (2024) digest values for parcels associated with identified potential development projects.

Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

- The above table aggregates and sorts information provided by the City regarding ongoing and possible future development projects located within the TAD Study Area
- Information was provided on planned and potential projects (including the mall) which, if fully implemented, could collectively result in the construction of more than 2,600 housing units and 2.9 million SF of commercial space in retail, hotels, office and mixed-use buildings
 - These potential projects impact roughly 206 acres (32%) of the 650 total taxable acres within the TAD Study Area
 - Percentages are driven upward by the assumption that the existing 94-acre North Point Mall site will be fully redeveloped within the life of a Tax Allocation District.
 - Additional value growth can be expected in the balance of the Study Area, as identified projects are completed and their resulting economic impacts enhance the value of nearby real estate.

Build Out Potential of the TAD Study Area

- Table 4 summarizes the potential change in real property tax digest that could result from construction of the proposed development projects identified in the TAD Study Area.

- Build-out values attached to each project are estimated and reflect current (2025) pricing, not adjusted for future inflation.

Table 4: Estimated Digest Change from Project Implementation

TAD Subarea	2024 ^[1] Parcel Digest	Estimated Digest at Build Out ^[1]	Digest Change	Percent Change	% of Total
North Point	\$75,523,290	\$339,058,000	\$263,534,710	349%	28.2%
North Point Mall	\$83,409,200	\$754,553,125	\$671,143,925	805%	71.8%
TOTALS :	\$158,932,490	\$1,093,611,125	\$934,678,635	588%	100.0%

[1] Estimated current and future tax digest (40% values) of identified development projects/sites at completion. Build out digest is based on 2025 values.

Sources: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

- Estimates exclude base digest and additional increment growth from other parcels that would also be located within the TAD
- KB estimates that the study area tax digest could increase by \$934 million if all identified projects are fully implemented, including \$671 million associated with the 93-acre mall site.
 - As noted previously, redevelopment estimates for the mall could vary substantially. The Plan's objective is to maximize the future fiscal and regional economic and fiscal impacts from future development on 93-acres which have lost significant value over the past decade.

25-Year TAD Financing Potential

- The capacity of a TAD to support investments in buildings and infrastructure is very sensitive to both the size of the TAD and the degree to which the FCSD consents to support redevelopment

Table 5: Potential Alpharetta TAD #3 Tax Allocation Increment:

	No School District Participation	50% School District Participation	Full School District Consent
Net Present Value - over 25 Years (\$ Millions)			
Mall Redevelopment Site	\$93.1	\$122.2	\$209.4
Balance of North Point	\$80.8	\$159.6	\$180.3
North Point Study Area Totals	\$173.9	\$281.8	\$389.8

Notes:

- [1] Cumulative Tax Allocation Increment from real estate taxes only. All scenarios assume full City and County consent and differing levels of School District participation.
- [2] Net present value (NPV) of forecasted Tax Allocation Increment discounted at 6%. NVP approximates possible bond proceeds supported by forecasted increment under realistic financing terms.
- [3] North Point Study Area includes the Mall and surrounding North Point Parcels.

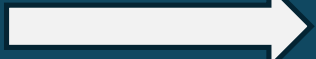
Source: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

- Total potential TAD revenues are impacted by 125% between no and full consent by the FCSD. Sizing the TAD to include all of North Point potentially generates 87% more revenue than the Mall site alone.

Proposed uses of Tax Allocation Increment

- If the primary goal of the redevelopment plan is to maximize the future redevelopment and economic impact of a reconfigured North Point Mall, the bulk of future TAD revenues would need to be invested directly in the form of incentives.
- Selected public improvements envisioned in the previous 2019 redevelopment plan could be retained if reduced to 20-25% of total revenues.
- This summary illustrates the potential uses of TAD funds assuming the North Point Study Area is designated as the TAD. As shown, resources to support redevelopment vary by up to \$150 million depending on the level of participation by the FCSD.

Table 6: Proposed Uses of Future TAD Proceeds
(Assumes North Point TAD Boundary and Full City & County Participation)

North Point Study Area TAD	FCSD Consent 	
	0%	100%
Suggested Uses of 25-Year Tax Allocation Increment (\$ Millions) ^[1]		
Direct Development Incentives	\$147.8	\$331.3
Transportation, Parking & Infrastructure	\$17.4	\$39.0
Streetscapes, Public Amenities & Place-Making	\$8.7	\$19.5
TOTALS:	\$173.9	\$389.8

Notes:

[1] Net Present Value of 25-year cumulative Tax Allocation Increment from real estate taxes only, discounted at 6%.

[2] "North Point TAD" includes the Mall and surrounding North Point Parcels.

Source: Fulton County Tax Assessor, City of Alpharetta and KB Advisory Group, Inc.

Conclusions

- Value trends at the North Point Mall have been negative since 2020, resulting in significant annual reductions to both property and sales tax revenues. In this context, establishing a 2025 base value for a TAD may generate more tax revenue in the near term than if recent market trends continue.
- While the North Point Mall could stabilize and redevelop without incentives it is unlikely that the property's long-term fiscal and economic impact on the City and Atlanta Region will come close to what could be possible by employing the financial incentives offered using tax increment financing via the instrument of a TAD.
- At minimum, the proposed TAD should encompass most of the 2019 North Point parcels TAD. Limiting the TAD boundaries to the Mall only may not generate sufficient revenue to achieve the goals of the redevelopment plan.
- Depending on the City Council's objectives for this area, you should consider preserving the option to pledge personal property taxes and possibly sales taxes to support redevelopment.
 - Enabling those options in the redevelopment plan does not require that they be used. However, not addressing them will preclude their availability over the life of the TAD.

Questions



KB | ADVISORY GROUP

TERMS and LIMITING CONDITIONS

- **Accuracy of Report:** Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions, and other information developed by KB Advisory Group (“KBA”) from its independent research efforts, general industry knowledge, and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives, or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of the report. KBA assumes no responsibility to update the information after the date of the report. The research may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described in our research and report, and variations may be material. Therefore, nor warranty or representation is made by BKA that any of the projected values or results contained in the work product from this assignment will actually be achieved.
- **Usage of Report:** The research product may not be used, in whole or in part, in any public or private offering of securities or other similar purposes by the client without first obtaining the prior written consent of KB Advisory Group.

404.845.3550

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STAFF REPORT

Department: Legal
Submitted By: Molly Esswein
Meeting Date: September 22, 2025

AGENDA ITEM:

Ratification of a New National Opioid Settlement

Consideration of council ratification of the settlement opt-in for a New National Opioid Settlements with Secondary Manufacturers Settlements and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the City Council ratification of the settlement opt-in for a New National Opioid Settlements with Secondary Manufacturers Settlements and with authorization for the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

This is a new proposed national opioids settlement with eight opioid manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus. The City received this Participation Package because Georgia is participating in the Secondary Manufacturers Settlements.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. Opioids Settlement Secondary Manufacturers

New National Opioids Settlement: Secondary Manufacturers
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Alpharetta city, GA
Reference Number: CL-1763142

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SECONDARY MANUFACTURERS SETTLEMENTS. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: October 8, 2025

A new proposed national opioids settlement ("*Secondary Manufacturers Settlements*") has been reached with eight opioids manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus ("*Settling Defendants*"). This *Combined Participation Package* is a follow-up communication to the *Notice of National Opioids Settlement* recently received electronically by your subdivision or special district ("subdivision").

You are receiving this *Combined Participation Package* because Georgia is participating in the Secondary Manufacturers Settlements.

If a state is not eligible to or does not participate in the settlement with a particular manufacturer, the subdivisions in that state are not eligible to participate in that manufacturer's settlement.

This electronic envelope contains:

- A *Combined Participation Form* for the *Secondary Manufacturers Settlements* that your subdivision is eligible to join, including a release of any claims.
- The *Memorandum of Understanding Concerning National Settlements with Alvogen, Inc., Amneal Pharmaceuticals LLC, Apotex Corp., Hikma Pharmaceuticals USA Inc., Indivior Inc., Viatris Inc. ("Mylan"), Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals (USA) Inc.* for subdivisions to execute through the DocuSign process.

The *Combined Participation Form* must be executed, without alteration, and submitted on or before October 8, 2025, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the *Secondary Manufacturers Settlement*.

Based upon *Combined Participation Forms* received on or before October 8, 2025, the subdivision participation rate will be used to determine whether participation is sufficient for each settlement to move forward and whether a state earns its maximum potential payment under each settlement. If a settlement moves forward,

your release will become effective. If a settlement does not move forward, that release will not become effective.

Any subdivision that does not participate cannot directly share in the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds. Any subdivision that does not participate may also reduce the amount of money for programs to remediate the opioid crisis in its state. Please note, a subdivision will not necessarily directly receive settlement funds by participating; decisions on how settlement funds will be allocated within a state are subject to intrastate agreements or state statutes.

You are encouraged to discuss the terms and benefits of the *Secondary Manufacturers Settlements* with your counsel, your Attorney General's Office, and other contacts within your state. Many states are implementing and allocating funds for this new settlement the same as they did for the prior opioids settlements but states may choose to treat this settlement differently.

Information and documents regarding the *Secondary Manufacturers Settlements*, implementation in your state, and how funds will be allocated within your state can be found on the national settlement website at <https://nationalopioidsettlement.com/>. This website will be supplemented as additional documents are created.

This *Participation Packet* is different than the participation packet you recently received from Rubris concerning a settlement with Purdue Pharma, L.P, and the Sackler Family. The *Secondary Manufacturers Settlements* discussed in this *Participation Packet* are different than the settlement with Purdue and the Sacklers, and you may participate in the *Secondary Manufacturers Settlements* regardless of whether you join the Purdue and Sackler settlement.

How to return signed forms:

There are three methods for returning the executed *Combined Participation Form* and any supporting documentation to the Implementation Administrator:

- (1) *Electronic Signature via DocuSign*: Executing the *Combined Participation Form* electronically through DocuSign will return the signed form to the Implementation Administrator and associate your form with your subdivision's records. Electronic signature is the most efficient method for returning the *Combined Participation Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.
- (2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete all fields. As with electronic signature, returning a manually signed *Combined*

Participation Form via DocuSign will associate your signed forms with your subdivision's records.

(3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Combined Participation Form* using DocuSign, the signed *Combined Participation Form* may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Combined Settlement Participation Form – [Subdivision Name, Subdivision State] – [Reference ID].

Detailed instructions on how to sign and return the *Combined Participation Form*, including changing the authorized signer, can be found at <https://nationalopioidsettlement.com/additional-settlements/>. You may also contact opioidsparticipation@rubris.com.

The sign-on period for subdivisions ends on October 8, 2025.

If you have any questions about executing the *Combined Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com, or Melissa M. Devine at the Georgia Attorney General's Office at (404) 458-3765 or mdevine@law.ga.gov.

Thank you,

Secondary Manufacturers Settlements Implementation Administrator

The Implementation Administrator is retained to provide the settlement notice required by the Secondary Manufacturers Settlements and to manage the collection of the Combined Participation Form.

EXHIBIT K**Secondary Manufacturers' Combined Subdivision Participation and Release Form**
("Combined Participation Form")

Governmental Entity: Alpharetta city	State: GA
Authorized Official: Jim Gilvin	
Address 1: 2 Park Plaza	
Address 2:	
City, State, Zip: Alpharetta Georgia 30009	
Phone: (678) 297-6399	
Email: jgilvin@alpharetta.ga.us	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to each of the settlements which are listed in paragraph 1 below (each a "Secondary Manufacturer's Settlement" and collectively, "the Secondary Manufacturers' Settlements"), and acting through the undersigned authorized official, hereby elects to participate in each of the Secondary Manufacturers' Settlements, release all Released Claims against all Released Entities in each of the Secondary Manufacturers' Settlements, and agrees as follows.

1. The Participating Entity hereby elects to participate in each of the following Secondary Manufacturers' Settlements as a Participating Entity:
 - a. Settlement Agreement for Alvogen, Inc. dated April 4, 2025.
 - b. Settlement Agreement for Apotex Corp. dated April 4, 2025.
 - c. Settlement Agreement for Amneal Pharmaceuticals LLC dated April 4, 2025.
 - d. Settlement Agreement for Hikma Pharmaceuticals USA Inc. dated April 4, 2025.
 - e. Settlement Agreement for Indivior Inc. dated April 4, 2025.
 - f. Settlement Agreement for Viatris Inc. ("Mylan") dated April 4, 2025.
 - g. Settlement Agreement for Sun Pharmaceutical Industries, Inc. dated April 4, 2025.
 - h. Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. dated April 4, 2025.
2. The Governmental Entity is aware of and has reviewed each of the Secondary Manufacturers' Settlements, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in each of the Secondary Manufacturers' Settlements, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in each of the Secondary Manufacturers' Settlements and become a Participating Subdivision as provided in each of the Secondary Manufacturers' Settlements.
3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in each of the Secondary Manufacturers' Settlements. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity



authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of the manufacturers listed in paragraph 1 above substantially in the form found at <https://nationalopioidsettlement.com/additional-settlements/>.

4. The Governmental Entity agrees to the terms of each of the Secondary Manufacturers' Settlements pertaining to Participating Subdivisions as defined therein.
5. By agreeing to the terms of each of the Secondary Manufacturers' Settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through each of the Secondary Manufacturers' Settlements solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the court and agrees to follow the process for resolving any disputes related to each Secondary Manufacturer's Settlement as described in each of the Secondary Manufacturers' Settlements.¹
8. The Governmental Entity has the right to enforce each of the Secondary Manufacturers' Settlements as provided therein.
9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in each of the Secondary Manufacturers' Settlements, including without limitation all provisions related to release of any claims,² and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in each of the Secondary Manufacturers' Settlements in any forum whatsoever. The releases provided for in each of the Secondary Manufacturers' Settlements are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in each of the Secondary Manufacturers' Settlements the broadest possible bar against any liability relating in any way to Released

¹ See Settlement Agreement for Alvogen, Inc. Section VII.F.2; Settlement Agreement for Apotex Corp. Section VII.F.2; Settlement Agreement for Amneal Pharmaceuticals LLC Section VII.F.2; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section VII.F.2; Settlement Agreement for Indivior Section VI.F.2; Settlement Agreement for Mylan Section VI.F.2; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section VII.F.2; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section VII.F.2.

² See Settlement Agreement for Alvogen, Inc. Section XI; Settlement Agreement for Amneal Pharmaceuticals LLC Section X; Settlement Agreement for Apotex Corp. Section XI; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section XI; Settlement Agreement for Indivior Section X; Settlement Agreement for Mylan Section X; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section XI; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section XI.



Claims and extend to the full extent of the power of the Governmental Entity to release claims. Each of the Secondary Manufacturers' Settlements shall be a complete bar to any Released Claim against that manufacturer's Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in each of the Secondary Manufacturers' Settlements.
11. In connection with the releases provided for in each of the Secondary Manufacturers' Settlements, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in each of the Secondary Manufacturers' Settlements, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in each of the Secondary Manufacturers' Settlements.

12. The Governmental Entity understands and acknowledges that each of the Secondary Manufacturers' Settlements is an independent agreement with its own terms and conditions. Nothing herein is intended to modify in any way the terms of any of the Secondary Manufacturers' Settlements, to which Governmental Entity hereby agrees, aside from the exceptions in paragraph 13 below. To the extent this Combined Participation Form is interpreted differently from any of the Secondary Manufacturers' Settlements in any respect, the individual Secondary Manufacturer's Settlement controls.
13. For the avoidance of doubt, in the event that some but not all of the Secondary Manufacturers' Settlements proceed past their respective Reference Dates, all releases and other commitments or obligations shall become void **only as to** those Secondary Manufacturers' Settlements that fail to proceed past their Reference Dates. All releases and other commitments or obligations (including those contained in this Combined Participation Form) shall remain in full effect as to each Secondary Manufacturer's Settlement that proceeds past its Reference Date, and this Combined Participation Form need not be modified, returned, or destroyed as long as any Secondary Manufacturer's Settlement proceeds past its Reference Date.



I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature:

DocuSigned by:

2DC5226B6FD44FB...

Name:

Jim Gilvin

Title:

Mayor

Date:

9/2/2025



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State of Georgia and Local Governments: Memorandum of Understanding Concerning National Settlements with Alvogen, Inc., Amneal Pharmaceuticals LLC, Apotex Corp., Hikma Pharmaceuticals USA Inc., Indivior Inc., Viatris Inc. ("Mylan"), Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals (USA) Inc.

Foreword

This Memorandum of Understanding between the State of Georgia *ex rel.* Chris Carr, Attorney General (the "State"), and certain Georgia Local Government entities ("LGs") concerns the harms visited upon Georgia's citizens and the State itself by certain manufacturers, distributors, and pharmacies ("Opioid Defendants") of prescription opioids.

To address these harms, the State and certain LGs separately initiated litigation meant to hold Opioid Defendants accountable.

On December 31, 2021, the State entered into settlements with Opioid Defendants McKesson Corporation, AmerisourceBergen Corporation, Cardinal Health, Inc., Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., and Janssen Pharmaceutica, Inc. (together, the "National Distributor and J&J Settlements"). The State has since entered into settlements with Teva Pharmaceutical Industries Ltd., Allergan Finance, LLC, Walmart Inc., CVS Health Corporation and CVS Pharmacy, Inc., Walgreen Co., and The Kroger Co.

Thereafter, the State and participating LGs entered into a Memorandum of Understanding to memorialize an agreement that would enable them to maximize the monetary help received from the National Distributor and J&J Settlements to address harms visited upon Georgia's citizens and the State itself in the opioid crisis (the "2022 MOU"). The State and participating LGs also entered into MOUs regarding the settlements with Teva Pharmaceutical Industries Ltd., Allergan Finance, LLC, Walmart Inc., CVS Health Corporation and CVS Pharmacy, Inc., Walgreen Co., and The Kroger Co.

On or about April 4, 2025, eight drug manufacturers, including **Alvogen, Inc., Amneal Pharmaceuticals LLC, Apotex Corp., Hikma Pharmaceuticals USA Inc., Indivior Inc., Viatris Inc. ("Mylan"), Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals (USA) Inc.** (together, "Third Wave Manufacturers") entered into Settlement Agreements with certain Settling States, governmental subdivisions, and other entities ("Third Wave Manufacturer Settlements"). The State of Georgia and LGs are eligible to join the Third Wave Manufacturer Settlements.

During May 2025, the State opted into the Third Wave Manufacturer Settlements. The LGs have until October 8, 2025, to opt in to the Third Wave Manufacturer Settlements.



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This Memorandum of Understanding (“Third Wave Memorandum” or “Third Wave MOU”) aims to memorialize an agreement between the State and certain LGs that will enable them to maximize the monetary funds received from the Third Wave Manufacturer Settlements to remediate the harms caused by the opioid crisis. The processes outlined in this Memorandum in large part replicate processes required under the 2022 MOU. Except where the terms are different, the processes used in administration of the 2022 MOU shall be utilized for administration as required under this Memorandum.

I. Definitions

Capitalized terms shall have the same definitions as in the 2022 MOU with the exception of:

- a. “Legislative Bar” means O.C.G.A. § 10-13B-1 *et seq.*
- b. “Local Government Opioid Funds” means the funds allocated to local governments pursuant to Section II of this Memorandum.
- c. “Opioid Funds” means the total monetary amounts obtained through the Third Wave Manufacturer Settlements as defined in this Third Wave MOU which are allocated to Georgia and its Participating Local Governments under the Third Wave Manufacturer Settlements.
- d. Third Wave Manufacturer Settlements means the settlement agreements dated April 4, 2025, for each of the Third Wave Manufacturers and available at <https://nationalopioidsettlement.com/additional-settlements/>.
- e. “Parties” shall mean the State and the Participating Local Governments.
- f. “Participating Local Governments” shall mean:
 - (i.) all litigating subdivisions listed on Exhibits “C” of the Third Wave Manufacturer Settlements, and
 - (ii.) nonlitigating subdivisions listed on Exhibits “G” of the Third Wave Manufacturer Settlements that choose to sign on to the Third Wave Manufacturer Settlements and this Memorandum.
- g. “Released Entities” means the entities defined as such in the Third Wave Manufacturer Settlements.
- h. “State Opioid Funds” means the funds allocated to the State pursuant to Section II of this Memorandum.



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i. “Trust” means the Georgia Opioid Crisis Abatement Trust, approved by the Gwinnett County Superior Court on February 16, 2023.

j. “Trustee” means the Trustee of the Georgia Opioid Crisis Abatement Trust.

II. Allocation between State and Local Governments

a. The Participating Local Governments shall collectively receive 25% of the Opioid Funds as their full allocation of Local Government Opioid Funds for all claims past and future of the Participating Local Governments. Local Government Opioid Funds shall be paid to a Settlement Fund Administrator as defined in the Third Wave Manufacturer Settlements and distributed pursuant to the Third Wave Manufacturer Settlements, with the following additional conditions:

(i) If a county which is a Participating Local Government under this Memorandum has a sheriff who is a Subdivision listed in the Opioid Settlement, at least 9.45% of the Opioid Funds paid to that county under the terms of the Third Wave Manufacturer Settlements in which the sheriff agreed to participate shall be allocated to that county’s sheriff to be used for Approved Purposes;

(ii.) If a county which is a Participating Local Government under this Memorandum has a hospital which is a Subdivision listed in the Third Wave Manufacturer Settlements, at least 2% of the Opioid Funds paid to that county under the terms of the Third Wave Manufacturer Settlements in which the hospital agreed to participate shall be allocated to the hospital to be used for Approved Purposes; and

(iii.) If a county which is a Participating Local Government under this Memorandum has a school district which is a Subdivision listed in the Third Wave Manufacturer Settlements, at least 1% of the Opioid Funds paid to that county under the terms of the Third Wave Manufacturer Settlements in which the school district agreed to participate shall be allocated to the school district to be used for Approved Purposes.

b. The State shall receive 75% of the Opioid Funds as its full allocation of State Opioid Funds.

c. Of the State’s 75% share, after the payment of litigation fees and costs owed to the State’s outside counsel pursuant to the agreement entered into on



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September 10, 2018, or as may be amended, 60% of the remaining funds shall be transferred by the receiving state agency through the Office of Planning and Budget to the State Treasury and spent at the direction of the State Legislature for Approved Purposes by appropriation and in compliance with the terms of the Third Wave Manufacturer Settlements and this Memorandum. The remaining 40% after payment of fees and costs shall be transferred to the Trust by the receiving state agency and shall be expended by the Trustee on a regional basis (“Regional Distribution”) as set forth in the Declaration of Trust, the 2022 MOU, and this Third Wave MOU.

- (i.) For purposes of the Regional Distribution under the Third Wave Manufacturer Settlements, the Regions shall be the same as established pursuant to the 2022 MOU, including Qualifying Block Grantees.
- (ii.) Each Qualifying Block Grantee shall receive its allocation of the Regional Distribution via a direct block grant so long as it certifies that it has sufficient infrastructure to provide opioid abatement services.
- (iii.) The Trustee shall use the same allocation model as used under the 2022 MOU for the Regional Distribution.
- (iv.) The Regional Advisory Councils established pursuant to the 2022 MOU shall have the same duties and responsibilities in connection with the funds allocated to the Trust pursuant to this Third Wave MOU as under the 2022 MOU, including reporting requirements and making themselves available to consult with the Government Participation Mechanism and with Participating Local Governments to best determine how funds will be spent for opioid remediation within the established Regions. In every instance the Trustee shall retain final authority over Regional Distributions.

III. Funds to be used for Approved Purposes; Clawback and Recoupment

- a. With the exception of administrative expenses as allowed under the Third Wave Manufacturer Settlements, funds set aside for attorneys’ fees and costs for State of Georgia outside counsel, and funds set aside for attorneys’ fees for Local Government outside counsel pursuant to Section VI of this Memorandum, State Opioid Funds and Local Government Opioid Funds shall be used for Approved Purposes.
- b. Funds are to primarily (no less than 70 percent) be used for future abatement purposes. Funds used to reimburse the Parties for past abatement expenses



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may not be used to reimburse past Medicaid expenses or any other expense that would be subject to a federal clawback, recoupment, or similar mechanism.

- c. The State and Participating Local Governments shall work cooperatively to ensure the funds are spent within the spirit of this Memorandum and the Third Wave Manufacturer Settlements, and shall further work cooperatively to actively defend the funds from federal clawback and/or recoupment, including, but not limited to, actively participating in any administrative procedure or other case or process related to defense of the funds from federal clawback and/or recoupment. In the event the federal government initiates and successfully claws back any Opioid Funds related to the Settlement, such amounts shall first be deducted from the total disbursements to be made to both the State and Local Governments in the calendar year the clawback claim is successfully made and shall thereafter be deducted from the total disbursements to be made in any subsequent calendar year if necessary. After such deduction, the allocation between the State and Participating Local Governments described in Section II of this Memorandum shall be applied to the remaining funds for the current calendar year or any subsequent calendar year if applicable. Deduction of amounts from the total disbursements shall include reimbursement of any amounts paid by the State or withheld from amounts due to the State as the result of a clawback and/or recoupment.

IV. Compliance and Reporting

- a. The Trustee shall provide an up-to-date accounting of payments into or out of the Trust and/or its subaccounts upon written request of the State or a Participating Local Government. The State, together with the Trustee, shall provide an annual report detailing: (1) the amounts received by the State and deposited into the State Treasury and the amounts remitted to the Trust; (2) the allocation of any awards approved, listing the recipient, amount awarded, programs funded, and disbursement terms; and (3) the amounts actually disbursed. The State and Trustee shall also include an assessment of how well resources have been used by the State and the Participating Local Governments to abate opioid addiction, overdose deaths, and the other consequences of the opioid crisis. The State shall publish its annual report and all Regional Advisory Council annual reports on its website.
- b. Expenses of the Trustee shall be deducted first from interest earned on funds held by the Georgia Opioid Crisis Abatement Trust, and then, if necessary, may be deducted from the corpus of Trust funds. Administrative expenses of



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the State shall be paid from or reimbursed out of State Opioid Funds as allowed under the terms of the Third Wave Manufacturer Settlements.

- c. The Trustee and the State shall endeavor to keep such expenses reasonable in order to maximize the funding available for opioid abatement.
- d. Each Regional Advisory Council shall provide a report annually to the Trustee and Government Participation Mechanism detailing: (1) the amount received by each local government within the Region; (2) the allocation of any awards approved, listing the recipient, amount awarded, programs funded, and disbursement terms; and (3) the amounts actually disbursed and approved allocations. Each Participating Local Government within each Region shall provide any information necessary to facilitate such reporting to a single regional delegate selected by the Region to provide its annual report.
- e. If the State believes that any Participating Local Government has used funds for a non-approved purpose, it may request in writing the documentation underlying such alleged improper use of funds. If any ten (10) Participating Local Governments believe the State has used funds for a non-approved purpose, they may request jointly in writing the documentation underlying such alleged improper use of funds.
- f. The State and Participating Local Governments may object in writing to the Trustee to an allocation or expenditure on the basis that the allocation or Trust expenditure is inconsistent with Section III of this Memorandum or violates Section IV.c of this Memorandum regarding reasonable expenses of the Trustee.
- g. Any party to this Memorandum who receives a written request sent pursuant to IV.f or IV.e shall have 21 days to respond to such request, which may be extended by mutual consent.
- h. A party who makes a written request pursuant to IV.f may file an action in the Superior Court of Gwinnett County within one year of its objection seeking a determination as to the validity of the objection.
- i. If, after a written objection made pursuant to IV.e, it appears to the State that a Participating Local Government has spent funds on non-approved purposes, the State may seek and obtain an injunction in the Superior Court of Gwinnett County prohibiting the Participating Local Government from spending further funds on non-approved purposes, and ordering the return of monies spent on non-approved purposes. So long as any such action is



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pending, distribution of any funds to the relevant Participating Local Government shall be suspended and held in trust by the Trustee or national Settlement Fund Administrator and shall only resume after the action is resolved. Once the action is resolved, suspended payments to the Participating Local Government shall resume, less any amounts ordered returned that have not yet been returned as of the date of the resumption of suspended payments.

- j. Attorney's fees and costs are not recoverable in actions brought under this Section.

V. Litigation Bar

- a. All Parties expressly acknowledge that this Third Wave MOU qualifies under O.C.G.A. § 10-13B-2(a)(4)(E) and that the Third Wave Manufacturer Settlements are state-wide opioid settlements as that term is defined in O.C.G.A. § 10-13B-2(4).

VI. Attorney's Fees; Costs and Expenses

- a. Section VII of the 2022 MOU is incorporated by reference as though fully set forth herein.

VII. Future Agreements and Negotiations

- a. Nothing in this Memorandum shall bind the Parties concerning any future opioid settlements other than the ones expressly contemplated in (1) this Memorandum or (2) any amendments to this Memorandum made pursuant to Section VIII.b. Other than those Released Entities who are parties to the Third Wave Manufacturer Settlements, the Parties are free to engage in settlement negotiations with any Opioid Defendants without prior consent or participation of any other party to this Memorandum.
- b. The Parties shall endeavor, insofar as is reasonably practicable, to keep each other apprised of future negotiations concerning future opioid settlements. Nothing in this provision shall require the parties to violate any duty, obligation, or promise of confidentiality, non-disclosure agreement, common interest agreement, court order concerning non-disclosure, or similar non-disclosure obligation concerning negotiations regarding future opioid settlements. For the avoidance of doubt, LGs shall not be required to disclose, among other things, any information relating to negotiations between groups of local governments and Opioid Defendants, and the State



Settlement Document

Binding on State of Georgia When Executed by Georgia AG / Governor

shall not be required to disclose, among other things, any information relating to negotiations between states or groups of states and Opioid Defendants.

VIII. Miscellaneous

- a. This Memorandum shall be governed by Georgia law.
- b. The Parties may make amendments to this Memorandum as necessary. Amendments shall be in writing and shall require the consent of all Parties to this Memorandum. Proposed amendments shall be circulated to all Parties through designated contacts provided in their Acknowledgement, after which Parties shall have 30 days to agree or object to the proposed amendment. Parties who do not respond shall be deemed to have consented to the amendment for purposes of this Section VIII.b.
- c. Jurisdiction and venue regarding any disputes between or among the Parties concerning this Memorandum or the interpretation thereof shall lie in the Superior Court of Gwinnett County, Georgia.
- d. This Memorandum terminates automatically with respect to the Third Wave Manufacturer Settlements in the event such settlements are terminated by the parties to it.
- e. By entering into this Memorandum, a local government agrees to participate in the Third Wave Manufacturer Settlements.
- f. If less than 65% of the litigating LGs participate in the Third Wave Manufacturer Settlements, this Memorandum is voidable by the State.

* * * * *



Settlement Document

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ATTACHED EXHIBITS:

EXHIBIT 1: ACKNOWLEDGEMENT AND AGREEMENT TO BE BOUND
TO MEMORANDUM OF UNDERSTANDING



Settlement Document

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EXHIBIT 1

ACKNOWLEDGEMENT AND AGREEMENT TO BE BOUND BY MEMORANDUM OF UNDERSTANDING

WHEREFORE, the undersigned, as a duly-appointed representative of the below-referenced entity, acknowledges the following:

- Alpharetta city, GA has received the **State of Georgia and Local Governments: Memorandum of Understanding Concerning National Settlement with Alvogen, Inc., Amneal Pharmaceuticals LLC, Apotex Corp., Hikma Pharmaceuticals USA Inc., Indivior Inc., Viatris Inc. ("Mylan"), Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals (USA) Inc. and other related entities as defined in the Third Wave Manufacturer Settlements**
- The undersigned is a duly-appointed representative of Alpharetta city, GA, and has the authority to execute this document and bind Alpharetta city, GA to the Memorandum.
- Alpharetta city, GA is either represented by legal counsel, or has the ability to obtain advice from legal counsel, concerning the contents and implication of the Memorandum.
- The undersigned, on behalf of Alpharetta city, GA, understands and acknowledges the terms of the Memorandum, and Alpharetta city, GA agrees to be bound by its terms.
- No party is under duress or undue influence.

Signature:

DocuSigned by:

2D65226B6FD44FB...

Name:

Jim Gilvin

Title:

Mayor

Date:

9/2/2025

Entity:

Alpharetta city, GA

Designated Contact for Purposes of Section VIII.b:

Name: Jim Gilvin

Title: Mayor

Address: 2 Park Plaza

Email: jgilvin@alpharetta.ga.us





STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: September 22, 2025

AGENDA ITEM:

Financial Management Report (Month Ending July 31, 2025)

Consideration of approval of the Financial Management Report for the month ending July 31, 2025.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending July 31, 2025.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund). In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater; and
3. Purchase orders with an estimated cost between \$5,000 and \$50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2026 Financial Management Report (1-July)

Financial Management Reports



**for the month ending
July 31, 2025
(period 1 of 12 – unaudited)**

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

<https://www.alpharetta.ga.us/212/Financial-Transparency>

Financial Management Reports

Fiscal Year 2026

Table of Contents

Performance Dashboard	1
Transmittal Letter	2
General Fund	5
Revenue Summary and Collection Comparison	6
Expenditure Summary by Department	8
Expenditure Summary by Category	9
Grant and Capital Funds	10
Grant Funds	11
Capital Funds	14
Special Revenue Funds (w/capital projects)	23
Other Reports	29
Payments \$5,000 and Greater	30
PO's between \$5,000 and \$50,000	33
GAAP Financial Statements (Governmental/Enterprise Funds)	36
Alpharetta Development Authority	42
Revenue & Expenditure Report	43
GAAP Financial Statements	44



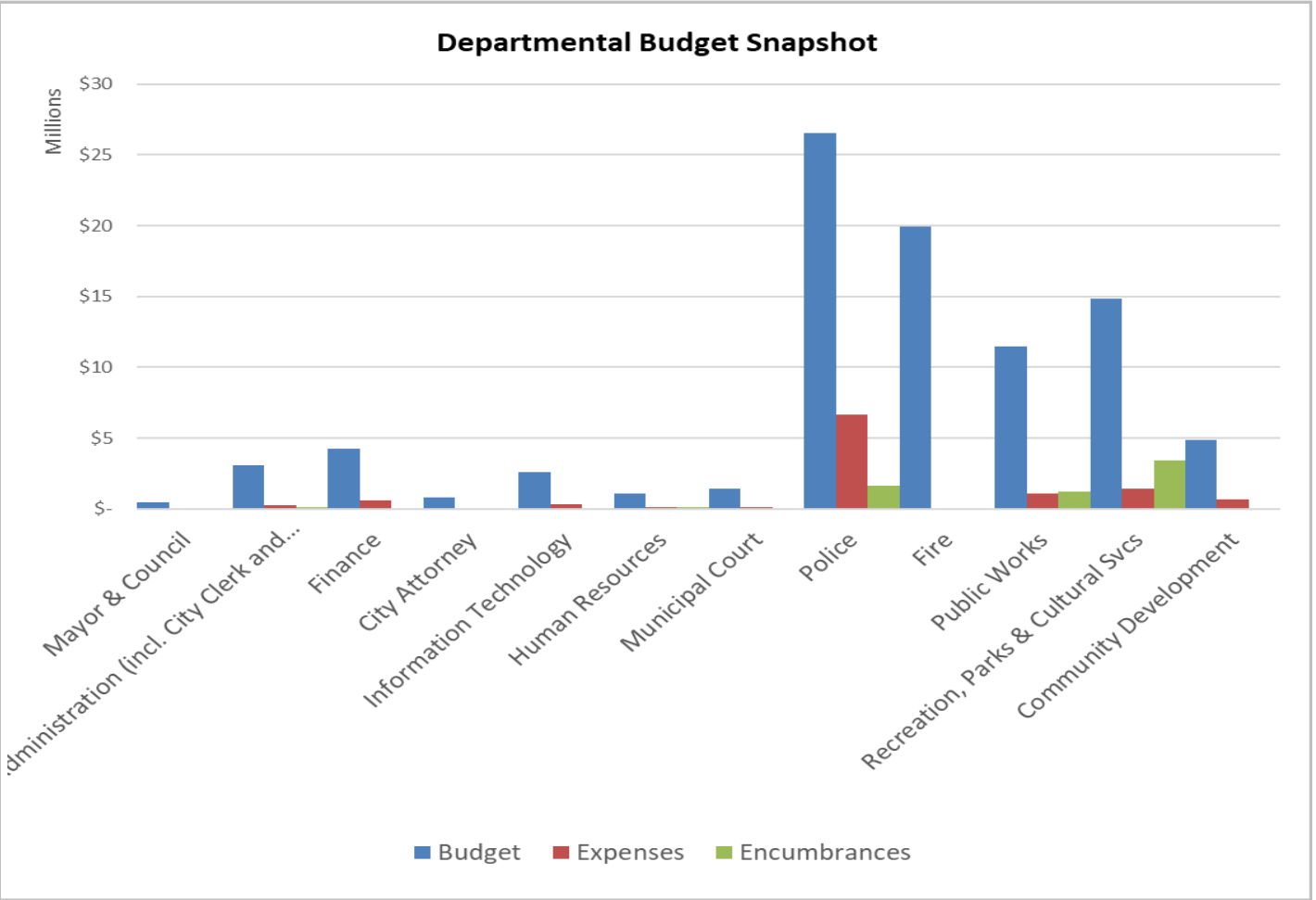
Please Note: Accounting entries are being made between fiscal years 2025 and 2026 as part of the accounting closing process. As such, the data below is tentative with some values labeled "TBD" while the accounting closing process is progressing.

CITY OF ALPHARETTA

Financial Management Reports Performance Dashboard For the month ended July 31, 2025

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL	Revenues	Performance Status	Forecasted Gain/Loss
	Top-10		
	Property/Motor Vehicle Taxes	↔	\$800,000
	Local Option Sales Tax	↔	\$0
	Franchise Tax	↔	\$0
	Insurance Premium Tax	↔	\$0
	Alcohol Beverage Excise Tax	↔	\$0
	Building Permit Fees	↔	\$0
	Business and Occupational Tax	↔	\$0
	Court/Traffic Fines	↔	\$0
	Recreation/Special Event Fees	↔	\$4,735
	Hotel/Motel Tax (City portion)	↔	\$0
	Other Revenues	↔	\$8,766
	Minimum Surplus Goal Needed to Fund Capital: (\$15M Annual Capital Need less \$3.1M allocated in the annual budget)		\$11.9M
	Less: Forecasted Revenue Gain		TBD
	Less: Forecasted Expenditure Savings		TBD



FUND SYNOPSIS		Revenue	Expenses	Non-Allocated
	General Fund (1)	↔	↔	\$944,000
	Special Revenue Funds			
	Confiscated Assets Fund (DEA)	↔	↔	\$381,225
	Opioid Settlement Fund	↔	↔	\$78,958
	Emergency 911 Fund (1)	↔	↔	TBD
	Impact Fee Fund	↔	↔	\$1,062,351
	Hotel/Motel Fund (1)	↔	↔	TBD
	Debt Service Fund	↔	↔	\$872,212
	Proprietary Funds			
	Solid Waste Fund (1),(2)	↔	↔	TBD
	Risk Management Fund	↔	↔	\$2,152,305
	Medical Insurance Fund	↔	↔	TBD

	Non-Allocated	BOND RATING
Grant Funds		AAA strongest rating available
Operating Grant Fund (3)	\$38,429	
Capital Grant Fund (3)	\$31,676	EMERGENCY RESERVE
Capital Project Funds		
Capital Project Fund (3)	\$3,102,074	General Fund TBD
Stormwater Capital Fund	\$255,378	Emergency 911 Fund TBD
Series 2022 Bond Fund (Parks) (3)	\$297,023	Sanitation Fund TBD
TSPLOST I Capital Fund	\$1,389,099	
TSPLOST II Capital Fund	\$3,881,433	
Blended Component Unit		
Development Authority Fund	\$260,087	

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).

(1) General Fund value represents Contingency balance/Reserve for Operating Initiatives. Hotel/Motel Fund represents Debt Service Reserve (target is \$1.5 million). Other Funds represents amounts in excess of the 25% fund balance target.

(2) Solid Waste Fund operational trends require further review and may necessitate an adjustment in rates or reallocation of expenses to other operating Funds of the City (i.e. General Fund).

(3) Does not include amounts, if any, currently set aside for matches on active grant applications or arbitrage liability (Series 2022 Bond Fund).



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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*

DATE: SEPTEMBER 22, 2025

RE: FINANCIAL MANAGEMENT REPORTS AS OF JULY 31, 2025

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending July 31, 2025.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2025 (FY 2025). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2026 revenues are budgeted at \$90 million (net of Carryforward Fund Balance totaling \$5 million). As of July 31, 2025, actual revenue collections total over 2% or \$1.5 million.

Revenue collection percentages are typically low for the first several months of the fiscal year due to various factors including: (a) property tax billings mailed in October that carry a December due date; and (b) accrual entries aimed at ensuring the city's revenues accurately reflect the period in which they were earned.

Early trends (property digest valuations and collection trends) indicate a net gain over budget of \$813,501 with the detail as follows:

- Property Taxes (current year): \$ 800,000
 - Other: 13,501
- Preliminary Loss: \$ 813,501

The preliminary digest for FY 2026, as provided by the Fulton County Tax Commissioner, currently totals \$7.4 billion (net of all exemptions/motor vehicle values) and represents growth of 7%, or \$509 million, over the FY 2025 digest. New construction growth represents 2% of the 7% growth in the net taxable digest with the remaining 5% attributable to the reassessment of existing residential (growth) and commercial properties (decline).

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

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

CITY
ADMINISTRATOR
CHRIS LAGERBLOOM

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of July 31, 2025, city departments (not including General Government¹) have encumbered and expensed 20%, or \$18 million, of their FY 2026 budget appropriations.

Contingency: The General Fund contingency balance totals \$944,000.

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total \$96,488. Remaining appropriations are set aside for a non-allocated reserve (\$38,429).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total \$1.4 million. Remaining appropriations are set aside for a non-allocated reserve (\$31,676).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total \$21 million. Remaining appropriations are set aside for a non-allocated reserve (\$3.1 million for general non-allocated and \$26,000 constituting matching funds for grant applications).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total \$4.4 million. Remaining appropriations are set aside for a non-allocated reserve (\$255,378).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total \$24 million. Remaining appropriations are set aside for a non-allocated reserve (\$297,023) and a reserve for future arbitrage liability (\$1.1 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total \$6.4 million. Remaining appropriations are set aside for a non-allocated reserve (\$1.4 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals \$52 million and represents Tier-1 project funding.

Current project funding levels approximate 90% of forecasted revenue collections over the life of the 5-year tax (as provided by Georgia State University). For comparison purposes, TSPLOST 1 collections trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 121% of the original forecasted revenue collections.

Unspent/unencumbered project appropriations total \$26 million. Remaining appropriations are set aside for a non-allocated reserve (\$3.9 million).

Hotel/Motel Fund: FY 2026 revenues are budgeted at \$9.1 million with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$4 million); Facilities (18.75%; \$1.5 million for debt service on the Series 2016 Convention Center Bonds;

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

with residual funding of \$272,037 for bond/debt service reserve); and the city (37.5% or \$3.4 million).

Other Items

Council Member Stipend Activity Listing: The FY 2026 budget includes appropriations of \$9,200 for the Mayor and \$8,000 for each City Council Post and the available balances as of June 30, 2025 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	\$ 9,200	\$ 0	\$ 9,200
Post #1: Donald Mitchell	\$ 8,000	\$ 0	\$ 8,000
Post #2: Vacant	\$ 8,000	\$ 0	\$ 8,000
Post #3: Doug DeRito	\$ 8,000	\$ 0	\$ 8,000
Post #4: John Hipes	\$ 8,000	\$ 3,041	\$ 4,959
Post #5: Fergal Brady	\$ 8,000	\$ 0	\$ 8,000
Post #6: Dan Merkel	\$ 8,000	\$ 0	\$ 8,000

Development Authority² (Component Reporting Unit)

As of July 31, 2025, the Development Authority has \$261,321 in forecasted resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.



² The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 As of July 31, 2025

	Current Fiscal Year					Prior Fiscal Year		
	2026 Budget	2026 YTD	% Collected	2026 Estimated	Variance	2025 Actual	2025 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 34,075,000	\$ -	0.0%	\$ 34,875,000	\$ 800,000	\$ 33,273,803	\$ 174,008	0.5%
Delinquent	329,000	(202,875)	-61.7%	329,000	-	341,237	(140,539)	-41.2%
Motor Vehicle Tax	50,000	3,592	7.2%	50,000	-	47,377	-	0.0%
Motor Vehicle Title Fee	3,625,000	288,023	7.9%	3,625,000	-	3,434,458	-	0.0%
Local Option Sales Tax	22,440,500	-	0.0%	22,440,500	-	22,333,319	-	0.0%
Franchise Tax	7,130,000	24,909	0.3%	7,130,000	-	7,038,971	(19,226)	-0.3%
Insurance Premium Tax	6,390,000	-	0.0%	6,390,000	-	6,279,075	-	0.0%
Alcohol Beverage Excise Tax	2,825,000	214,017	7.6%	2,825,000	-	2,590,774	(1,385)	-0.1%
Building Permit Fees	1,900,000	143,169	7.5%	1,900,000	-	2,459,028	163,548	6.7%
Business and Occupational Tax	2,150,000	15,617	0.7%	2,150,000	-	1,162,682	(1,373)	-0.1%
Court/Traffic Fines	2,275,000	245,512	10.8%	2,275,000	-	2,387,290	196,939	8.2%
Recreation/Special Event Fees	3,858,000	334,961	8.7%	3,862,735	4,735	3,666,434	249,043	6.8%
Hotel/Motel Tax (City portion)	3,412,500	-	0.0%	3,412,500	-	3,161,426	(338,156)	-10.7%
subtotal	\$ 90,460,000	\$ 1,066,927	1.2%	\$ 91,264,735	\$ 804,735	\$ 88,175,874	\$ 282,858	0.3%
Other Revenues	6,369,817	389,740	6.1%	6,378,583	8,766	7,288,383	491,632	6.7%
Total Revenues	\$ 96,829,817	\$ 1,456,667	1.5%	\$ 97,643,318	\$ 813,501	\$ 95,464,257	\$ 774,490	0.8%
 Carryforward Fund Balance	 5,017,048							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 As of July 31, 2025

		Current Fiscal Year						Prior Fiscal Year		
		2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Department:										
	Mayor & Council	\$ 443,701	\$ 7,352	\$ 38,589	\$ 397,759	10.4%	8.7%	\$ 339,638	\$ 41,611	12.3%
(1)	City Administration (incl. City Clerk and Economic Development)	3,110,149	153,690	255,025	2,701,434	13.1%	8.2%	2,398,731	267,352	11.1%
	Finance	4,220,564	91,673	633,183	3,495,708	17.2%	15.0%	4,008,691	590,847	14.7%
	City Attorney	800,000	-	-	800,000	0.0%	0.0%	719,057	(236)	0.0%
	Information Technology	2,572,375	60,227	364,878	2,147,270	16.5%	14.2%	2,354,726	339,143	14.4%
	Human Resources	1,110,544	103,464	104,415	902,664	18.7%	9.4%	993,067	87,250	8.8%
	Municipal Court	1,410,650	52,514	139,410	1,218,727	13.6%	9.9%	1,265,043	111,856	8.8%
	Public Safety	-	-	-	-	-	-	42,219,927	5,815,966	13.8%
	Police	26,554,873	1,646,734	6,686,519	18,221,619	31.4%	25.2%	-	-	-
	Fire	19,955,989	-	-	19,955,989	0.0%	0.0%	-	-	-
	Public Works	11,483,060	1,242,527	1,118,902	9,121,631	20.6%	9.7%	10,773,169	1,012,855	9.4%
	Recreation, Parks & Cultural Svcs	14,865,272	3,414,368	1,462,016	9,988,888	32.8%	9.8%	14,562,003	1,330,991	9.1%
(1)	Community Development	4,884,783	55,774	662,104	4,166,905	14.7%	13.6%	4,459,293	623,023	14.0%
	subtotal	\$ 91,411,960	\$ 6,828,324	\$ 11,465,043	\$ 73,118,594	20.0%	12.5%	\$ 84,093,346	\$ 10,220,657	12.2%
General Government:										
	Insurance Premiums (Risk)	\$ 1,060,500	\$ -	\$ -	\$ 1,060,500	0.0%	0.0%	\$ 966,800	\$ 80,567	8.3%
	Gwinnett Tech Bond P&I	291,065	-	-	291,065	0.0%	0.0%	286,978	-	0.0%
	Transfer(s) to other Funds	8,108,340	-	-	8,108,340	0.0%	0.0%	13,447,780	-	0.0%
	Operating Initiatives (Reserve)	-	-	-	-	-	-	-	-	-
	Contingency	975,000	31,000	-	944,000	3.2%	0.0%	27,450	-	0.0%
	subtotal	\$ 10,434,905	\$ 31,000	\$ -	\$ 10,403,905	0.3%	0.0%	\$ 14,729,008	\$ 80,567	0.5%
	Total Expenditures	\$ 101,846,865	\$ 6,859,324	\$ 11,465,043	\$ 83,522,499	18.0%	11.3%	\$ 98,822,353	\$ 10,301,224	10.4%

Notes:

- (1) The Economic Development function has been organized under City Administration for FY 2025. All prior year activity for the Economic Development function is reflected under the Community Development Department.



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Category
 As of July 31, 2025

		Current Fiscal Year						Prior Fiscal Year		
		2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Category:										
Salaries & Benefits:										
(1) Regular Salaries	\$	38,587,422	\$ -	\$ 3,001,671	\$ 35,585,751	7.8%	7.8%	\$ 36,765,832	\$ 2,266,963	6.2%
Overtime		3,145,482	-	360,820	2,784,662	11.5%	11.5%	3,718,642	239,087	6.4%
Group Insurance		10,189,885	-	1,312,326	8,877,559	12.9%	12.9%	9,009,203	1,293,096	14.4%
FICA and Social Security		3,196,292	-	247,402	2,948,890	7.7%	7.7%	2,951,904	172,516	5.8%
Defined Benefit Pension		3,782,091	-	3,782,091	-	100.0%	100.0%	3,537,725	3,537,725	100.0%
401(A) Retirement/Match		4,306,922	-	306,478	4,000,444	7.1%	7.1%	3,586,378	295,036	8.2%
(2) Other		1,934,116	-	940,909	993,207	48.6%	48.6%	1,846,107	1,002,295	54.3%
subtotal	\$	65,142,210	\$ -	\$ 9,951,696	\$ 55,190,514	15.3%	15.3%	\$ 61,415,791	\$ 8,806,718	14.3%
Maintenance & Operations:										
Professional Services	\$	4,084,750	\$ 1,885,179	\$ 199,358	\$ 2,000,213	51.0%	4.9%	\$ 3,792,072	\$ 301,614	8.0%
Legal Services		800,000	-	-	800,000	0.0%	0.0%	719,057	(236)	0.0%
Vehicle Fuel/Maintenance		1,505,500	2,675	31,096	1,471,728	2.2%	2.1%	1,444,497	70,965	4.9%
Maintenance Contracts		4,651,447	3,342,475	323,043	985,929	78.8%	6.9%	3,681,008	59,072	1.6%
IT Professional Services		5,367,942	980,094	717,318	3,670,530	31.6%	13.4%	3,661,422	668,289	18.3%
General Supplies		1,266,360	68,268	63,864	1,134,228	10.4%	5.0%	1,283,457	75,251	5.9%
Utilities		3,437,875	-	18,166	3,419,709	0.5%	0.5%	3,539,559	35,267	1.0%
Insurance Premiums (Risk)		1,060,500	-	-	1,060,500	0.0%	0.0%	966,800	80,567	8.3%
Other		3,826,581	501,461	148,678	3,176,442	17.0%	3.9%	3,605,533	200,142	5.6%
subtotal	\$	26,000,955	\$ 6,780,154	\$ 1,501,523	\$ 17,719,279	31.9%	5.8%	\$ 22,693,403	\$ 1,490,930	6.6%
Capital/Leases/Other:										
Fire Vehicle/Equip. Leases	\$	1,005,116	\$ -	\$ -	\$ 1,005,116	0.0%	0.0%	\$ 779,059	\$ -	0.0%
City Hall HVAC		-	-	-	-	-	-	-	-	-
Equipment/Capital		316,679	48,170	3,203	265,306	16.2%	1.0%	160,361	3,575	2.2%
Other		7,500	-	8,621	(1,121)	114.9%	114.9%	11,531	-	0.0%
subtotal	\$	1,329,295	\$ 48,170	\$ 11,824	\$ 1,269,301	4.5%	0.9%	\$ 950,951	\$ 3,575	0.4%
General Government:										
Gwinnett Tech Bond P&I	\$	291,065	\$ -	\$ -	\$ 291,065	0.0%	0.0%	\$ 286,978	\$ -	0.0%
Transfer(s) to other Funds		8,108,340	-	-	8,108,340	0.0%	0.0%	13,447,780	-	0.0%
Op. Initiatives (Reserve)		-	-	-	-	-	-	-	-	-
Contingency		975,000	31,000	-	944,000	3.2%	0.0%	27,450	-	0.0%
subtotal	\$	9,374,405	\$ 31,000	\$ -	\$ 9,343,405	0.3%	0.0%	\$ 13,762,208	\$ -	0.0%
Total Expenditures	\$	101,846,865	\$ 6,859,324	\$ 11,465,043	\$ 83,522,499	18.0%	11.3%	\$ 98,822,353	\$ 10,301,224	10.4%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of July 31, 2025

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues										
Administration										
22013230-371000	C2100	MURAL ART PROJECT	6,786	6,786	\$ -	\$ -	\$ -	\$ -		\$ -
		subtotal			\$ -	\$ -	\$ -	\$ -		\$ -
Public Safety										
22031150-371000	C2310	ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2317	2023 BULLETPROFF VEST (DOJ)	17,000	5,400	-	11,600	11,600	-		11,600
22031150-331110	G2509	2024 BULLETPROOF VEST (DOT)	13,334	-	-	13,334	13,334	-		13,334
		subtotal			\$ -	\$ 24,934	\$ 24,934	\$ -		\$ 24,934
Public Works										
22041100-371000	G2512	KEEP AMERICA BEAUTIFUL	10,000	-	\$ -	\$ 10,000	\$ 10,000	\$ -		\$ 10,000
		subtotal			\$ -	\$ 10,000	\$ 10,000	\$ -		\$ 10,000
Recreation, Parks & Cultural Services										
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	341,324	341,324	\$ -	\$ -	\$ -	\$ 50,000		\$ (50,000)
22061150-371000	C2234	ARTS CENTER (CERAMICS)	3,627	3,627	-	-	-	-		-
22061150-347509	C2308	MUSIC MATCH SPONSORSHIPS	4,620	4,620	-	-	-	46		(46)
22061150-371000	C2308	MUSIC MATCH APPLICATIONS	5,001	5,001	-	-	-	-		-
22061150-371000	C2528	SENIOR TALENT SHOW	2,500	2,500	-	-	-	-		-
22061150-336000	G2508	FC ARTS & CULTURE	9,000	9,000	-	-	-	-		-
22061150-336000	G2511	2025 CAMP HAPPY HEARTS	5,000	5,000	-	-	-	-		-
		subtotal			\$ -	\$ -	\$ -	\$ 50,046		\$ (50,046)
General Government										
22090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ -		\$ -
22090200-395000		CARRYFORWARD FUND BALANCE			-	149,983	149,983	-		149,983
		subtotal			\$ -	\$ 149,983	\$ 149,983	\$ -		\$ 149,983
		Total			\$ -	\$ 184,917	\$ 184,917	\$ 50,046		\$ 134,871



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of July 31, 2025

		Fiscal Years 2013-2025		FY 2026					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures									
City Administration									
22013230-521200	C2100 MURAL ART PROJECT	24,002	10,300	\$ -	\$ 13,702	\$ 13,702	\$ -	\$ -	\$ 13,702
	subtotal			\$ -	\$ 13,702	\$ 13,702	\$ -	\$ -	\$ 13,702
Public Safety									
22031150-521200	C2310 ALPHA BUS. ASSOC K-9	17,000	10,560	-	6,440	6,440	-	-	6,440
22031150-542100	C2317 2023 BULLETPROOF VEST (DOJ)	34,000	34,000	-	-	-	-	-	-
22031150-542100	G2509 2024 BULLETPROOF VEST (DOT)	26,669	15,440	-	11,229	11,229	-	-	11,229
	subtotal			\$ -	\$ 17,669	\$ 17,669	\$ -	\$ -	\$ 17,669
Public Works									
22041100-522240	G2512 KEEP AMERICA BEAUTIFUL	10,001	5,433	\$ -	\$ 4,568	\$ 4,568	\$ -	\$ -	\$ 4,568
	subtotal			\$ -	\$ 4,568	\$ 4,568	\$ -	\$ -	\$ 4,568
Recreation, Parks & Cultural Services									
22061159-521200	C2039 WIRE & WOOD (ACVB SPONSOR)	289,325	192,359	\$ -	\$ 96,966	\$ 96,966	\$ -	\$ 50,000	\$ 46,966
22061150-531100	C2102 FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630
22061150-531100	C2212 PARKING PERMIT - FILM	4,000	3,750	-	250	250	-	-	250
22061150-531100	C2234 ARTS CENTER (CERAMICS)	6,693	3,267	-	3,426	3,426	-	-	3,426
22061150-531100	C2237 PARTNERED EVENTS	5,000	4,305	-	695	695	-	-	695
22061150-521200	C2308 MUSIC MATCH APPLICATIONS	9,623	8,315	-	1,308	1,308	-	-	1,308
22061150-531100	C2528 SENIOR TALENT SHOW	2,500	-	-	2,500	2,500	-	-	2,500
22061150-521200	G2508 FC ARTS & CULTURE	9,000	8,250	-	750	750	-	-	750
22061150-531100	G2511 2025 CAMP HAPPY HEARTS	6,024	5,000	-	1,024	1,024	-	-	1,024
	subtotal			\$ -	\$ 110,549	\$ 110,549	\$ -	\$ 50,000	\$ 60,549
Non-Allocated									
22090200-579000	CONTINGENCY			\$ -	\$ 38,429	\$ 38,429	\$ -	\$ -	\$ 38,429
22090200-579011	MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
	subtotal			\$ -	\$ 38,429	\$ 38,429	\$ -	\$ -	\$ 38,429
	Total			\$ -	\$ 184,917	\$ 184,917	\$ -	\$ 50,000	\$ 134,917



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of July 31, 2025

		Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
Public Works									
34041100-334310	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	576,107	\$ -	\$ -	\$ -	\$ -	\$ -
34041100-334310	G2602	FY 2026 LRA GRANT (BRIDGE MAINTENANCE)	275,000	275,000	-	-	-	-	-
		subtotal			\$ -	\$ -	\$ -	\$ -	\$ -
Recreation, Parks & Cultural Services									
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	80,314	5,314	\$ -	\$ 75,000	\$ 75,000		\$ 75,000
34061150-331310	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-	495,000
		subtotal			\$ -	\$ 570,000	\$ 570,000	\$ -	\$ 570,000
General Government									
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -		\$ -
34090200-395000		CARRYFORWARD FUND BALANCE			-	877,469	877,469	-	877,469
		subtotal			\$ -	\$ 877,469	\$ 877,469	\$ -	\$ 877,469
		Total			\$ -	\$ 1,447,469	\$ 1,447,469	\$ -	\$ 1,447,469
Expenditures									
Public Works									
34041100-541410	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	\$ -	\$ 576,107	\$ 576,107	\$ -	\$ 576,107
34041100-541410	G2602	FY 2026 LRA GRANT (BRIDGE MAINTENANCE)	275,000	-	-	275,000	275,000	-	275,000
		subtotal			\$ -	\$ 851,107	\$ 851,107	\$ -	\$ 851,107
Recreation, Parks & Cultural Services									
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	\$ -	\$ 69,686	\$ 69,686	\$ -	\$ 69,686
34061150-541500	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-	495,000
		subtotal			\$ -	\$ 564,686	\$ 564,686	\$ -	\$ 564,686
Non-Allocated									
34090200-579000		CONTINGENCY			\$ -	\$ 31,676	\$ 31,676	\$ -	\$ 31,676
		subtotal			\$ -	\$ 31,676	\$ 31,676	\$ -	\$ 31,676
		Total			\$ -	\$ 1,447,469	\$ 1,447,469	\$ -	\$ 1,447,469



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of July 31, 2025

				Fiscal Years 2013-2025		FY 2026					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Account #				Project							
Revenue											
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)		241,538	-	\$ -	\$ 241,538	\$ 241,538	\$ -		\$ 241,538
30131150-332200	C2526	TESLA FLEET TAX CREDIT FY2025		30,000	-	-	30,000	30,000	-		30,000
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)		333,925	-	-	333,925	333,925	-		333,925
30141100-371000	C2113	ENCORE GREENWAY GATEWAY		1,930,001	429,981	-	1,500,020	1,500,020	-		1,500,020
30161150-371000	C0922	SYNTHETIC TURF (AMBUSH)		14,100	7,050	-	7,050	7,050	7,050		-
30161150-371000	C1911	EQUESTRIAN CENTER		1,662,132	-	-	1,662,132	1,662,132	-		1,662,132
30161150-371000	C1929	COMM AG PROGRAM		122,164	122,164	-	-	-	360		(360)
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)		514,295	224,334	-	289,961	289,961	937		289,024
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA		59,555	-	-	59,555	59,555	-		59,555
30174150-337000	C0910	TREE REPLACEMENT FUND		1,383,150	1,383,150	-	-	-	107,260		(107,260)
subtotal						\$ -	\$ 4,124,181	\$ 4,124,181	\$ 115,607		\$ 4,008,574
Non-Departmental											
30190200-395000		CARRYFORWARD FUND BALANCE				\$ 3,405,000	\$ 14,947,588	\$ 18,352,588	\$ -		\$ 18,352,588
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND				6,208,340	-	6,208,340	-		6,208,340
30190200-361000		INTEREST EARNINGS				300,000	-	300,000	-		300,000
subtotal						\$ 9,913,340	\$ 14,947,588	\$ 24,860,928	\$ -		\$ 24,860,928
Total						\$ 9,913,340	\$ 19,071,769	\$ 28,985,109	\$ 115,607		\$ 28,869,502
Expenditures											
Administration											
30113230-544100	C1300	CITY ECONOMIC DEVELOPMENT INITIATIVES		143,750	-	\$ 100,000	\$ 43,750	\$ 143,750	\$ -	\$ -	\$ 143,750
subtotal						\$ 100,000	\$ 43,750	\$ 143,750	\$ -	\$ -	\$ 143,750
Information Technology											
30117400-542400	C1103	NETWORK AND VOIP		717,680	496,812	\$ -	\$ 220,868	\$ 220,868	\$ -	\$ 31,634	\$ 189,234
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.		510,003	503,653	-	6,350	6,350	-	-	6,350
30117400-542400	C1313	TECHNOLOGY REPLACEMENT		4,290,171	3,629,910	397,800	262,461	660,261	1,165	37,525	621,571
30117400-542400	C1519	WIRELESS ACCESS POINTS		100,000	-	-	100,000	100,000	-	-	100,000
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION		400,145	166,910	-	233,235	233,235	-	-	233,235
30117400-544200	C2201	CITY COUNCIL A/V REPLACEMENT		61,000	-	61,000	-	61,000	-	55,674	5,326



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of July 31, 2025

Account #			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	-	50,000	50,000	-	35,500	14,500
30117400-542400	C2600	DATA CTR SERVER REPLACEMENT	500,000	-	500,000	-	500,000	-	463,639	36,361
subtotal					\$ 958,800	\$ 872,914	\$ 1,831,714	\$ 1,165	\$ 623,972	\$ 1,206,577
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,892,939	9,840,237	\$ -	\$ 52,702	\$ 52,702	\$ -	\$ 41,758	\$ 10,944
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,497,154	-	16,771	16,771	-	14,656	2,115
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	254,542	-	237,989	237,989	-	-	237,989
30131150-542400	C2052	SECURITY SYSTEM REFRESH	472,060	378,352	-	93,708	93,708	-	73,727	19,981
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	908,920	-	1,341,081	1,341,081	-	1,335,263	5,818
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,502	425,736	-	23,766	23,766	-	-	23,766
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	300,001	100,850	-	199,151	199,151	-	-	199,151
30131150-542400	C2406	REAL TIME CRIME CENTER	128,901	44,343	-	84,558	84,558	-	-	84,558
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	66,001	60,000	-	6,001	6,001	-	2,485	3,516
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1
30131150-541300	C2501	FS81 RENOVATIONS	2,830,001	96,358	-	2,733,643	2,733,643	-	183,828	2,549,815
30131150-541300	C2502	2972 WB RD RENOVATIONS	234,133	156,920	-	77,213	77,213	43,022	22,135	12,056
30131150-542200	C2504	FY2025 FLEET REPLACEMENT	1,558,689	35,469	-	1,523,220	1,523,220	-	-	1,523,220
30131150-542200	V2505	FY2025 FIRE LT VEHICLE	50,000	-	-	50,000	50,000	-	-	50,000
30131150-542100	C2506	FIRE TRUCK EQUIPMENT	187,662	75,000	112,662	-	112,662	-	15,642	97,020
30131150-542200	C2601	FY 2026 FLEET REPLACEMENT	1,600,000	-	1,600,000	-	1,600,000	-	40,401	1,559,599
30131150-542100	C2602	GATE SYSTEM REPAIR	32,000	-	32,000	-	32,000	-	-	32,000
30131150-542100	C2603	EV FAST CHARGER	260,000	-	260,000	-	260,000	-	-	260,000
30131150-542400	C2604	CAMERA MGMT PROGRAM	225,000	-	225,000	-	225,000	-	-	225,000
30131150-542100	C2605	FARO SCANNER	75,500	-	75,500	-	75,500	-	-	75,500
subtotal					\$ 2,305,162	\$ 6,681,341	\$ 8,986,503	\$ 43,022	\$ 1,971,433	\$ 6,972,048
Public Works										
30141100-541200	C0910	TREE REPLACEMENT FUND	\$ 2,126,303	\$ 1,535,636	\$ -	\$ 590,667	\$ 590,667	\$ -	\$ 31,055	\$ 559,612
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	481,823	266,994	-	214,829	214,829	-	12,375	202,454
30141100-541410	C1207	BRIDGE MAINTENANCE	1,115,212	760,840	-	354,372	354,372	-	-	354,372
30141100-541410	C1208	MAST ARM MAINTENANCE	105,000	34,700	60,000	10,300	70,300	-	-	70,300



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of July 31, 2025

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30141100-541410	C1215 STRIPING & SIGNAGE	2,494,666	2,476,657	-	18,009	18,009	5,125	7,901	4,983
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	663,585	577,602	50,000	35,983	85,983	-	-	85,983
30141100-541410	C1218 TRAFFIC SIGNAL SYSTEM MAINTENANCE	974,269	954,066	-	20,203	20,203	4,970	4,750	10,483
30141100-541410	C1219 MILLING AND RESURFACING	29,051,630	28,304,837	-	746,793	746,793	-	33,175	713,618
30141100-541410	G2500 FY 2025 LMIG GRANT (MILLING/RES.)	208,123	208,123	-	-	-	-	-	-
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	1,357,079	1,144,002	200,000	13,077	213,077	2,085	29,103	181,889
30141100-541410	C1221 DESIGN SERVICES	1,113,301	1,014,137	45,000	54,164	99,164	7,475	22,988	68,701
30141100-542200	C1223 FLEET REPLACEMENT	2,420,224	1,736,045	395,000	289,179	684,179	22	172,280	511,877
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	1,699,772	1,201,123	165,000	333,649	498,649	-	12,718	485,931
30141100-541420	C1801 SIDEWALK MAINTENANCE & REPAIR	240,001	164,811	-	75,190	75,190	78	-	75,112
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	277,374	253,783	-	23,591	23,591	-	-	23,591
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	550,003	547,546	-	2,457	2,457	-	-	2,457
30141100-541300	C1902 FIRE STATION RENOVATIONS	435,003	432,405	-	2,598	2,598	-	-	2,598
30141100-541300	C1904 PW HQ RENOVATIONS	90,000	-	90,000	-	90,000	-	-	90,000
30141100-541300	C1906 CITY HALL RENOVATIONS	97,500	36,060	32,500	28,940	61,440	-	-	61,440
30141100-541300	C2003 HVAC REPLACEMENTS	591,730	491,730	100,000	-	100,000	-	-	100,000
30141100-541300	C2004 GENERATOR REPLACEMENT	100,000	-	100,000	-	100,000	-	-	100,000
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	170,003	112,571	-	57,432	57,432	2,896	-	54,536
30141100-541410	C2048 STREETLIGHT MAINTENANCE	434,080	301,748	-	132,332	132,332	290	3,601	128,441
30141100-541500	C2050 REC FACILITY MAINTENANCE	205,000	155,000	50,000	-	50,000	-	-	50,000
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	381,308	299,219	50,000	32,089	82,089	-	-	82,089
30141100-541410	C2104 WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	229,165	-	104,760	104,760	-	104,760	-
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	1,930,002	639,191	-	1,290,811	1,290,811	-	1,290,790	21
30141100-521200	C2242 NORTHPOINT ALPHALINK (ARC/LCI)	365,001	106,191	-	258,810	258,810	-	35,638	223,172
30141100-541200	C2409 SR9 LANDSCAPING	1,665,000	-	740,000	925,000	1,665,000	-	-	1,665,000
30141100-542100	C2410 WINTER WEATHER EQUIPMENT	65,000	-	-	65,000	65,000	-	-	65,000
30141100-541410	C2509 BRICK PAVER MAINTENANCE/REPAIR	50,001	26,399	-	23,602	23,602	-	23,051	551
30141100-544200	C2510 DOWNTOWN BUS SHELTERS	80,000	3,970	-	76,030	76,030	-	2,950	73,080
30141100-541300	C2511 FACILITY ASSESSMENT/RENOVATIONS	339,647	-	150,000	189,647	339,647	-	189,647	150,000
30141100-541300	C2512 PS FACILITY MAINTENANCE	174,999	74,999	100,000	-	100,000	-	-	100,000



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of July 31, 2025

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30141100-542200	C2513 FY 2025 FORESTRY ASST VEHICLE	50,000	43,915	-	6,085	6,085	-	-	6,085
30141100-542100	C2611 STAND-ON COMPACT LOADER	50,000	-	50,000	-	50,000	-	-	50,000
	subtotal			\$ 2,377,500	\$ 5,975,599	\$ 8,353,099	\$ 22,941	\$ 1,976,782	\$ 6,353,376
Recreation, Parks & Cultural Services									
30161150-541200	C1210 TREE MAINT-PLANTING-REMOVAL	\$ 809,757	\$ 584,757	\$ 225,000	\$ -	\$ 225,000	\$ 22,427		\$ 202,573
30161150-541500	C1221 DESIGN SERVICES	260,425	220,669	25,000	14,756	39,756	-	2,400	37,356
30161150-542200	C1232 FLEET	534,010	520,838	-	13,172	13,172	-	-	13,172
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	1,195,788	1,019,830	50,000	125,958	175,958	34,754	-	141,204
30113230-544200	C1527 VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614 THE STORIES PROJECT	85,000	78,065	-	6,935	6,935	-	-	6,935
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	1,438,594	488,071	250,000	700,523	950,523	-	1,956	948,567
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	1,182,213	986,650	146,000	49,563	195,563	12,383	-	183,180
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	808,640	738,640	70,000	-	70,000	-	-	70,000
30161150-544100	C1807 PUBLIC ARTS PROGRAM	386,000	303,840	45,000	37,160	82,160	-	-	82,160
30161150-541500	C1911 EQUESTRIAN CENTER	1,662,132	-	-	1,662,132	1,662,132	-	-	1,662,132
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	149,904	149,500	-	404	404	-	-	404
30161150-541500	C1929 COMMUNITY AGRICULTURE PROGRAM	122,168	104,993	-	17,175	17,175	-	5,353	11,822
30161150-541500	C2010 PARK ENHANCEMENTS	668,218	660,305	-	7,913	7,913	9	-	7,904
30161150-541500	C2035 NORTH PARK RESTROOM 1 - 4	271,180	-	255,000	16,180	271,180	-	-	271,180
30161150-541500	C2051 FOUNTAIN MAINTENANCE	86,306	81,606	-	4,700	4,700	-	-	4,700
30161150-541500	C2202 ATHLETIC COURTS RESURFACING	198,433	175,655	-	22,778	22,778	-	-	22,778
30161150-541500	C2248 CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	-	69,686	69,686	-	-	69,686
30161150-541500	C2304 PARK WOOD POLE REPLACEMENT	125,000	-	125,000	-	125,000	-	-	125,000
30161150-541500	C2309 WACKY WORLD 2.0 (DONATIONS)	514,378	7,411	-	506,967	506,967	55	-	506,912
30161150-541500	C2411 PARK TRAIL MAINTENANCE	300,000	191,557	100,000	8,443	108,443	-	3,055	105,388
30161150-541500	C2412 CULTURAL ARTS MASTER PLAN	30,001	29,122	-	879	879	-	878	1
30161150-544100	C2415 PUBLIC ART FUND (CITY LOCATIONS)	82,500	-	25,000	57,500	82,500	-	-	82,500
30161150-544100	C2416 PUBLIC ART DEV (CITY PROP)	20,000	-	10,000	10,000	20,000	-	-	20,000
30161150-544100	C2417 PUBLIC ART IN PARKS	40,001	10,111	20,000	9,890	29,890	-	-	29,890
30161150-541500	C2426 MAYFIELD PARK - MILTON IGA	124,556	123,962	-	594	594	-	-	594



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of July 31, 2025

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30161150-541500	C2514 INNOV ACADEMY SOCCER	40,001	36,182	-	3,819	3,819	-	-	3,819
30161150-541500	C2515 PARK SECURITY IMPROVEMENTS	124,000	-	44,000	80,000	124,000	-	-	124,000
30161150-541500	C2612 WILLS PARK FIELD 5 TURF	100,000	-	100,000	-	100,000	-	4,600	95,400
30161150-541500	C2613 WB MIDDLE - FOOTBALL FIELD	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541500	G2507 LWCF GRANT MATCH (NORTH PARK LIGHTING)	500,001	101,164	-	398,837	398,837	-	-	398,837
	subtotal			\$ 1,540,000	\$ 3,855,825	\$ 5,395,825	\$ 47,202	\$ 40,669	\$ 5,307,954
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	523,552	315,748	\$ -	\$ 207,804	\$ 207,804	\$ -	\$ -	\$ 207,804
30174150-541410	C1603 DESIGN SERVICES	713,205	517,284	63,600	132,321	195,921	2,500	56,186	137,235
30174150-523400	C2402 GARDEN DISTRICT SIGNAGE	12,700	10,838	-	1,862	1,862	-	-	1,862
30174150-544100	C2403 SOUTH MAIN DISTRICT	200,000	36,607	-	163,393	163,393	-	16,393	147,000
30174150-544100	C2404 BROOKSIDE PARK GATEWAY	300,000	6,863	-	293,137	293,137	-	21,637	271,500
30174150-541410	C2414 BROOKSIDE PARKWAY LAND DIET	40,001	37,128	-	2,873	2,873	-	2,872	1
30174150-544100	C2500 DWTN WAYFINDING SIGNAGE	33,692	32,538	-	1,154	1,154	-	-	1,154
30174150-544200	C2516 MILTON AVE LIGHTING	50,000	-	-	50,000	50,000	-	11,375	38,625
30174150-541410	C2517 ENTRY MONUMENTS	50,000	-	-	50,000	50,000	-	-	50,000
30174150-521200	C2527 NF COMP TRANSPORTATION PLAN	60,000	-	-	60,000	60,000	-	-	60,000
30174150-521200	C2614 COMPREHENSIVE PLAN UPDATE	120,000	-	120,000	-	120,000	-	-	120,000
	subtotal			\$ 183,600	\$ 962,544	\$ 1,146,144	\$ 2,500	\$ 108,463	\$ 1,035,181
Non-Departmental									
30190200-579000	NON-ALLOCATED			\$ 2,448,278	\$ 653,796	\$ 3,102,074	\$ -	\$ -	\$ 3,102,074
30190200-579011	MATCH (GRANTS UNDER REVIEW)			-	26,000	26,000	-	-	26,000
30190200-579011	GRANTS UNDER REVIEW			-	-	-	-	-	-
	subtotal			\$ 2,448,278	\$ 679,796	\$ 3,128,074	\$ -	\$ -	\$ 3,128,074
	Total			\$ 9,913,340	\$ 19,071,769	\$ 28,985,109	\$ 116,829	\$ 4,721,319	24,146,960



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of July 31, 2025

Account #	Project	Fiscal Years 2017-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	696,501	596,501	\$ 100,000	\$ -	\$ 100,000			\$ 100,000
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	21,914,364	20,014,364	1,900,000	-	1,900,000			1,900,000
30290200-395000	CARRYFORWARD FUND BALANCE	4,869,869	-	-	4,869,869	4,869,869	-		4,869,869
	subtotal			\$ 2,000,000	\$ 4,869,869	\$ 6,869,869	\$ -		\$ 6,869,869
	Total			\$ 2,000,000	\$ 4,869,869	\$ 6,869,869	\$ -		\$ 6,869,869
Expenditures									
Public Works									
30241100-541430-C1308	SW PIPE & STRUCTURE R&M	19,069,613	12,466,339	\$ 2,000,000	\$ 4,603,274	\$ 6,603,274	\$ 418	\$ 2,227,642	\$ 4,375,214
30241100-541430-C2518	MID-BORADWELL CULVERT	118,816	107,599	-	11,217	11,217	-	11,216	1
	subtotal			\$ 2,000,000	\$ 4,614,491	\$ 6,614,491	\$ 418	\$ 2,238,859	\$ 4,375,215
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 255,378	\$ 255,378	\$ -	\$ -	\$ 255,378
	subtotal			\$ -	\$ 255,378	\$ 255,378	\$ -	\$ -	\$ 255,378
	Total			\$ 2,000,000	\$ 4,869,869	\$ 6,869,869	\$ 418	\$ 2,238,859	\$ 4,630,593



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
 As of July 31, 2025

			Fiscal Years 2022-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
31890200-361000	INTEREST EARNINGS				\$ -	\$ -	\$ -			\$ -
31890200-395000	CARRYFORWARD FUND BALANCE				-	25,466,891	25,466,891	-		25,466,891
	subtotal				\$ -	\$ 25,466,891	\$ 25,466,891	\$ -		\$ 25,466,891
	Total				\$ -	\$ 25,466,891	\$ 25,466,891	\$ -		\$ 25,466,891
Expenditures										
31841100-541420	C1712	ALPHALOOP	7,335,240	684,254	\$ -	\$ 6,650,986	\$ 6,650,986	\$ -	\$ 8,373	\$ 6,642,613
31841100-541420	C2520	ALPHALOOP (ROSWELL ST)	43,675	43,675	-	-	-	-	-	-
31841100-541420	C2521	ALPHALOOP (DEVORE RD)	33,265	30,644	-	2,621	2,621	-	2,621	0
31841100-541420	C2522	ALPHALOOP (OMP TO THOMPSON)	52,725	47,025	-	5,700	5,700	-	5,700	-
31841100-541420	C2523	ALPHALOOP (HBR TO WESTSIDE)	35,095	34,952	-	143	143	-	143	0
31861150-541500	C0922	SYNTHETIC TURF	1,631,777	1,631,777	-	-	-	-	-	-
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	4,495,909	1,444,597	-	3,051,312	3,051,312	-	18,250	3,033,062
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	7,625,459	773,415	-	6,852,044	6,852,044	-	18,250	6,833,794
31861150-541500	C2216	UNION HILL PARK	3,280,002	698,406	-	2,581,596	2,581,596	-	-	2,581,596
31861150-541500	C2217	MID-BROADWELL PARK	496,021	496,021	-	-	-	-	-	-
31861150-541500	C2218	OLD RUCKER PARK	3,360,000	410,530	-	2,949,470	2,949,470	-	3,925	2,945,545
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	-	-	1,969,430
31861150-541500	C2220	WATERS ROAD PARK	1,256,501	1,256,501	-	-	-	-	-	-
31861150-541500	C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-	-
31890200-579000	PARKS RESERVE		297,023	-	-	297,023	297,023	-	-	297,023
31890200-579012	RESERVE FOR ARBITRAGE		1,106,566	-	-	1,106,566	1,106,566	-	-	1,106,566
31890200-584000	DEBT ISSUANCE COSTS		368,549	368,549	-	-	-	-	-	-
	Total				\$ -	\$ 25,466,891	\$ 25,466,891	\$ -	\$ 57,262	\$ 25,409,629



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
 As of July 31, 2025

			Fiscal Years 2018-2025		FY 2026						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Revenue											
Non-Departmental											
33590200-395000	CARRYFORWARD FUND BALANCE				\$ 400,000	\$ 23,916,756	\$ 24,316,756	\$ -		\$ 24,316,756	
33541100-361000	INTEREST EARNINGS				300,000	-	300,000			300,000	
	Total				\$ 700,000	\$ 23,916,756	\$ 24,616,756	\$ -		\$ 24,616,756	
Expenditures											
Administration											
33541100-541410	C1631	MCGINNIS FERRY IGA (FORSYTH)	\$	5,026,415	\$ 1,323,437	\$ -	\$ 3,702,978	\$ 3,702,978	\$ -	\$ -	\$ 3,702,978
33541100-541410	C1713	KIMBALL BR RD OP IMP.		1,359,742	1,297,487	-	62,255	62,255	-	61,170	1,085
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.		5,579,476	4,720,172	-	859,304	859,304	101	96,532	762,671
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)		4,886,000	2,811,714	-	2,074,286	2,074,286	691,429	1,382,857	0
33541100-541410	C2113	ENCORE GREENWAY GATEWAY		6,678,125	1,356,541	-	5,321,584	5,321,584	-	5,108,148	213,436
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDAABOUT-PARK)		6,000,001	4,300,918	-	1,699,083	1,699,083	-	644,839	1,054,244
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDAABOUT)		17,000,002	7,491,835	-	9,508,167	9,508,167	1,000	8,880,378	626,789
33590200-579000	CONTINGENCY					700,000	689,099	1,389,099	-	-	1,389,099
	Total					\$ 700,000	\$ 23,916,756	\$ 24,616,756	\$ 692,529	\$ 16,173,925	\$ 7,750,301



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
 As of July 31, 2025

			Fiscal Years 2022-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
33690200-313400	TSPLOST II				\$ -	\$ 8,286,835	\$ 8,286,835			\$ 8,286,835
33641100-361000	INTEREST EARNINGS				400,000	-	400,000			400,000
33690200-395000	CARRYFORWARD FUND BALANCE				7,000,000	17,975,095	24,975,095	-		24,975,095
	Total				\$ 7,400,000	\$ 26,261,930	\$ 33,661,930	\$ -		\$ 33,661,930
Expenditures										
33641100-541410	C1215	STRIPING & SIGNAGE	\$ 280,000	\$ -	\$ 280,000	\$ -	\$ 280,000.00	\$ -	\$ -	\$ 280,000.00
33641100-541410	C1219	MILLING & RESURFACING	2,788,893	-	2,788,893	-	2,788,893	-	-	2,788,893
33641100-541410	C1713	KIMBALL BR RD GAP	500,001	204,810	-	295,191	295,191	-	189,139	106,052
33641100-541420	C1801	SIDEWALK MAINT/REPAIR	750,000	-	750,000	-	750,000	-	-	750,000
33641100-541410	C2040	TRADEWINDS PARKWAY	2,000,000	437,015	-	1,562,985	1,562,985	-	-	1,562,985
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,500,002	8,215,523	-	5,284,479	5,284,479	-	1,747,766	3,536,713
33641100-541410	C2107	NORTH POINT PARKWAY IMP	703,442	439,207	-	264,235	264,235	-	188,099	76,136
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,002	292,706	-	57,296	57,296	-	57,295	1
33641100-541410	C2225	CROSSINGS (CITY CTR/CHURCHES)	750,001	38,061	-	711,940	711,940	-	80,639	631,301
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,002	2,329,398	-	1,670,604	1,670,604	-	1,445,579	225,025
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,527	340,811	-	4,416,716	4,416,716	-	59,666	4,357,050
33641100-541420	C2242	NP ALPHALINK			-	7,937,063	7,937,063	-	-	7,937,063
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	11,110,929	11,048,736	-	62,193	62,193	-	62,182	11
33641100-541410	C2427	DRYDEN RD EXTENSION	3,000,000	1,098	-	2,998,902	2,998,902	-	-	2,998,902
33641100-521200	C2607	TSPLOST 3 EXHIBITS	100,000	-	100,000	-	100,000	-	-	100,000
33641100-541410	C2608	MID BROADWELL CROSSWALK	50,000	-	50,000	-	50,000	-	-	50,000
33641100-541410	C2609	NORTHWINDS CROSSWALK	300,000	-	300,000	-	300,000	-	-	300,000
33641100-541410	C2610	MAST ARMS (KIMBALL/NWINDS)	250,000	-	250,000	-	250,000	-	-	250,000
33690200-579000	CONTINGENCY		3,881,433	-	2,881,107	1,000,326	3,881,433	-	-	3,881,433
	Total				\$ 7,400,000	\$ 26,261,930	\$ 33,661,930	\$ -	\$ 3,830,367	\$ 29,831,563



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of July 31, 2025

				Fiscal Years 2013-2025		FY 2026					
Account #		Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue											
27074110-341321		IMPACT FEES STREETS & HIGHWAYS		3,765,887	3,765,887	\$ -	\$ -	\$ -	\$ 15,429		\$ (15,429)
27074110-341323		IMPACT FEES RECREATION & PARKS		8,795,380	8,795,380	-	-	-	74,444		(74,444)
27074110-341324		IMPACT FEES PUBLIC SAFETY		1,132,965	1,132,965	-	-	-	1,937		(1,937)
27074110-395000		CARRYFORWARD FUND BALANCE		6,128,277	-	575,000	5,553,277	6,128,277	-		6,128,277
27074110-361000		INTEREST EARNINGS		769,478	769,478	-	-	-	-		-
		Total				\$ 575,000	\$ 5,553,277	\$ 6,128,277	\$ 91,810		\$ 6,036,467
Expenditures											
Public Safety											
27031150-541300		C2501	FS 81 RENOVATIONS	170,000	-	\$ -	\$ 170,000	170,000	\$ -	\$ -	\$ 170,000
		subtotal				\$ -	\$ 170,000	\$ 170,000	\$ -	\$ -	\$ 170,000
Public Works											
27041100-541410		C1410	RUCKER RD CORRIDOR	1,001,847	1,001,847	\$ -	\$ -	-	\$ -	\$ -	\$ -
27041100-541420		C2242	NP ALPHALINK	2,062,937	-	-	2,062,937	2,062,937.00	-	-	2,062,937.00
		subtotal				\$ -	\$ 2,062,937	\$ 2,062,937	\$ -	\$ -	\$ 2,062,937
Recreation, Parks & Cultural Services											
27061150-541500		C2011	WILLS PARK MASTER PLAN	328,634	21,930	\$ -	\$ 306,704	\$ 306,704	\$ -	\$ -	\$ 306,704
27061150-541500		C2035	NORTH PARK RESTROOM 1 - 4 (DESIGN)	528,820	-	345,000	183,820	528,820	-	-	528,820
27061150-541410		C2113	ENCORE GREENWAY GATEWAY	2,000,001	201,893	-	1,798,108	1,798,108	-	1,798,107	1
27061150-541500		C2612	WILLS PARKL FIELD 5 TURF	150,000	-	150,000	-	150,000	-	-	150,000
27061150-541500		C2615	MARIETTA-ROSWELL ST PARK	20,000	-	20,000	-	20,000	-	-	20,000
		subtotal				\$ 515,000	\$ 2,288,632	\$ 2,803,632	\$ -	\$ 1,798,107	\$ 1,005,525



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of July 31, 2025

		Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			\$ -	\$ 29,357	\$ 29,357		\$ 29,356	\$ 1
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	72,623	72,623	-	-	72,623
27074110-579002	NON-ALLOCATED PARKS				867,976	867,976	-	-	867,976
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			60,000	61,752	121,752	-	-	121,752
27041100-579011	MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
subtotal				\$ 60,000	\$ 1,031,708	\$ 1,091,708	\$ -	\$ 29,356	\$ 1,062,352
Total				\$ 575,000	\$ 5,553,277	\$ 6,128,277	\$ -	\$ 1,827,463	\$ 4,300,814



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of July 31, 2025

		Fiscal Years 2013-2025		FY 2026					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
27590150-314100	HOTEL/MOTEL TAXES	98,056,554	88,956,554	\$ 9,100,000	\$ -	\$ 9,100,000	\$ -		\$ 9,100,000
27590150-319201	PEALTY/INT HOTEL/MOTEL TAX	4,804	4,804	-	-	-			-
27590150-361000	INTEREST EARNINGS	197,536	177,536	20,000	-	20,000			20,000
	subtotal			\$ 9,120,000	\$ -	\$ 9,120,000	\$ -		\$ 9,120,000
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE	-	-	\$ -	\$ -	\$ -	\$ -		\$ -
	subtotal			\$ -	\$ -	\$ -	\$ -		\$ -
	Total			\$ 9,120,000	\$ -	\$ 9,120,000	\$ -		\$ 9,120,000
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	42,748,387	38,767,137	\$ 3,981,250	\$ -	\$ 3,981,250	\$ -	\$ -	\$ 3,981,250
	subtotal			\$ 3,981,250	\$ -	\$ 3,981,250	\$ -	\$ -	\$ 3,981,250
City of Alpharetta									
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	37,040,187	33,627,687	3,412,500	-	3,412,500	(316,354)	-	3,728,854
	subtotal			\$ 3,412,500	\$ -	\$ 3,412,500	\$ (316,354)	\$ -	\$ 3,728,854
Tourism Product Development									
27590150-521200	PROFESSIONAL SERVICES	47,635	42,135	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ -	\$ 5,500
27590150-579006	DEBT SERVICE RESERVE	272,037	-	272,037	-	272,037	-	-	272,037
27590151-581100	D1600 PRINCIPAL (2016 CONF CTR BOND)	4,505,000	3,665,000	840,000	-	840,000	-	-	840,000
27590151-582100	D1600 INTEREST PAYMENT (2016 CONF CTR BOND)	7,282,292	6,673,579	608,713	-	608,713	-	-	608,713
	subtotal			\$ 1,726,250	\$ -	\$ 1,726,250	\$ -	\$ -	\$ 1,726,250
	Total			\$ 9,120,000	\$ -	\$ 9,120,000	\$ (316,354)	\$ -	\$ 9,436,354



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of July 31, 2025

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
DEA										
21031110-351300	CONFISCATION/FEDERAL SEIZURE		3,556,480	3,556,480	\$ -	\$ -	\$ -			\$ -
21031110-395000	CARRYFORWARD FUND BALANCE		491,902	-	290,000	201,902	491,902	-		491,902
	Total				\$ 290,000	\$ 201,902	\$ 491,902	\$ -		\$ 491,902
Expenditures										
DEA										
21031110-521200	PROFESSIONAL SERVICES		72	72	\$ -	\$ -	\$ -	-		\$ -
21031110-523500	EMPLOYEE TRAVEL		47,178	32,030	-	15,148	15,148	-	-	15,148
21031110-523700	EMPLOYEE TRAINING		66,279	63,779	-	2,500	2,500	-	-	2,500
21031110-531100	GENERAL SUPPLIES AND MATERIALS		127,897	107,620	-	20,277	20,277	-	-	20,277
21031110-542100	C2503	ARTIC FURNITURE	25,000	-	-	25,000	25,000	-	-	25,000
21031110-542100	C2507	DRONE 1ST RESPONDER PROGRAM	18,800	-	-	18,800	18,800	-	-	18,800
21031110-542100	C2606	TRUNARC DRUG IDENTIFIER	28,952	-	28,952	-	28,952	-	-	28,952
21031110-579000	CONTINGENCY			-	261,048	120,177	381,225	-	-	381,225
	Total				\$ 290,000	\$ 201,902	\$ 491,902	\$ -	\$ -	\$ 491,902



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
As of July 31, 2025

		Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	334,741	334,741	\$ -	\$ -	\$ -			\$ -
21131120-395000	CARRYFORWARD FUND BALANCE	27,136	-	-	27,136	27,136	-		27,136
	<i>subtotal</i>			\$ -	\$ 27,136	\$ 27,136	\$ -		\$ 27,136
	Total			\$ -	\$ 27,136	\$ 27,136	\$ -		\$ 27,136
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	361,486	334,350	\$ -	\$ 27,136	\$ 27,136	\$ -		\$ 27,136
	<i>subtotal</i>			\$ -	\$ 27,136	\$ 27,136	\$ -	\$ -	\$ 27,136
	Total			\$ -	\$ 27,136	\$ 27,136	\$ -	\$ -	\$ 27,136

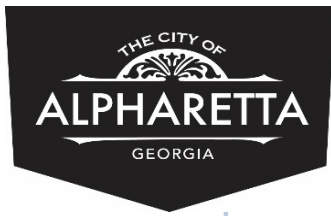


CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Opioid Settlement Fund (Fund 213; life-to-date for active projects)
As of July 31, 2025

		Fiscal Years 2024-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
State									
21331510-351920	OPIOID SETTLEMENT	78,958	78,958	\$ -	\$ -	\$ -			\$ -
21331510-395000	CARRYFORWARD			-	78,958	78,958	-		78,958
	subtotal			\$ -	\$ 78,958	\$ 78,958	\$ -		\$ 78,958
	Total			\$ -	\$ 78,958	\$ 78,958	\$ -		\$ 78,958
Expenditures									
State									
21331510-579000	CONTINGENCY	78,958	-	\$ -	\$ 78,958	\$ 78,958	\$ -	\$ -	\$ 78,958
	subtotal			\$ -	\$ 78,958	\$ 78,958	\$ -	\$ -	\$ 78,958
	Total			\$ -	\$ 78,958	\$ 78,958	\$ -	\$ -	\$ 78,958

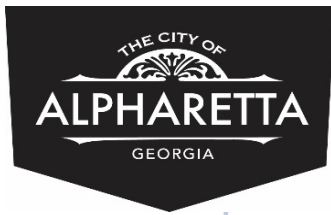


OTHER REPORTS



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended July 31, 2025

Vendor	Description	Department	\$ Amount
A T & T	DELINQUENT PROPERTY TAXES	Various Departments	\$ 7,134.60
ADP LLC	DELINQUENT PROPERTY TAXES	Various Departments	\$ 13,461.09
ADP LLC	DELINQUENT PROPERTY TAXES	Various Departments	\$ 5,184.48
AG-PRO LLC	AGRICULTURAL EQUIPMENT, IMPLEMENTS, AND ACCESSORIES	Rec., Parks & Cultural Services	\$ 34,754.28
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Finance	\$ 10,116.25
ANDREWS TECHNOLOGY	TIME AND ATTENDANCE DATA COLLECTION SYSTEMS	Various Departments	\$ 36,920.00
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	\$ 17,299.91
AVIVE SOLUTIONS, INC	ANNUAL AVIVE LIFESAVER MAINTENANCE	Public Safety	\$ 24,430.00
BEAR VALLEY HOLDINGS	DELINQUENT PROPERTY TAXES	Various Departments	\$ 13,419.71
BRI 1870 NORTH POINT	DELINQUENT PROPERTY TAXES	Various Departments	\$ 17,821.28
CBRE LOAN SERVICES I	DELINQUENT PROPERTY TAXES	Various Departments	\$ 100,278.23
CBRE LOAN SERVICES I	DELINQUENT PROPERTY TAXES	Various Departments	\$ 7,603.11
CITY OF MILTON	LEASE COURTROOM IGA JULY25	Municipal Court	\$ 6,775.00
CIVICPLUS	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 13,701.80
CIVICPLUS	WEB PAGE DESIGN, MANAGEMENT AND MAINTENANCE SERVIC	City Administration	\$ 55,130.39
COLLECTIVE DATA INC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 8,272.80
CRABAPPLE TURF	GROUPS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	\$ 5,249.93
CUMBERLAND LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 5,660.16
ESIS INC	MONTHLY WC INVOICE	Risk Management	\$ 21,034.00
ESRI	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 75,676.40
EUNA SOLUTIONS, INC.	SOFTWARE MAINTENANCE/SUPPORT	Finance	\$ 29,299.37
GDOT	GA 400 BRIDGES (WEBB; KIMBALL)	Public Works	\$ 691,428.57
GEORGIA INTERLOCAL	GROUP INSURANCE	Public Safety	\$ 18,500.00
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,103.75
GLOBAL EQUIPMENT CO	2972 WEBB BRIDGE OFFICE FURNITURE	Public Safety	\$ 18,306.06
GLOBAL EQUIPMENT CO	2972 WEBB BRIDGE OFFICE FURNITURE	Public Safety	\$ 6,355.00
GLOBAL EQUIPMENT CO	2942 WEBB BRIDGE FURNITURE	Public Safety	\$ 15,863.85
GREENTREE BEDDING	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	\$ 6,608.00
HERITAGE PLACE MANAGEMENT	DELINQUENT PROPERTY TAXES	Various Departments	\$ 9,560.36



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended July 31, 2025

Vendor	Description	Department	\$ Amount
HOME BY DARK PRODUCTION	AMUSEMENT AND ENTERTAINMENT SERVICES (INCL. PERFORMANCE)	Rec., Parks & Cultural Services	\$ 30,000.00
JM FAMILY ENTERPRISE	DELINQUENT PROPERTY TAXES	Various Departments	\$ 6,043.52
KIMBROUGH INDUSTRIAL	FACILITY REPAIR & MAINTENANCE	Public Works	\$ 15,216.96
KONE INC	ELEVATOR INSTALLATION, MAINTENANCE AND REPAIR	Public Works	\$ 13,464.00
KSFV PROPERTIES LLC	DELINQUENT PROPERTY TAXES	Various Departments	\$ 5,174.49
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 8,807.40
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 22,688.40
LOCALITY MEDIA INC.	ANNUAL MAINT FIRST DUE	Public Safety	\$ 27,452.25
LWV TPA GA 400, LLC	REFUND LAKEVIEW PARK IMPACT FEE	Community Development	\$ 747,730.38
MOTOROLA SOLUTIONS	ANNUAL PYMT-APX NEXT PORTABLE RADIOS	Public Safety	\$ 226,006.16
N.FULTON REGIONAL RADIO SYS AUTHORITY	RADIO FREQUENCY ACCESS SERVICES	Various Departments	\$ 252,087.50
OPENGOV INC	SOFTWARE MAINTENANCE/SUPPORT	Finance	\$ 12,979.20
POWERDMS, INC.	COMPUTER SOFTWARE CONSULTING	Public Safety	\$ 10,159.24
PRAETORIAN DIGITAL	TRAINING, COMPUTER BASED (SOFTWARE SUPPORTED)	Public Safety	\$ 7,761.35
PYRO SHOWS EAST COAST	FIREWORKS DISPLAY AND CARNIVAL SERVICES	Rec., Parks & Cultural Services	\$ 17,500.00
SAFETY PENN TRAINING	AQUATIC ADVENTURE CAMP-JULY 2025	Rec., Parks & Cultural Services	\$ 5,433.75
SAVILLE & COMPANY	FY26 INSURANCE PREMIUMS	Risk Management	\$ 1,025,563.00
SAWNEE ELECTRIC MEMB	ELECTRICITY UTILITIES	Various Departments	\$ 12,051.50
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 38,513.12
STEELE & ASSOCIATES	PIPE, PVC (POLYVINYL CHLORIDE)	Rec., Parks & Cultural Services	\$ 12,383.25
SUMTER LOCAL GOVERNMENT	PERSONNEL SERVICES, TEMPORARY	City Clerk	\$ 5,460.00
TNT	REPAIRS TO FD8414	Public Safety	\$ 8,354.96
TRUIST BANK	FY26 PORTION JULY PURCHASING CARD REPORT	General Government	\$ 10,828.04
TSO AP III SPE 1 LP	DELINQUENT PROPERTY TAXES	Various Departments	\$ 8,212.61
TYLER TECHNOLOGIES	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 11,048.35
USI INSURANCE	COMMERCIAL LINES SERVICE FEE FY26	Risk Management	\$ 50,000.00
USI INSURANCE	HOUSTON CASUALTY COMPANY - CYBER LIABILITY	Risk Management	\$ 73,002.80
USI INSURANCE	MIDWEST EMPLOYERS CASUALTY CO EXCESS WORKERS COMP	Risk Management	\$ 186,641.00



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended July 31, 2025

Vendor	Description	Department	\$ Amount
UTILITY ASSOCIATES	VIDEO CAMERA-RECORDERS, ACCESSORIES AND PARTS	Public Safety	\$ 379,043.00
VIRTUA ALPHARETTA	DELINQUENT PROPERTY TAXES	Various Departments	\$ 6,421.14



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended July 31, 2025

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000000	CARASOFT TECHNOLOGY CORPORATION	INFORMATION TECHNOLOGY	11,395.44	AVEPOINT INSIGHTS FOR M365
26000001	BLEAKLY ADVISORY GROUP, INC	FINANCE	31,000.00	TAX ALLOCATION DISTRICT (TAD) ADVISORY SERVICES FOR NORTH POINT MALL AREA
26000002	TYLER TECHNOLOGIES INC	INFORMATION TECHNOLOGY	11,048.35	SOCRATA SOFTWARE RENEWAL
26000008	GREENTREE REAL ESTATE INC.	REC, PARKS & CULTURAL SERVICES	33,040.00	UP TO 7000 BALES OF PINE SHAVINGS FOR EQUESTRIAN CENTER
26000012	MARY MAXWELL	REC, PARKS & CULTURAL SERVICES	5,616.00	INSTRUCTOR SERVICES
26000013	SUSAN LEE MILLER	REC, PARKS & CULTURAL SERVICES	5,730.00	INSTRUCTOR SERVICES
26000014	ROSITA CZEKALA	REC, PARKS & CULTURAL SERVICES	45,745.50	INSTRUCTOR SERVICES
26000015	METRO MUSIC MAKERS INC	REC, PARKS & CULTURAL SERVICES	6,213.75	INSTRUCTOR SERVICES
26000016	DC POOL SERVICE LLC.	REC, PARKS & CULTURAL SERVICES	46,200.00	FOUNTAIN MAINTENANCE FOR WATER FEATURES
26000018	REVALCA KIDS LLC	REC, PARKS & CULTURAL SERVICES	14,107.50	INSTRUCTOR SERVICES
26000019	HOPE MEDIA	REC, PARKS & CULTURAL SERVICES	9,230.00	INSTRUCTOR SERVICES
26000020	GREGORY STONE	REC, PARKS & CULTURAL SERVICES	7,603.20	INSTRUCTOR SERVICES
26000021	FASHION WORKSHOPS LLC	REC, PARKS & CULTURAL SERVICES	8,370.00	INSTRUCTOR SERVICES
26000022	ELIZABETH DUNKIN	REC, PARKS & CULTURAL SERVICES	9,073.50	INSTRUCTOR SERVICES
26000023	BUILDING CHARACTER LLC	REC, PARKS & CULTURAL SERVICES	15,199.80	INSTRUCTOR SERVICES
26000024	MAX, LLC	REC, PARKS & CULTURAL SERVICES	20,900.00	DUMPSTER RENTALS FOR SPECIAL EVENTS
26000025	HEAT TRANSFER SYSTEMS OF GEORGIA, LLC	PUBLIC WORKS	6,900.00	FY26 COOLING TOWER ANNUAL MAINTENANCE
26000028	WATT COMMERCIAL SWEEPING	PUBLIC WORKS	30,819.50	FY26 STREET SWEEPING SERVICES
26000029	WATT COMMERCIAL SWEEPING	PUBLIC WORKS	8,157.60	FY26 STREET SWEEPING SERVICES FOR PARKING DECKS
26000032	ALPHARETTA BARRE CLUB	REC, PARKS & CULTURAL SERVICES	6,240.00	INSTRUCTOR SERVICES
26000033	KONE INC	PUBLIC WORKS	13,464.00	FY26 ELEVATOR MAINTENANCE FOR CITY HALL, PARKING DECKS, AND PUBLIC SAFETY
26000034	HOME BY DARK PRODUCTIONS LLC	REC, PARKS & CULTURAL SERVICES	30,000.00	BROOKE ST PARK CONCERT SERIES
26000035	LYNDA SHARP	REC, PARKS & CULTURAL SERVICES	9,960.00	INSTRUCTOR SERVICES
26000036	HALFTIME SPORTS	REC, PARKS & CULTURAL SERVICES	17,866.41	INSTRUCTOR SERVICES
26000037	MARISSA SEQUEIRA	REC, PARKS & CULTURAL SERVICES	17,280.00	INSTRUCTOR SERVICES
26000038	DEBORAH SNOW	REC, PARKS & CULTURAL SERVICES	5,760.00	INSTRUCTOR SERVICES
26000039	YELLOBEE STUDIO, LLC	REC, PARKS & CULTURAL SERVICES	10,800.00	GRAPHIC DESIGN FOR RECREATION GUIDEBOOK FOR SCHOOL YEAR 2025-2026
26000043	PAOLA L STRICKLAND	REC, PARKS & CULTURAL SERVICES	6,720.00	INSTRUCTOR SERVICES
26000044	SAFETY PENN TRAINING LLC	REC, PARKS & CULTURAL SERVICES	8,214.00	INSTRUCTOR SERVICES
26000045	MERKATA LLC	REC, PARKS & CULTURAL SERVICES	16,200.00	INSTRUCTOR SERVICES
26000046	PICKLEBALL TURF	REC, PARKS & CULTURAL SERVICES	12,000.00	INSTRUCTOR SERVICES
26000047	YELLOBEE STUDIO, LLC	REC, PARKS & CULTURAL SERVICES	9,600.00	GRAPHIC DESIGN FOR MONTHLY ADULT ACTIVITY NEWSLETTER
26000048	SALLIE ANNE REINSEL	REC, PARKS & CULTURAL SERVICES	5,180.00	INSTRUCTOR SERVICES
26000049	KIMBERLY F VOLLO	REC, PARKS & CULTURAL SERVICES	7,200.00	INSTRUCTOR SERVICES



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended July 31, 2025

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000050	ZEST YOGA AND FITNESS	REC, PARKS & CULTURAL SERVICES	10,800.00	INSTRUCTOR SERVICES
26000051	ZEST YOGA AND FITNESS	REC, PARKS & CULTURAL SERVICES	14,400.00	INSTRUCTOR SERVICES
26000056	ATLANTA GOLF TRAINING, LLC	REC, PARKS & CULTURAL SERVICES	16,537.50	INSTRUCTOR SERVICES
26000057	GUILLORY ATHLETICS, LLC	REC, PARKS & CULTURAL SERVICES	11,010.94	INSTRUCTOR SERVICES
26000060	HIS MAJESTY COACHES INC	REC, PARKS & CULTURAL SERVICES	21,498.75	TRANSPORTATION SERVICES FOR CAMPS
26000062	LEENA JOSHI	REC, PARKS & CULTURAL SERVICES	6,610.00	INSTRUCTOR SERVICES
26000063	JUNE OROS	REC, PARKS & CULTURAL SERVICES	5,580.00	INSTRUCTOR SERVICES
26000065	4C SOLUTIONS INC	REC, PARKS & CULTURAL SERVICES	13,440.00	INSTRUCTOR SERVICES
26000070	PRAETORIAN GROUP INC	PUBLIC SAFETY	7,761.35	ANNUAL SUBSCRIPTION FOR ONLINE TRAINING FOR FIRE AND EMS
26000072	DARRYL D ADAMS	REC, PARKS & CULTURAL SERVICES	15,751.12	INSTRUCTOR SERVICES
26000073	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	6,885.00	TREE REMOVAL SERVICES
26000075	POWERDMS, INC.	PUBLIC SAFETY	10,159.24	POWERDMS ANNUAL LICENSE RENEWAL
26000078	TEN 10 TEAMS	REC, PARKS & CULTURAL SERVICES	24,311.25	INSTRUCTOR SERVICES
26000081	TIM BOWEN	REC, PARKS & CULTURAL SERVICES	18,735.00	INSTRUCTOR SERVICES
26000083	POPCORN MEDIA LLC	REC, PARKS & CULTURAL SERVICES	10,773.75	INSTRUCTOR SERVICES
26000084	WARD COMPANIES LLC	REC, PARKS & CULTURAL SERVICES	12,440.00	WASTE COLLECTION SERVICES FOR SPECIAL EVENTS
26000085	20/20 GENESYSTEMS INC	PUBLIC SAFETY	20,845.00	ANNUAL FIREFIGHTER CANCER SCREENING
26000086	GEORGIA BUREAU OF INVESTIGATION	PUBLIC SAFETY	16,500.00	FINGERPRINTING CHECKS FOR PERMITS
26000087	CIVICPLUS, LLC	PUBLIC WORKS	13,701.80	SECLICKFIX SOFTWARE RENEWAL
26000088	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	8,435.71	HVAC REPAIRS AT CRABAPPLE GOVERNMENT CENTER FOR PUBLIC SAFETY AREA
26000091	GARLAND/DBS INC	PUBLIC WORKS	14,450.00	WEATHER AND WATERPROOFING SERVICES AT MULTIPLE FACILITIES
26000093	BLEAKLY ADVISORY GROUP, INC	COMMUNITY DEVELOPMENT	12,500.00	CONSULTING SERVICES FOR RENTAL AND OWNER HOUSING WITHIN CITY LIMITS
26000095	PYRO SHOWS EAST COAST INC	REC, PARKS & CULTURAL SERVICES	17,500.00	FIREWORK DISPLY FOR JULY 4TH
26000096	UNITED SITE SERVICES OF FLORIDA LLC	REC, PARKS & CULTURAL SERVICES	13,410.00	PORTABLE TOILET AND HAND SANITIZING RENTALS FOR SPECIAL EVENTS
26000098	ARROW EXTERMINATORS	PUBLIC WORKS	12,924.00	FY26 MONTHLY PEST CONTROL AT CITY FACILITIES
26000099	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	48,482.09	FY26 HVAC MAINTENANCE AT CITY FACILITIES
26000101	AJAX BUILDING COMPANY, LLC	PUBLIC WORKS	11,000.00	PRECONSTRUCTION SERVICES FOR FIRE STATION 81
26000102	GALLS INC	PUBLIC SAFETY	7,500.00	POLICE UNIFORMS
26000103	OPENGOV, INC	FINANCE	12,979.20	OPENGOV SOFTWARE RENEWAL
26000104	EUNA SOLUTIONS, INC.	FINANCE	29,299.37	EUNA/BONFIRE SOFTWARE RENEWAL
26000105	POWER & ENERGY SERVICES INC	PUBLIC WORKS	22,952.00	FY26 MONTHLY GENERATOR INSPECTIONS
26000108	SUMTER LOCAL GOVT CONSULTING INC.	ADMINISTRATION	5,460.00	INTERIM ASSISTANT CITY CLERK SERVICES
26000109	MEER ELECTRICAL CONTRACTORS INC	PUBLIC WORKS	12,540.00	FY26 MONTHLY EMERGENCY WARNING SIREN INSPECTIONS
26000119	SHI INTERNATIONAL CORP	INFORMATION TECHNOLOGY	40,364.12	VEEAM DATA PLATFORM SUBSCRIPTION RENEWAL



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended July 31, 2025

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000120	ENV. SYSTEMS RESEARCH INSTITUTE INC	INFORMATION TECHNOLOGY	13,301.40	ARCGIS SUBSCRIPTION RENEWAL
26000121	ANDREWS TECHNOLOGY HMS, INC.	FINANCE	36,920.00	UKG PAYROLL RENEWAL
26000126	TAMMY ZAFIROS	REC, PARKS & CULTURAL SERVICES	42,560.00	SPORTS OFFICIAL SERVICES
26000127	AMERICAN FACILITY SERVICES INC	PUBLIC SAFETY	7,725.00	FIRE STATION FLOOR CLEANING SERVICES
26000128	AVIVE SOLUTIONS, INC.	PUBLIC SAFETY	24,430.00	ANNUAL AVIVE AED LIFESAVER PLAN
26000129	KILLER CREEK HARLEY-DAVIDSON	PUBLIC SAFETY	40,401.28	(3) HARLEY DAVIDSON ELECTRA GLIDE POLICE MOTORCYCLES
26000131	MUNICIPAL EMERGENCY SERVICES INC	PUBLIC SAFETY	15,641.74	(2) AIR PAK X3 PRO SCBA
26000132	CDW LLC	INFORMATION TECHNOLOGY	29,823.00	NETMOTION LICENSE RENEWAL
26000133	MGT IMPACT SOLUTIONS, LLC	INFORMATION TECHNOLOGY	24,030.50	CORTEX XDR ENDPOINT PROTECTION
26000134	SHI INTERNATIONAL CORP	INFORMATION TECHNOLOGY	12,061.68	SOLARWINDS ANNUAL MAINTENANCE RENEWAL
26000136	TOMAL CONSTRUCTION	PUBLIC WORKS	7,791.00	GUARDRAIL REPLACEMENT
26000139	GEORGIA TECHNOLOGY AUTHORITY	PUBLIC SAFETY	15,900.00	GCIC LAN/WAN SERVICE FOR JAIL, COURTS, AND E911
26000142	COMCAST OF GEORGIA INC	INFORMATION TECHNOLOGY	19,000.00	ETHERNET DEDICATED INTERNET
26000145	SUPERIOR GROUNDCOVER, INC.	REC, PARKS & CULTURAL SERVICES	17,936.00	PLAYGROUND MULCH FOR (3) WILLS PARK PLAYGROUNDS
26000146	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	5,310.00	TREE REMOVAL SERVICES AT INNOVATION ACADEMY
26000148	COLLECTIVE DATA INC	INFORMATION TECHNOLOGY	8,272.80	COLLECTIVE FLEET SOFTWARE RENEWAL
26000149	CARASOFT TECHNOLOGY CORPORATION	INFORMATION TECHNOLOGY	5,331.69	LINKEDIN LEARNING RENEWAL
26000153	NORTH CHEROKEE ELECTRICAL, INC.	PUBLIC WORKS	40,650.00	TRAFFIC SIGNAL MAINTENANCE AND REPAIR
26000157	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	6,336.00	TREE REMOVAL SERVICES ON OLD MILTON PKWY, PARCEL 21
26000159	LOCALITY MEDIA INC.	PUBLIC SAFETY	27,452.25	FIRE SUPPRESSION, FIRE PREVENTION, AND EMS RECORDS MANAGEMENT RENEWAL
26000160	8A TRANSLATIONS	MUNICIPAL COURT	44,000.00	TRANSLATION SERVICES
26000161	E SAM JONES DISTRIBUTOR INC	REC, PARKS & CULTURAL SERVICES	5,286.60	LAMPS FOR WEBB BRIDGE PARK, WILLS PARK, AND NORTH PARK
26000163	T-N-T MOBILE MAINTENANCE	PUBLIC SAFETY	8,354.96	VEHICLE REPAIRS FOR FD8414
26000165	TEMPLE INC	PUBLIC WORKS	22,826.25	TRAFFIC SIGNALS AND EQUIPMENT
26000167	MUNICIPAL EMERGENCY SERVICES INC	PUBLIC SAFETY	34,568.88	SCBA REPLACEMENTS FOR (24) CYLINDERS
26000168	SDS WEATHER, INC.	PUBLIC SAFETY	13,600.98	WEATHER MONITORING STATION AND SOFTWARE
26000169	MUNICIPAL EMERGENCY SERVICES INC	PUBLIC SAFETY	6,331.40	SCBA FLOW TEST AND HYDROTEST FOR SCBA CYLINDERS
26000174	REFOREST ATL, LLC	REC, PARKS & CULTURAL SERVICES	13,500.00	INVASIVE PLANT REMOVAL SERVICES FOR OLD RUCKER PARK AND CORNER OF WILLS PARK
26000176	BOUND TREE MEDICAL LLC	PUBLIC SAFETY	40,000.00	FY26 EMS SUPPLIES
26000177	BUSINESS ORIENTED SOFTWARE SOLUTIONS INC	INFORMATION TECHNOLOGY	15,485.40	HELPDESK SOFTWARE RENEWAL
26000186	PREMIER EVENTS LLC	REC, PARKS & CULTURAL SERVICES	29,500.00	EVENT MANAGEMENT SERVICES FOR WIRE AND WOOD SPECIAL EVENT
26000188	GIS WEBTECH LLC	ADMINISTRATION	13,265.14	COMMERCIAL REAL ESTATE DATABASE/DEMOGRAPHICAL SOFTWARE FOR ECON DEV WEBSITE
26000191	PILLAR EMS ACADEMY	PUBLIC SAFETY	21,000.00	EMT/AEMT SCHOOL FOR (7) FIRE RECRUITS

**City of Alpharetta
Balance Sheet
Governmental Funds
July 31, 2025**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 26,525,045	\$ 17,945,567	\$ 1,412,795	\$ 25,568,945	\$ 24,084,519	\$ 26,809,029	\$ 14,949,946	\$ 137,295,845
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	581,350	-	-	-	-	-	-	581,350
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	167,792	-	-	-	-	-	110,488	278,280
Due from Other Funds	732,353	-	-	-	-	-	12,831	745,184
Intergovernmental Receivable	10,998	247,707	-	-	-	-	-	258,704
Cash - Restricted	246,095	464,929	-	-	-	-	-	711,024
Total Assets	28,263,634	18,658,202	1,412,795	25,568,945	24,084,519	26,809,029	15,073,264	139,870,388
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	409,908	94,903	-	-	-	-	377,870	882,681
Retainage Payable	-	26,562	-	30,554	365,238	436,866	79,885	939,104
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	1,283,334	-	-	-	-	-	-	1,283,334
Due to Other Funds	-	-	458,221	-	-	-	84,614	542,836
Deferred Revenue	1,800,766	247,707	-	-	-	-	123,319	2,171,791
Unearned Revenue	143,490	-	69,686	-	-	-	3,778	216,954
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	3,742,605	369,171	527,907	30,554	365,238	436,866	669,465	6,141,806
Fund Balances:								
Restricted for:								
Capital Projects	-	10,439,637	853,212	24,077,541	6,156,256	18,660,363	5,720,825	65,907,834
Law Enforcement	-	-	-	-	-	-	137,741	137,741
Emergency Telephone Activities	-	-	-	-	-	-	(1,243,172)	(1,243,172)
Debt Service	-	-	-	-	-	-	373,340	373,340
Promotion of Tourism	-	-	-	-	-	-	1,805,960	1,805,960
Assigned for:								
Grant Projects	-	26,000	-	-	-	-	110,802	136,802
Arbitrage	-	-	-	1,106,566	-	-	-	1,106,566
Encumbrances	6,859,324	4,721,319	-	57,262	16,173,925	3,830,367	4,537,714	36,179,910
Unallocated	17,661,706	3,102,074	31,676	297,023	1,389,099	3,881,433	2,960,590	29,323,601
Total Fund Balances	24,521,030	18,289,031	884,888	25,538,392	23,719,280	26,372,163	14,403,799	133,728,582
Total Liabilities and Fund Balances	\$ 28,263,634	\$ 18,658,202	\$ 1,412,795	\$ 25,568,945	\$ 24,084,519	\$ 26,809,029	\$ 15,073,264	\$ 139,870,388

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended July 31, 2025

	Major Governmental Funds						Non-Major	Total
	General	Capital	Capital	S2022 Const	T-SPLOST	T-SPLOST II	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Capital Fund	Capital Fund	Funds	Funds
REVENUES								
Taxes:								
Property Tax	\$ 141,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (23,290)	\$ 118,044
Local Option Sales Tax	-	-	-	-	-	-	-	-
Transportation SPLOST	-	-	-	-	-	-	-	-
Other Taxes	319,420	-	-	-	-	-	-	319,420
Licenses and permits	275,319	-	-	-	-	-	-	275,319
Intergovernmental	13,937	107,260	-	-	-	-	444,658	565,855
Charges for services	427,597	-	-	-	-	-	50,000	477,597
Impact Fees	-	-	-	-	-	-	91,810	91,810
Fines/Forfeitures	251,374	-	-	-	-	-	-	251,374
Investment earnings (Loss)	40,368	26,337	2,104	71,501	95,053	95,434	17,168	347,965
Contributions and Donations	15,907	8,347	-	-	-	-	46	24,300
Misc Revenue	16,731	-	-	-	-	-	-	16,731
Other	-	-	-	-	-	-	-	-
Total revenues	1,501,987	141,944	2,104	71,501	95,053	95,434	580,393	2,488,415
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	-
General government	1,634,962	1,165	-	-	-	-	-	1,636,127
Public safety	6,726,104	43,022	-	-	-	-	568,419	7,337,545
Public works	1,126,257	22,941	-	-	692,529	-	418	1,842,145
Economic and community development	667,268	2,500	-	-	-	-	-	669,768
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	1,468,570	47,202	-	-	-	-	-	1,515,772
Contingency	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-
Debt service:								
Principal	-	-	-	-	-	-	226,006	226,006
Interest	-	-	-	-	-	-	-	-
Other Costs	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	11,623,162	116,829	-	-	692,529	-	794,843	13,227,364
Excess (deficiency) of revenues over (under) expenditures	(10,121,175)	25,114	2,104	71,501	(597,476)	95,434	(214,451)	(10,738,949)
OTHER FINANCING SOURCES (USES)								
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	316,354	316,354
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	-	-	-	-	-	-	-	-
Sale of non-capital assets	-	-	-	-	-	-	-	-
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	-	-	-	-	-	-	316,354	316,354
Net change in fund balances	(10,121,175)	25,114	2,104	71,501	(597,476)	95,434	101,903	(10,422,595)
Fund balances - beginning	34,642,205	18,263,916	882,784	25,466,891	24,316,756	26,276,729	14,301,896	144,151,178
Fund balances - ending	\$ 24,521,030	\$ 18,289,031	\$ 884,888	\$ 25,538,392	\$ 23,719,280	\$ 26,372,163	\$ 14,403,799	\$ 133,728,582

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
July 31, 2025

	Special Revenue							Total Non-major		
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Opioid Settlement Fund	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	\$ 2,447,076	\$ 6,237,896	\$ 491,830	\$ 27,136	\$ 201,455	\$ (732,358)	\$ 78,958	\$ 1,249,329	\$ 4,948,624	\$ 14,949,946
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	110,488	-	110,488
Intergovernmental Receivable	-	-	-	-	12,831	-	-	-	-	12,831
Due From Other Funds	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	2,447,076	6,237,896	491,830	27,136	214,285	(732,358)	78,958	1,359,818	4,948,624	15,073,264
LIABILITIES										
Accounts Payable	369,079	-	-	-	2,224	4,809	-	-	1,758	377,870
Retainage Payable	-	8,721	-	-	-	-	-	-	71,164	79,885
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	84,614	-	-	-	84,614
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	12,831	-	-	110,488	-	123,319
Unearned Revenue	-	-	-	-	-	-	-	3,778	-	3,778
Total Liabilities	369,079	8,721	-	-	15,054	89,423	-	114,266	72,923	669,465
FUND BALANCES										
Restricted:										
Capital Projects	-	3,339,360	-	-	-	-	-	-	2,381,465	5,720,825
Law Enforcement	-	-	110,605	27,136	-	-	0	-	-	137,741
Promotion of Tourism	1,805,960	-	-	-	-	-	-	-	-	1,805,960
Emergency Telephone Activities	-	-	-	-	-	(1,243,172)	-	-	-	(1,243,172)
Debt Service	-	-	-	-	-	-	-	373,340	-	373,340
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	110,802	-	-	-	-	110,802
Encumbrances	-	1,827,463	-	-	50,000	421,392	-	-	2,238,859	4,537,714
Unallocated	272,037	1,062,351	381,225	-	38,429	-	78,958	872,212	255,378	2,960,590
Total Fund Balances	2,077,997	6,229,175	491,830	27,136	199,231	(821,781)	78,958	1,245,552	4,875,701	14,403,799
Total Liabilities and Fund Balances	\$ 2,447,076	\$ 6,237,896	\$ 491,830	\$ 27,136	\$ 214,285	\$ (732,358)	\$ 78,958	\$ 1,359,818	\$ 4,948,624	\$ 15,073,264

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended July 31, 2025

			Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	Opioid Settlement Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds	
REVENUES:											
Hotel Motel Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property tax	-	-	-	-	-	-	-	(23,290)	-	-	(23,290)
Charges for Service	-	-	-	-	50,000	-	-	-	-	-	50,000
Impact Fees	-	91,810	-	-	-	-	-	-	-	-	91,810
Forfeiture Income	-	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	444,658	-	-	-	-	444,658
Contributions & Donations	-	-	-	-	46	-	-	-	-	-	46
Investment Earnings (Loss)	2,759	9,088	-	-	226	(3,040)	-	1,629	6,506	-	17,168
Other	-	-	-	-	-	-	-	-	-	-	-
Total revenues	2,759	100,898	-	-	50,272	441,618	-	(21,661)	6,506	-	580,393
EXPENDITURES:											
Tourism	-	-	-	-	-	-	-	-	-	-	-
Community Development	-	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	-	-	-	-	-	-	-	-	-	-
Public Safety	-	-	-	-	-	568,419	-	-	-	-	568,419
Public Works	-	-	-	-	-	-	-	-	418	-	418
General Government	-	-	-	-	-	-	-	-	-	-	-
Debt Service:	-	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	226,006	-	-	-	-	226,006
Interest	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-	-
Total expenditures	-	-	-	-	-	794,426	-	-	418	-	794,843
Excess (deficiency) of revenues over expenditures	2,759	100,898	-	-	50,272	(352,807)	-	(21,661)	6,088	-	(214,451)
OTHER FINANCING SOURCES (USES):											
Transfers in / out:											
General fund	316,354	-	-	-	-	-	-	-	-	-	316,354
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-	-
Total other financing sources	316,354	-	-	-	-	-	-	-	-	-	316,354
Net change in fund balances	319,113	100,898	-	-	50,272	(352,807)	-	(21,661)	6,088	-	101,903
Fund balances - beginning	1,758,884	6,128,277	491,830	27,136	148,959	(468,973)	78,958	1,267,213	4,869,613	-	14,301,896
Fund balances - ending	\$ 2,077,997	\$ 6,229,175	\$ 491,830	\$ 27,136	\$ 199,231	\$ (821,781)	\$ 78,958	\$ 1,245,552	\$ 4,875,701	\$ -	\$ 14,403,799

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
July 31, 2025

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,743,715
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	7,921
Prepaid Insurance Expenses	-
Total Current Assets	<u>1,751,636</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,751,636</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	16,381
Accounts Payable/ Customer Credit Balances	29,711
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	1,222
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>47,315</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>47,315</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,704,322
Total Net Assets	<u>1,704,322</u>
Total Liabilities & Net Assets	<u>\$ 1,751,636</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended July 31, 2025

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 5,811
Misc Revenue	-
Total operating revenues	<u>5,811</u>
Operating expenses:	
Administration	5,992,353
Non-departmental	-
Total operating expenses	<u>5,992,353</u>
Operating Gain (loss)	(5,986,543)
Non-operating revenues (expenses):	
Investment earnings (Loss)	2,534
Total non-operating revenue (expenses)	<u>2,534</u>
Income (loss) before transfers	(5,984,008)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(5,984,008)
Total net assets-beginning	<u>1,716,722</u>
Total net assets-ending (net of encumbrances)	<u>(4,267,287)</u>
Adjustments to GAAP basis:	
Encumbrances	5,971,608
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 1,704,322</u>

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of July 31, 2025 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ -		\$ -
99575100-361000	Investment Earnings	-	1,234		(1,234)
	subtotal	\$ -	\$ 1,234		\$ (1,234)
(1) 99575100-395000	Carryforward Fund Balance	\$ 502,635	\$ -		\$ 502,635
	subtotal	\$ 502,635	\$ -		\$ 502,635
	Total	\$ 502,635	\$ 1,234		\$ 501,401
Expenditures					
99575100-571000	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-521200-C2529	Market Feasibility Study	139,100	-	139,100	-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
	subtotal	\$ 242,548	\$ -	\$ 139,100	\$ 103,448
99575100-579000	Reserve	\$ 260,087	\$ -	\$ -	\$ 260,087
	Total	\$ 502,635	\$ -	\$ 139,100	\$ 363,535

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	\$ 502,635
Revenues collected to date	1,234
Expenditures incurred to date	-
Fund Balance*	\$ 503,869
Fund Balance Allocation (forecasted):	
Non-Spendable (unspent/remaining project allocations)	\$ 242,548
Spendable (available for investment by the Board)	261,321
	\$ 503,869

* May differ from the Fund Balance figures in the attached Balance Sheet due to forecasted revenue collections that are anticipated, but not yet collected.

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
July 31, 2025

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 503,869
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets	503,869
---------------------	----------------

LIABILITIES

Current Liabilities:

Accounts Payable	-
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	-

Current Liabilities Payable from Restricted Assets:

	-
Total Current Liabilities Payable from Restricted Assets	-

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	-
Total Liabilities	-

Fund Balance

Restricted	242,548
Unallocated	261,321
Total Fund Balance	503,869

Total Liabilities & Fund Balance	\$ 503,869
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended July 31, 2025

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ -
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	1,234
Miscellaneous Revenue	<u>-</u>
Total Revenues	<u><u>1,234</u></u>
Expenditures	
Economic Development	139,100
Maintenance Contracts	-
Donation to private source	-
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u><u>139,100</u></u>
Excess (deficiency) of revenues over (under) expenditures	(137,866)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(137,866)
Fund Balance, Beginning of Year	<u><u>502,635</u></u>
Encumbrances	139,100
Fund Balance, End of Year	<u><u>503,869</u></u>





STAFF REPORT

Department: Legal
Submitted By: Molly Esswein
Meeting Date: September 22, 2025

AGENDA ITEM:

Consent Order and Final Judgment: Cumming Street - Parcel 9

Consideration and approval of the ratification of a Final Order and Judgment in the amount of \$43,000 for Tax Parcel No. 22 498212540108 / Parcel 9 of the Cumming Street Project (Parcel Owner: Richard Skuse and Ashleigh Skuse).

STAFF RECOMMENDATION:

Approve the ratification of a Final Order and Judgment in the amount of \$43,000 for Tax Parcel No. 22 498212540108 / Parcel 9 of the Cumming Street Project (Parcel Owner: Richard Skuse and Ashleigh Skuse).

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

The Consent Order and Final Judgment for this parcel (which is part of the Cumming Street Improvements Project) has been entered by the Court and is attached to this item. A vote ratifying these settlements will need to be taken in order to conclude this condemnation action. Once payment has been made and the funds have been distributed, this matter will be concluded and the file will be closed.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. Consent Order and Final Judgment - Cumming Street Parcel 09

**IN THE SUPERIOR COURT OF FULTON COUNTY
STATE OF GEORGIA**

CITY OF ALPHARETTA, GEORGIA,	)	
	)	
Condemnor,	)	
	)	
v.	)	CIVIL ACTION FILE
	)	NO. 25CV005565
0.03 ACRES OF FEE SIMPLE RIGHT OF	)	
WAY; 1,623.10 SQUARE FEET OF	)	
TEMPORARY CONSTRUCTION EASEMENT;	)	
RICHARD SKUSE; ASHLEIGH SKUSE;	)	
TRUIST FINANCIAL CORPORATION;	)	
MORTGAGE ELECTRONIC REGISTRATION	)	
SYSTEMS, INC. AS NOMINEE FOR EVERETT	)	
FINANCIAL, INC. d/b/a SUPREME LENDING;	)	
FULTON COUNTY TAX COMMISSIONER;	)	
FULTON COUNTY PROBATE COURT JUDGE,	)	
	)	
Condemnees.	)	

CONSENT ORDER AND FINAL JUDGMENT

The above-styled case is before the Court pursuant to the consent of Condemnees Richard Skuse and Ashleigh Skuse (collectively referred to as “Condemnees”) and Condemnor City of Alpharetta, Georgia (“Condemnor”).

WHEREAS, pursuant to O.C.G.A. § 32-3-1 et seq., Condemnor acquired certain property and property rights as are more particularly described in the Petition and Declaration of Taking, filed with the Clerk of Fulton County Superior Court on April 25, 2025; and,

WHEREAS, Condemnor previously deposited the sum of Twenty-Five Thousand One Hundred and 00/100 Dollars (\$25,100.00) into the Registry of the Clerk of Superior Court of Fulton County as the Condemnor’s estimate of just and adequate compensation for the property rights acquired on the date of filing; and,

WHEREAS, all parties having an interest in the property condemned have been served according to law; and,

WHEREAS, Condemnees Richard Skuse and Ashleigh Skuse timely filed a Notice of Appeal contesting the amount of just and adequate compensation or a claim for any interest in the condemnation proceedings; and,

WHEREAS, no other party has an active claim for or appealed the estimate of just and adequate compensation or has otherwise challenged Condemnor's right to acquire the property rights acquired in the instant action; and,

WHEREAS, the undersigned parties desire to reach a full and final settlement of the instant action, including a final determination of all issues raised or which could have been raised in the case; and,

WHEREAS, Condemnor and Condemnees have stipulated and agreed that the sum of Forty-Three Thousand and 00/100 Dollars (\$43,000.00) (hereinafter "Total Just and Adequate Compensation"), constitutes just and adequate compensation for all of the property, rights, and interests acquired or damaged by the acquisition of the property set forth in the Declaration of Taking; and,

WHEREAS, Condemnor asserts no interest in determination as to which party is entitled to any portion of the award of total just and adequate compensation established hereby (see, O.C.G.A. § 22-2-139).

WHEREAS, Condemnees wish to accept the total amount of Forty-Three Thousand and 00/100 Dollars (\$43,000.00) in full settlement of the property rights condemned in this matter and forever waive any and all further compensation, claims, and damages that may have been brought by Condemnees in this proceeding; and,

NOW, THEREFORE, it is hereby Ordered and Adjudged as follows:

1.

That just and adequate compensation due to Condemnees for the acquisition of the property rights including the land acquired by virtue of this action is Forty-Three Thousand and 00/100 Dollars (\$43,000.00), and Judgment is hereby entered in that amount.

2.

That upon thirty (30) days from the date of entering this Consent Order and Final Judgment, the Condemnor shall deposit and the Fulton County Superior Court Clerk shall accept an additional \$17,900.00 in to the Registry of the Clerk of Superior Court of Fulton County.

3.

Upon payment and distribution of the funds as prescribed by law, the matter shall be concluded, and the file shall be closed.

SO ORDERED, this _____ day of _____, 2025.

THE HONORABLE JANE BARWICK
SUPERIOR COURT OF FULTON COUNTY
ATLANTA JUDICIAL CIRCUIT

(signatures continue on following page)

Prepared, consented to, and submitted by:

Consented to by:

JARRARD & DAVIS, LLP

WILLIAMS TEUSINK, LLC

/s/ Priya M. Patel

Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya M. Patel
Georgia Bar No. 869743

222 Webb Street
Cumming, Georgia 30040
(678) 455-7150 – telephone
(678) 455-7149 – facsimile
patrickj@jarrard-davis.com
ppatel@jarrard-davis.com

*Attorneys for Condemnor
the City of Alpharetta, Georgia*

/s/ R. Lawton Jordan III*

R. Lawton Jordan
Georgia Bar No. 404995
Gilbert Morales
Georgia Bar No. 717894
*(*by Priya M. Patel with express permission)*

312 Sycamore Street
Decatur, Georgia 30030
(404) 373-9590 – telephone
ljordan@williamsteusink.com
gmorales@williamsteusink.com

*Attorneys for Condemnees Richard Skuse and
Ashleigh Skuse*

DISTRIBUTION LIST (via USPS Mail):



STAFF REPORT

Department: Community Development

Submitted By: Michael Woodman

Meeting Date: September 22, 2025

AGENDA ITEM:

Public Access Easement Agreement: Dogwood Square

Consideration of approval of acceptance of a Public Access Easement Agreement between CSHF of Georgia, Inc., Dogwood Square, and the City of Alpharetta for a future Alpha Loop connection across Janis Lane to Old Milton Parkway and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the acceptance of the Public Access Easement related to Dogwood Square.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

The developer for Dogwood Square seeks to dedicate a ten-foot (10') wide public access easement to the City through their development to provide a future connection to Alpha Loop. This easement will allow the City to provide a connection to the Alpha Loop across Janis Lane in order to connect The Maxwell Development to Old Milton Parkway. A condition of zoning related to a recent variance and parking special exception at Dogwood Square required that the developer dedicate a public access easement to the City for a future Alpha Loop connection, as depicted in Exhibit A.

ALTERNATIVES:

Do not accept the public access easement and forego the opportunity to connect to the Alpha Loop.

ATTACHMENTS:

1. Public Access Easement Agreement
2. Exhibit A

After Recording, Please Return To:

Jeff M. Strickland, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

Re. Tax Parcel No.
12 258406950997

STATE OF GEORGIA
COUNTY OF FULTON

PUBLIC ACCESS EASEMENT AGREEMENT
(Dogwood Development /Alpha Loop)

THIS PUBLIC ACCESS EASEMENT AGREEMENT (the "Agreement") is made and entered into this ___ day of _____, 2025, by and between **CSHF OF GEORGIA, INC.**, a Georgia nonprofit corporation ("CSHF"), **DOGWOOD SQUARE, L.P.**, a Georgia limited partnership ("Lessee"; along with CSHF being hereinafter collectively referred to as "Grantor"), and the **CITY OF ALPHARETTA**, a Georgia municipal corporation (the "City" or "Grantee").

WITNESSETH:

WHEREAS, CSHF is the fee owner, and Lessee owns a leasehold interest, in that certain real property located in the City of Alpharetta, Fulton County, Georgia, being located at 555 Janis Lane, Alpharetta, Georgia, with assigned Fulton County Tax Parcel No. 12 258406950997, and being more particularly described at Exhibit "A," attached hereto and incorporated herein by reference (the "Grantor Property"); and

WHEREAS, Grantor desires to grant to the City a public access easement on, over and across only the portion of the Grantor Property which is depicted as the 966.2 square foot (more or less) area and cross-hatched and labeled as the "Proposed 10' Access Easement" on the

ALTA/NSPS Land Title Survey for Dogwood Square, L.P., a Georgia limited partnership, Pinnacle Bank, a Georgia state-chartered bank, its successors and/or assigns, as their interests may appear, ATEP Dogwood Square-GA, LLC, its successors and/or assigns and First American Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated June 20, 2025 and last revised on August 29, 2025 (FN:218-E-189), a copy of which plat is attached hereto as Exhibit "B" and by this reference made a part hereof (the "Easement Parcel") for the sole purposes of public pedestrian access across the Grantor Property; and

WHEREAS, as depicted on the plat attached as Exhibit "B," the centerline of the Easement Parcel extends from the northern margin of the existing trail easement area (see Deed Book 59028, Page 442) to the centerline of an unnamed creek, said creek centerline also being the northern property line of the Grantor Property; and

WHEREAS, the City, by accepting and recording this Agreement, agrees to accept the grant and dedication of public accessibility onto the Easement Property under the terms hereinafter specified.

NOW, THEREFORE, in consideration of the premises, Grantor has donated, granted, remised, released and conveyed, and by these presents does hereby donate, grant, remise, release and convey unto the City, a permanent, non-exclusive perpetual access easement in, to, over and through the Easement Parcel, subject to the following terms, covenants, conditions, restrictions and reservations:

1. Conditions and Obligations with Respect to the Easement.

(a) The Easement Parcel shall be used solely for passive public access purposes, which shall be limited to walking, jogging, bicycle riding, and similar activities. Members of the general public shall have free access and use of the Easement Property for the sole purposes herein specified, subject to the laws and ordinances of the City and this Agreement; provided, that this instrument shall not be construed to permit the City or the public at large to access any property of the Grantor other than the Easement Parcel.

(b) Grantor shall have the right to maintain and repair the property located within the Easement Parcel. Such right shall include the right to temporarily cut off access to the Easement Parcel by the public. All repair and maintenance within the Easement Parcel by Grantor shall be conducted (i) at its sole cost and expense, (ii) in a good and workmanlike manner, (iii) in accordance with all laws, rules and regulations, and (iv) subject to this Agreement and to all existing recorded declarations, encumbrances, easements and rights of others in and to the Easement Parcel.

(c) Grantor and the City acknowledge and agree that Grantor retains and owns certain property (the "Retained Property") located immediately adjacent to the Easement Parcel. For the benefit of Grantor and its successors and assigns and the Retained Property, Grantor hereby reserves the right to continue to use the Easement Parcel for all purposes not materially inconsistent with this Agreement and the public's access to and use of the Easement Parcel.

(d) The City warrants and agrees that the presence of this easement upon Grantor's Property shall not negatively diminish, impact, affect or impair any density or green space calculations for any current or future use or development of the Grantor Property.

(e) If it is judicially determined that the City has abandoned the Easement Parcel, the easement granted by this Agreement shall automatically terminate and the City shall execute and record in the appropriate public records such instruments as Grantor may reasonably request in confirmation thereof.

(f) Grantor reserves all of its right, title, and interest in and to the Easement Parcel incident to the fee estate thereof and for any and all purposes not inconsistent with the use of such area as expressly permitted herein.

2. Indemnification. To the extent permitted by law, the City hereby indemnifies and holds Grantor (and Grantor's successor and assigns) harmless from and against any cost, expense, loss, damage, liability, claim and cause of action, including reasonable attorneys' fees and court costs (collectively, the "Losses") to the extent arising or resulting from the uses of the Easement Parcel granted hereunder to the City, excluding, however, those claims, costs, expenses, injuries, damages and liabilities which arise or accrue as the result of the negligence of Grantor (and Grantor's successors and assigns). Nothing contained in this Agreement shall be construed to be waiver of City's sovereign immunity or any individual's qualified, good faith or official immunities. Additionally, the Grantor agrees that the City is under no obligation to procure any additional insurance related to any obligations hereunder.
3. Successors and Assigns. The easement contained herein shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors in title of their respective estates in the Easement Parcel and the Retained Property; provided the terms and obligations herein are only personal to and enforceable against the Grantee and Grantor or their successors-in-title, as the case may be, owning title (fee or easement) to the Easement Parcel at the time any liability or claim arising under this Agreement shall have accrued; it being intended that upon the conveyance of title by a party, the party conveying title shall thereupon be released of any liability hereunder as to the property conveyed for any breach of this Agreement or claim arising under this Agreement to the extent accruing after the date of such conveyance.
4. Entire Agreement. This Agreement constitutes the entire understanding and agreement between the Grantee and Grantor relating to the subject matter hereof and may not be amended, waived or discharged except by instrument in writing executed by the party against which enforcement of such amendment, waiver or discharge is sought.
5. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

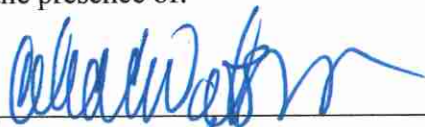
(signature page follows)

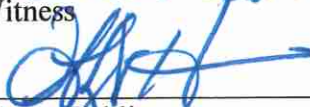
IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals on the day and year first written above.

"GRANTOR"

DOGWOOD SQUARE, L.P.,

Signed, sealed and delivered
a Georgia limited partnership
in the presence of:



Witness


Notary Public

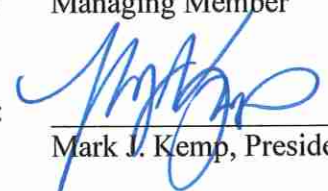
By: Rebuild America-Alpharetta, LLC,
a Georgia limited liability company
Its: General Partner

By: Rebuild America, Inc.,
a California nonprofit public benefit
corporation
Its: Managing Member

My Commission Expires:

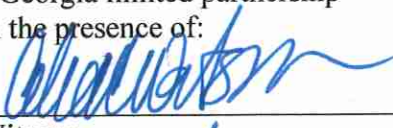
[NOTARY SEAL]

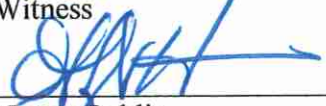


By: 

Mark J. Kemp, President

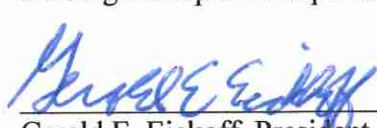
Signed, sealed and delivered
a Georgia limited partnership
in the presence of:



Witness


Notary Public

CSHF OF GEORGIA, INC.,
a Georgia nonprofit corporation

By: 

Gerald E. Eickoff, President

My Commission Expires:

[NOTARY SEAL]



(signatures continued from previous page)

“GRANTEE”

Signed, sealed and delivered
in the presence of:

CITY OF ALPHARETTA, a
municipal corporation of the State of
Georgia

Witness

By: _____
Jim Gilvin, Mayor

Notary Public
My Commission Expires:

Attest: _____
Lauren Shapiro, City Clerk

[NOTARY SEAL]

EXHIBIT "A"

GRANTOR PROPERTY DESCRIPTION

The real property, totaling approximately 3.1 acres, conveyed in that certain Warranty Deed from 400 Associates, Inc. (as Grantor), to CSHF of Georgia, Inc. (as Grantee), dated July 18, 1985, recorded in Deed Book 9615, Page 68, Fulton County, Georgia, Records; as corrected in instrument between same parties filed January 8, 1986, recorded in Deed Book 9911, Page 65, aforesaid records.

EXHIBIT "B"

EASEMENT PARCEL DEPICTION

All that tract or parcel of land lying and being in Land Lots 695 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the northwestern end of the mitered intersection of the southeastern right of way line of State Route 9 (right of way width varies) and the northern right of way line of Janis Lane (right of way width varies); thence proceeding along said right of way line of Janis Lane the following courses and distances: South 28 degrees 57 minutes 12 seconds East a distance of 10.75 feet to a point and South 89 degrees 57 minutes 17 seconds East a distance of 112.31 feet to a 1 inch open top pipe found, South 85 degrees 38 minutes 25 seconds East a distance of 31.85 feet to a 1/2 inch rebar set;

thence along the eastern the right of way line of Janis Lane South 00 degrees 19 minutes 47 seconds West a distance of 56.45 feet to a 1/2 inch rebar set;

thence leaving said right of way South 88 degrees 40 minutes 20 seconds East a distance of 111.96 feet to a 1/2 inch rebar set;

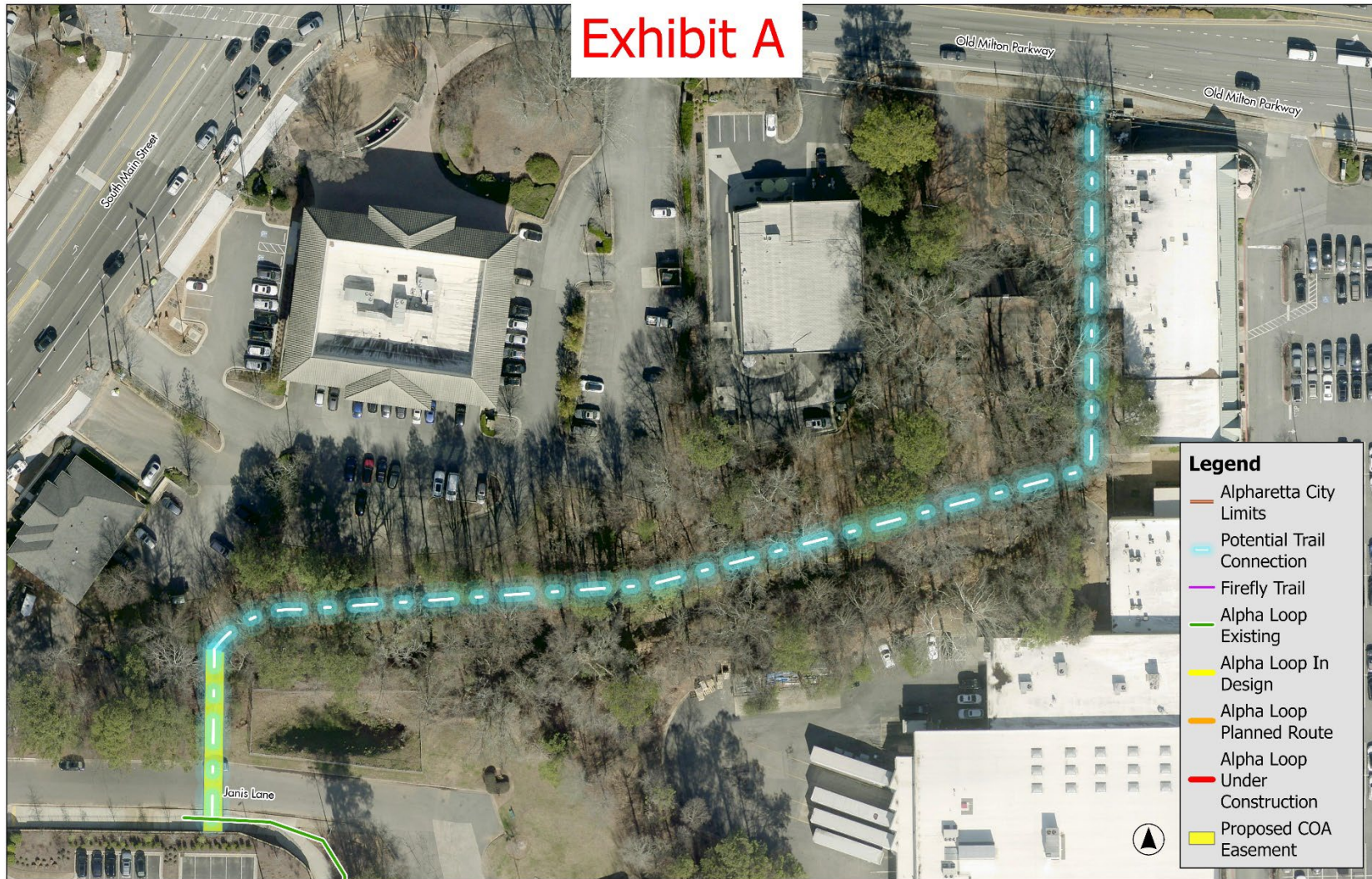
thence North 50 degrees 14 minutes 57 seconds West a distance of 26.62 feet to the northerly margin of an existing trail easement area (per deed book 59028, page 442), said point being the Point of Beginning.

From the Point of Beginning, as thus established, and proceeding North 00 degrees 38 minutes 13 seconds East a distance of 96.62+/- along the centerline of a 10 foot wide access easement running from the northern margin of the existing trail easement area (per deed book 59028, page 442) to the centerline of an unnamed creek.

Said 10 foot wide easement centerline extends to the centerline of the creek, said creek also being the northern property line of the parcel described in deed book 9615, page 68 and 9911, page 65. The extent of the 10 foot wide access easement is limited to area between the existing trail easement and said property line.

The above described property is shown as "Proposed 10' Access Easement" on the ALTA/NSPS Land Title Survey for Dogwood Square, L.P., a Georgia limited partnership, Pinnacle Bank, a Georgia state-chartered bank, its successors and/or assigns, as their interests may appear, ATEP Dogwood Square-GA, LLC, its successors and/or assigns and First American Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated June 20, 2025 and last revised on August 29, 2025 (FN:218-E-189).

Exhibit A





CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: September 22, 2025

AGENDA ITEM: CU-25-14 IMAGE STUDIOS – WINDWARD MASTER PLAN POD 4

The applicant, Dele Oladeji, is requesting a conditional use to allow 'Spa Services' businesses to operate in Image Studios which will occupy a 8,304 square foot suite in the Terraces at Windward shopping center. Image Studios leases suites to a variety of beauty, health, and wellness personal services providers. The applicant requests the following 'Spa Services': massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal. The subject property is located at 3070 Windward Plaza, Suite T & U.

This item was considered at the September 4, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 7-0

STAFF RECOMMENDATION:

Approve CU-25-14 Image Studios – Windward Master Plan Pod 4, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 3070 Windward Plaza, Suite T & U and limited to no more than 4,000 square feet.
2. Conditional use approval shall be limited to Image Studios.
3. 'Spa Services' shall be limited to massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal services.
4. Hours of operation shall be Monday – Sunday 8:00 AM – 9:00 PM.
5. 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.

ITEM DESCRIPTION:

The submitted request, if approved, would allow 'Spa Services' businesses to operate in Image Studios which will occupy a 8,304 square foot suite in the Terraces at Windward shopping center. The public hearing application states that the business would like to allow massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal services to complement the variety of beauty, health, and wellness personal services provided with this business. The subject property is located at 3070 Windward Plaza, Suite T & U.

The property is zoned CUP (Community Unit Plan), subject to the Windward Master Plan Pod 4, which is designated Commercial. 'Spa Services' was previously added to Pod 4 with the approval of a master plan amendment and conditional use for Hanna Day Spa in 2013. That business has since vacated the premises. All surrounding properties are zoned CUP subject to the Windward Master Plan. Travelers Insurance office building is located to the north, Activate Games and a small retail building are located to the west, Hilton Garden Inn and three (3) office buildings are located to the south, and the former Wells Fargo is located to the east. The

comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's request.

Terraces at Windward shopping center is an 8-acre property developed with a one (1) story, 64,000 square foot retail strip center with two (2) retail outbuildings. A variety of businesses operate in the retail center, including Mellow Mushroom, J.Christopher's, The UPS Store, Helium Comedy Club, Activate Games, and Firefly to name a few. The applicant's business is located in Suites T & U of the shopping center.

Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as, "A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business." The use is allowed as a permitted use in the LI (Light Industrial) zoning district and as a conditional use in the CUP, O-I (Office-Institutional), O-P (Office-Professional), C-1 (Neighborhood Commercial), C-2 (General Commercial), PSC (Planned Shopping Center), and MU (Mixed Use) zoning districts.

Image Studios leases suites to cosmetologists, hair stylists, estheticians, and other similar personal service providers. The business will have 40 suites for lease. The zoning of the property and underlying master plan allow Image Studios to offer a variety of beauty, health, and wellness personal services that do not require a customer to disrobe. The applicant requests a conditional use to allow 'Spa Services' for the following services: massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal. Hours of operation for the business are Monday – Sunday 8:00 AM – 9:00 PM.

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 Terraces at Windward shopping center was developed in compliance with site access standards and the applicant's proposal would not negatively impact traffic 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 subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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 proposed retail personal service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Terraces at Windward shopping center. If approved, 'Spa Services' uses should be limited to no more than 4,000 square feet of the space in order to comply with the City's definition of 'Spa Services'.

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 proposed retail service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Terraces at Windward shopping center.

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 proposed retail personal service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Terraces at Windward shopping center.

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: The nearest business approved for 'Spa Services' is Signature Nails & Spa at 3055 North Point Parkway, which is approximately 1.65-miles to the southwest of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in retail corridors and shopping centers. The proposed use would complement the beauty services offered at the applicant's business. If approved, conditions should be established that regulate and limit an expansion of services and signage.

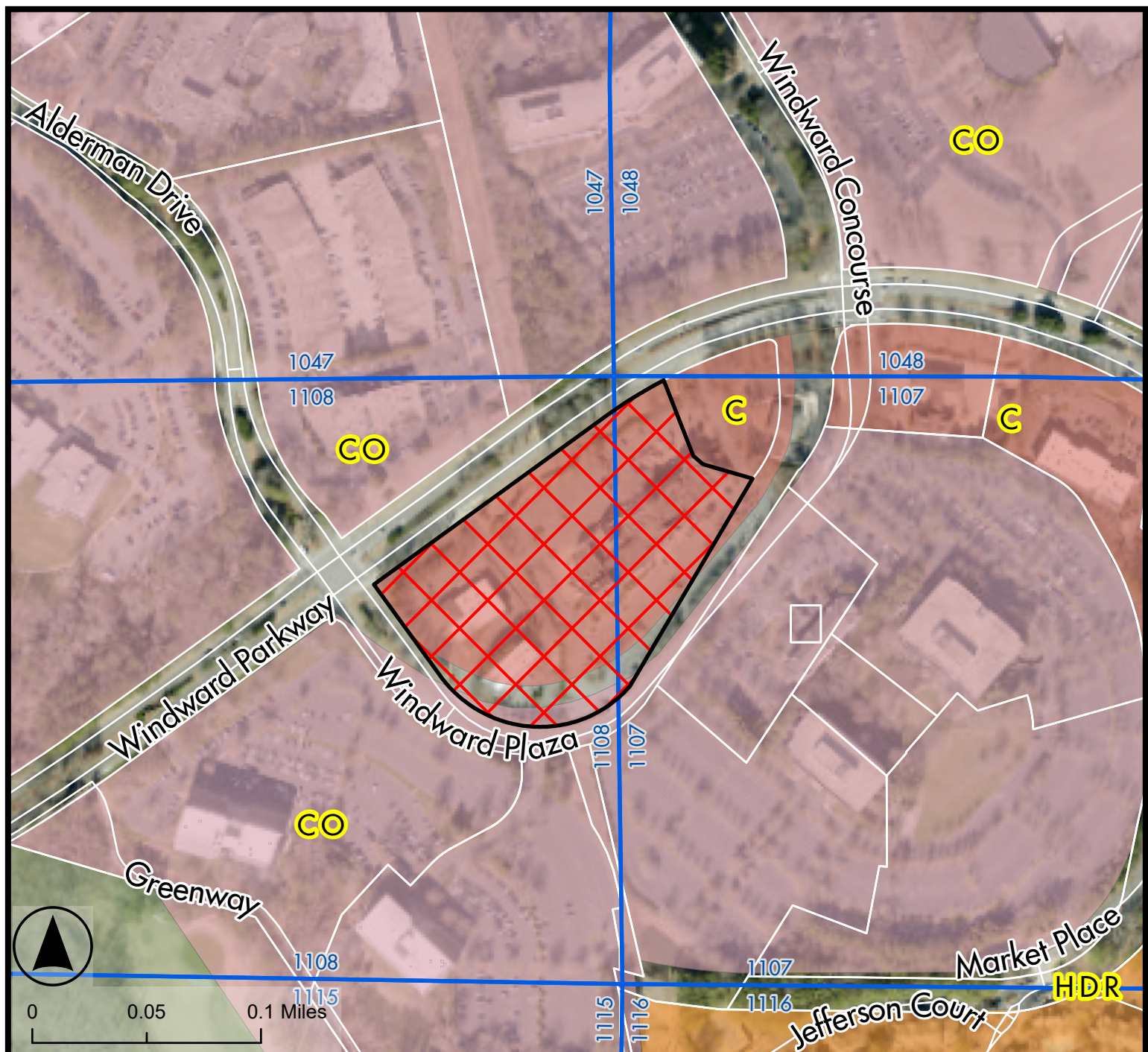
CITIZEN PARTICIPATION PLAN

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. The applicant provided several letters of support, including from existing tenants operating in the Terraces at Windward shopping center.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on August 13, 2025. There was one (1) sign-in on the public comment sheet from the owner of Marble Nail Salon & Spa listing the services offered by that business.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Application



Legend

- CU-25-14
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040
- Commercial
- Corporate Office
- High Density Residential
- Parks, Recreation, Open Space

Future Land Use Map

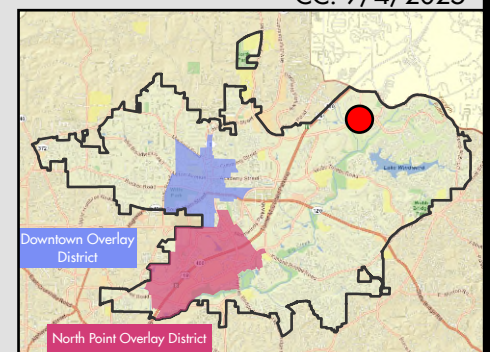
Image Studios - Windward MP
3070 Windward Plaza

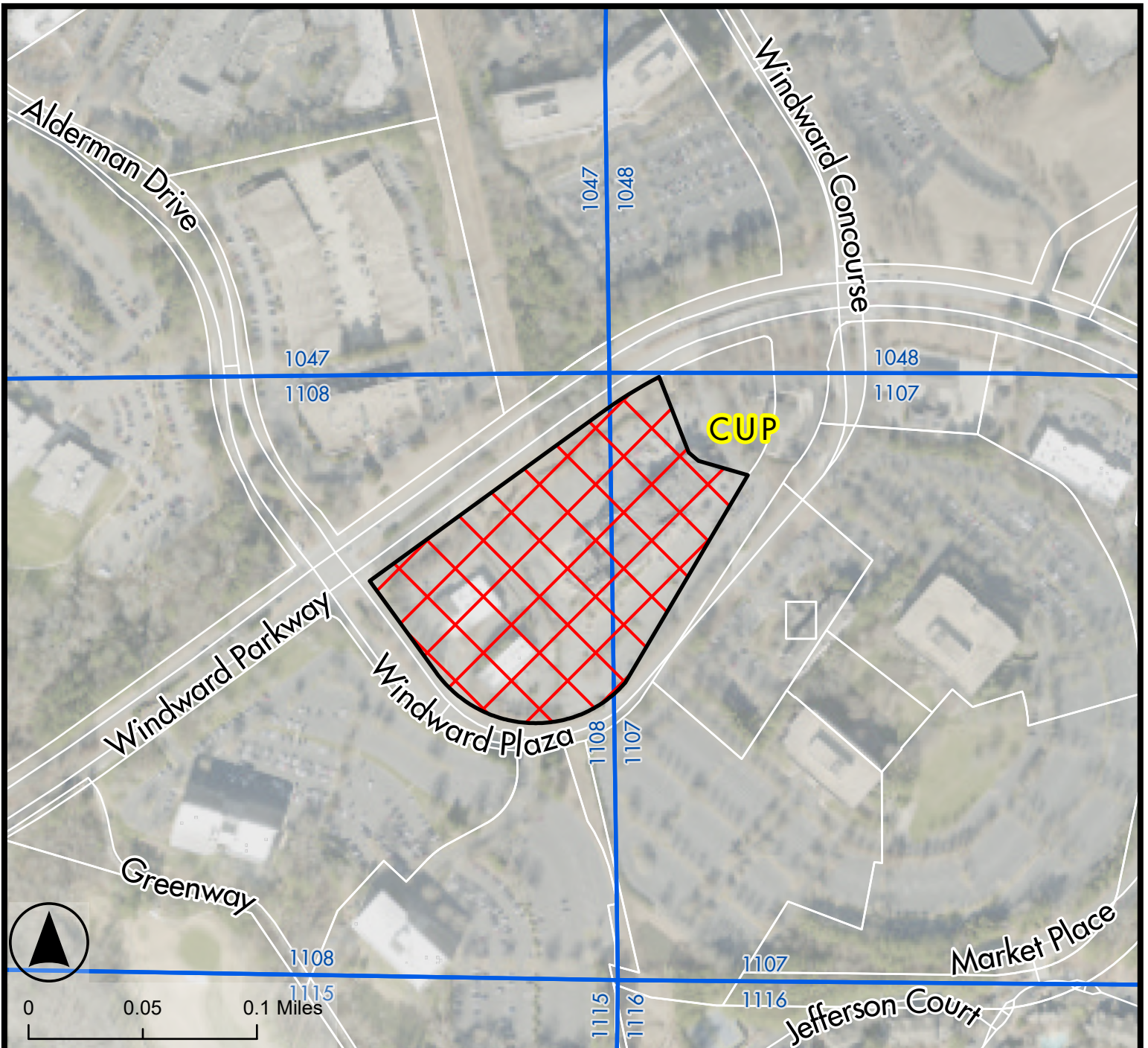
CU-25-14

D/LL: 2/1/1108 & 1107

PC: 9/22/2025

CC: 9/4/2025





Legend

-  CU-25-14
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  CUP Community Unit Plan

Zoning Map

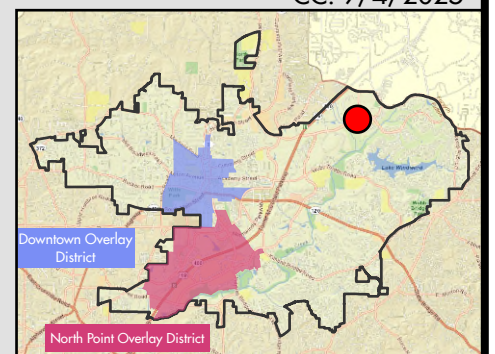
Image Studios - Windward MP
3070 Windward Plaza

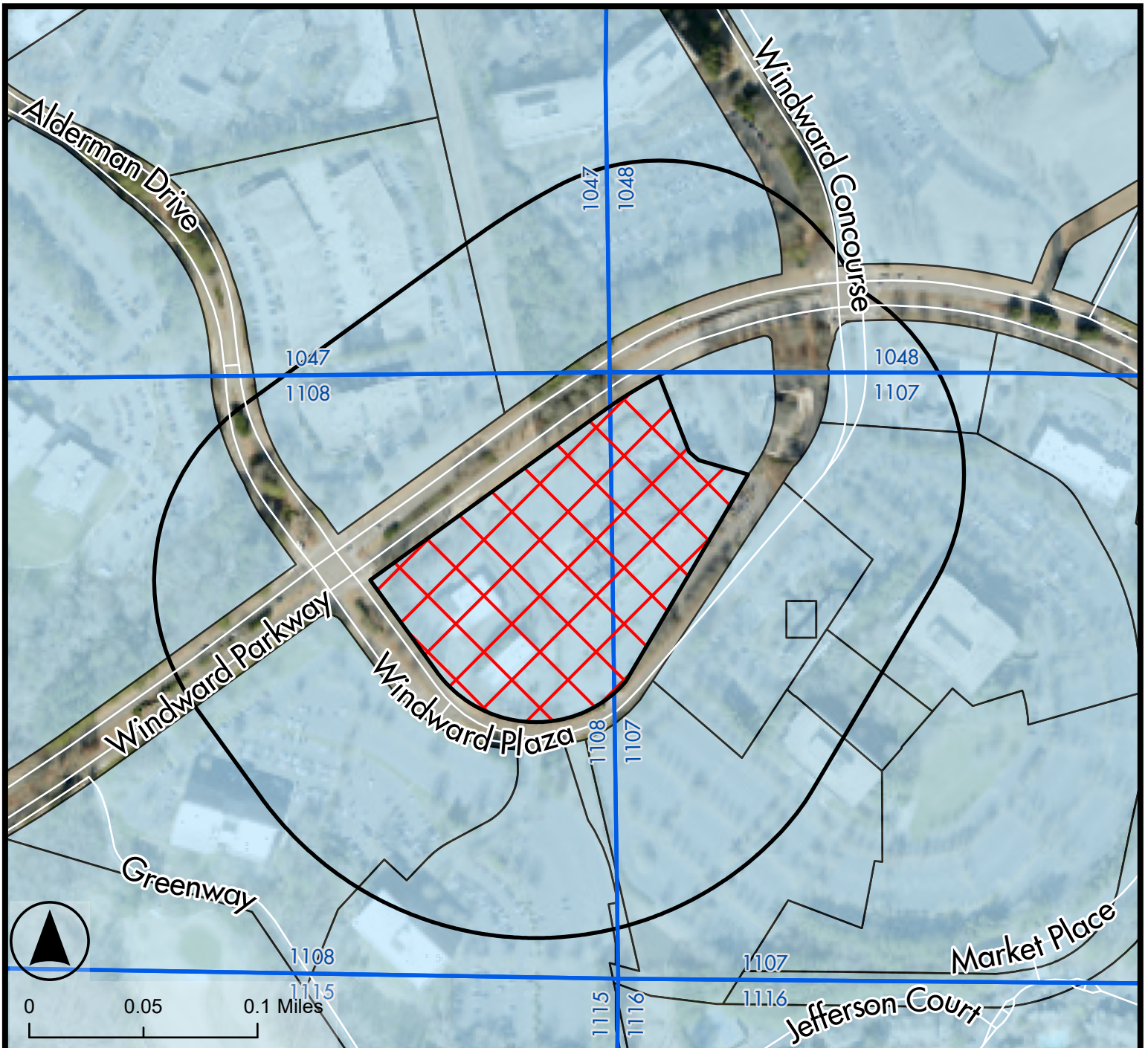
CU-25-14

D/LL: 2/1/1108 & 1107

PC: 9/22/2025

CC: 9/4/2025





Legend

-  CU-25-14
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

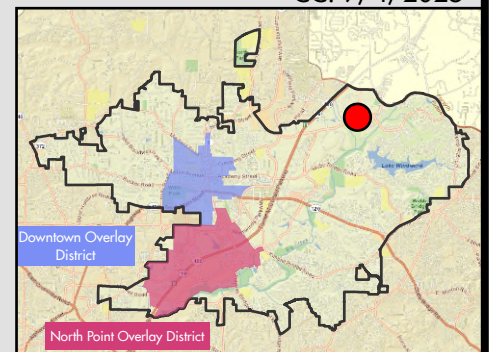
Image Studios - Woodward MP
3070 Woodward Plaza

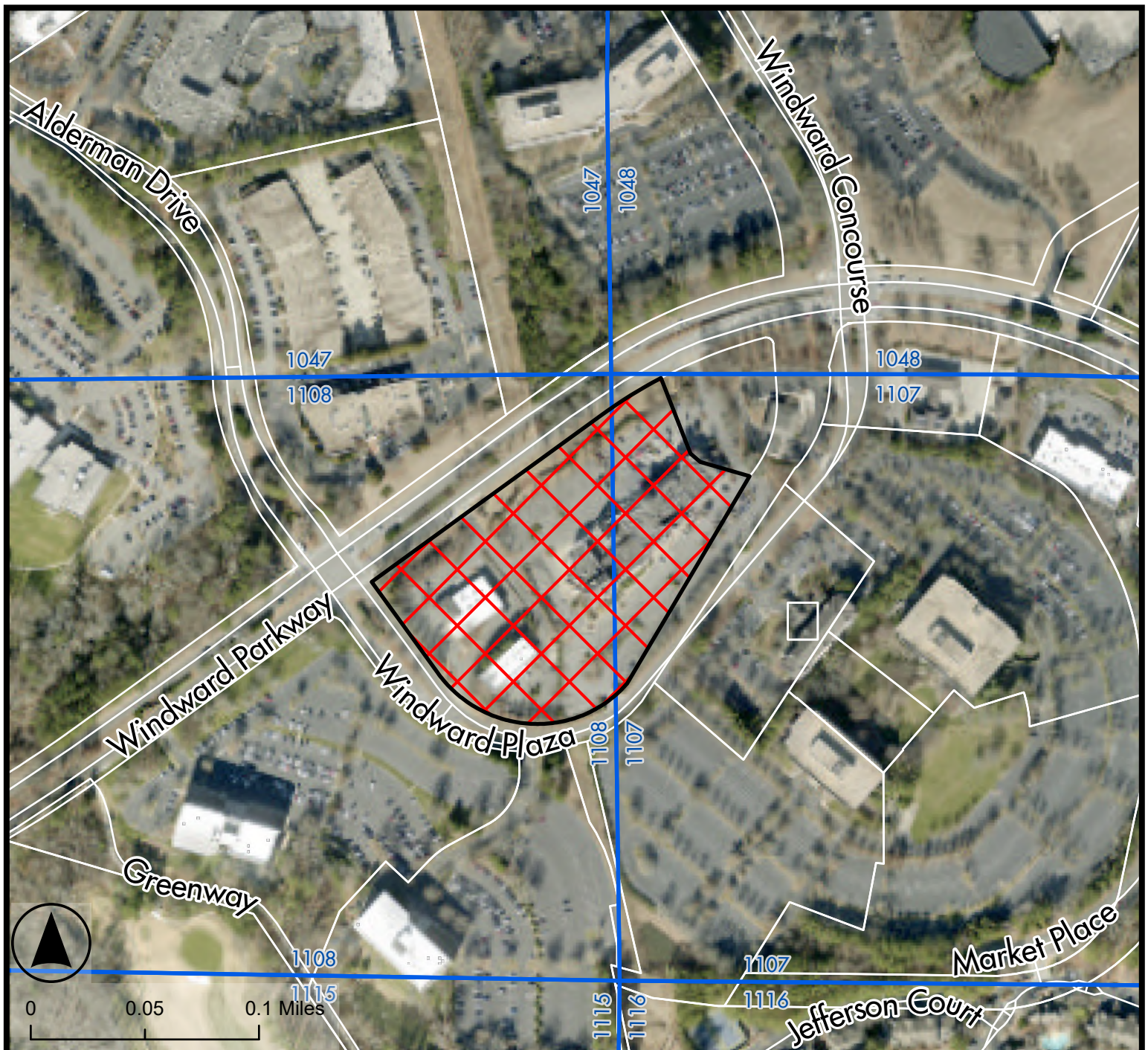
CU-25-14

D/LL: 2/1/1108 & 1107

PC: 9/22/2025

CC: 9/4/2025





Legend

-  CU-25-14
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

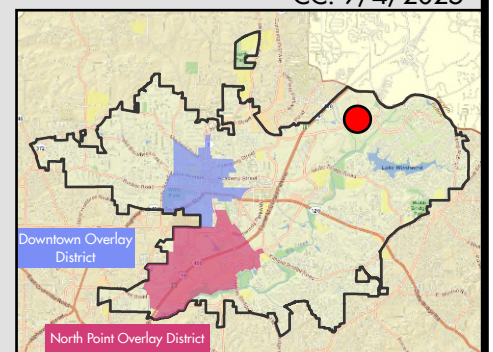
Image Studios - Woodward MP
3070 Woodward Plaza

CU-25-14

D/LL: 2/1/1108 & 1107

PC: 9/22/2025

CC: 9/4/2025



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	CU-25- 14
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: Dele Oladeji Telephone: 510.520.9948

Address: 3070 Windward Plaza Suite: T

City: Alpharetta State: GA Zip: 30005 Fax: _____

Mobile Tel: 510.520.9948 Email: dele.oladeji@imagestudios360.com

Subject Property Information:

Address: 3070 Windward Plaza Current Zoning: _____

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

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

The property is a modern salon suite providing suite rentals to a broad range of beauty, health and wellness professionals. We have 40 suites available in the Windward Plaza location which opens Sep 5, 2025. The opening hours are from 9:00 AM - 6:00 PM with controlled access after hours for our professionals.

Applicant's Request (Please itemize the proposal):

Image Studios Windward Plaza provides studio rentals to beauty, health and wellness professionals to include hair stylists, manicurists, aestheticians, barbers, medspa, etc. We have seen strong interest from spa service providers like waxing, tanning and massage professionals but currently we are unable to provide service to them without the conditional use permit. This limits our clientele and revenue potential, as well as the benefits our space provides to residents in our vicinity and hampering our competitiveness with other salon suites in the City of Alpharetta, to whom we are losing potential spa clients.

By gaining conditional use approval for spa services, we will further enhance our destination as a “one stop shop for your beauty, health and wellness services”, bringing in additional professionals and further enhancing out positive impact on the Alpharetta economy and community.

We kindly request that council consider rezoning our establishment to include Spa Services. We are committed to upholding the highest standards of professionalism and compliance. We are prepared to address any concerns or questions the council may have regarding our proposal. We are confident that with your support, we can work together to enrich our community by adding more professionals Image Studios Windward Plaza and Alpharetta.

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

We request that the council approve this conditional use permit to allow Image Studios Windward Plaza the inclusion of spa services in general and more specifically (but not limited to):

Massage services
Waxing services
Tanning services

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Nicole Ellenson

Telephone: 404-898-9059

Address: 1100 Spring St. NW

Suite: 550

City Atlanta

State: GA

Zip: 30309

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: Dele Oladeji

Telephone: _____

Address: _____

Suite: _____

City _____

State: _____

Zip: _____

So Sworn and Attested:

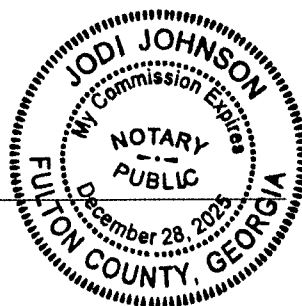
Owner Signature: _____

Date: 6/27/25

Notary:

Notary Signature: _____

Jodi Johnson



Date: 6.27.2025

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Oyedele Oladeji

Subject Public Hearing Case: Image Studios Windward Plaza Conditional Use Permit

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

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: ce16fdbbc-b3ed-4b62-a756-82a5d624cb06

Digitally signed by ce16fdbbc-b3ed-4b62-a756-82a5d624cb06
Date: 2025.06.26 19:09:40 -04'00'

Date: 06/26/2025

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

By having more tenants, there will be more consumer traffic to the center bringing more business to our neighbors without any negative effects.

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

By having more tenants, there will be more consumer traffic to the center bringing more business to our neighbors.

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

N/A

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

N/A

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

N/A

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

As Alpharetta continues to grow, we provide more services in the beauty, health and wellness industry that our community needs. We have a large and growing number of apartments and townhomes around our location, as well as workers in nearby offices who will use the variety of services that we offer.

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

N/A

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Conditional Use Permit for Spa Services

Contact Name: Dele Oladeji Telephone: 510-520-9948

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.

LEXIS NEXIS RISK SOLUTIONS INC

GH WINDWARD PLAZA INC

6120 WINDWARD PW LLC

MERITEX ATLANTA INDUSTRIAL II LLC

CUMBERLAND DC ASSETS LLC

WINDWARD ACQUISITION DELAWARE LLC

WINDWARD PARKWAY LLC

GH WINDWARD PLAZA INC

WACHOVIA BANK

GEORGIA POWER COMPANY TAX DEPT BIN 10120

WINDWARD ASSOicates LLC

WINDWARD OWNERSHIP LLC

WINDWARD OWNERSHIP LLC

GH WINDWARD PLAZA INC

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.

The following people will be notified of the application and provided information regarding the proposal. Our email address and phone is included in the letter that will be mailed on 7/2/2025.

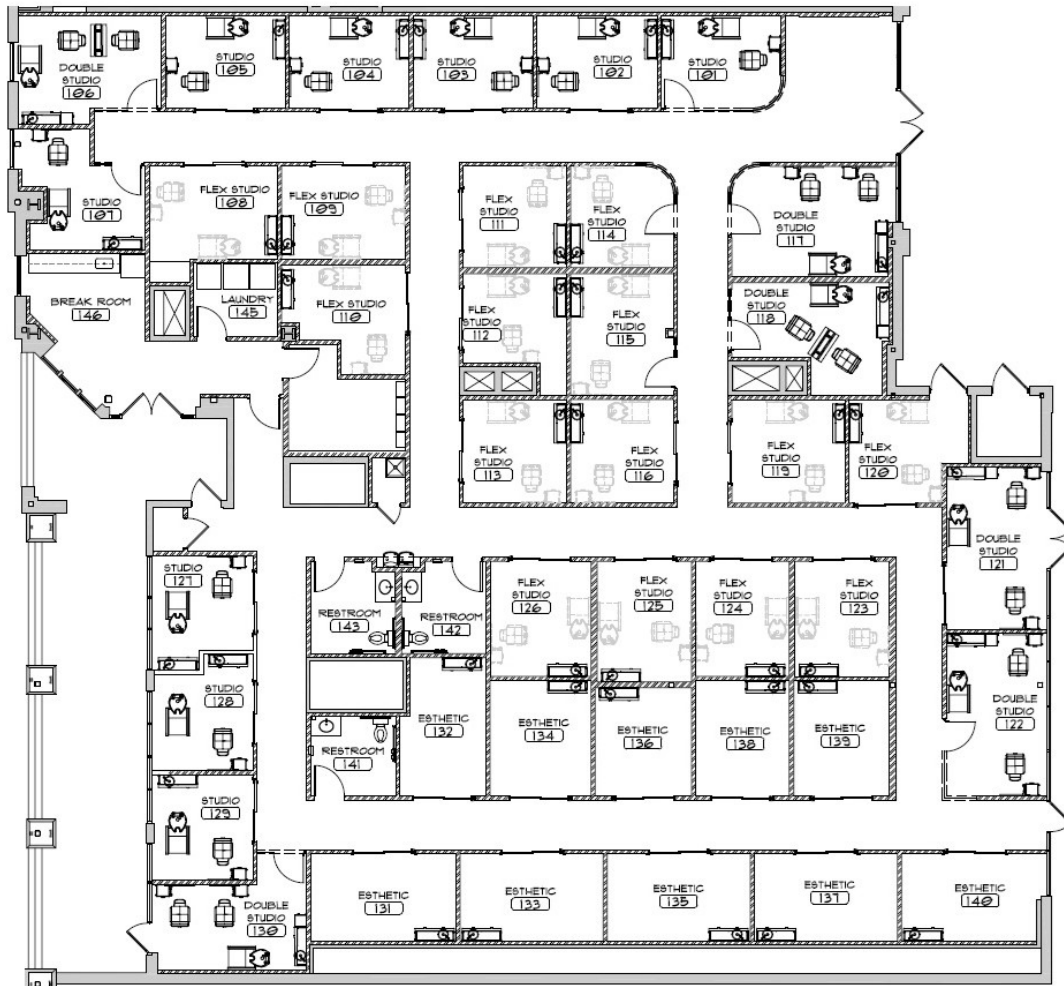


EXHIBIT "A"

SITE PLAN OF THE SHOPPING CENTER

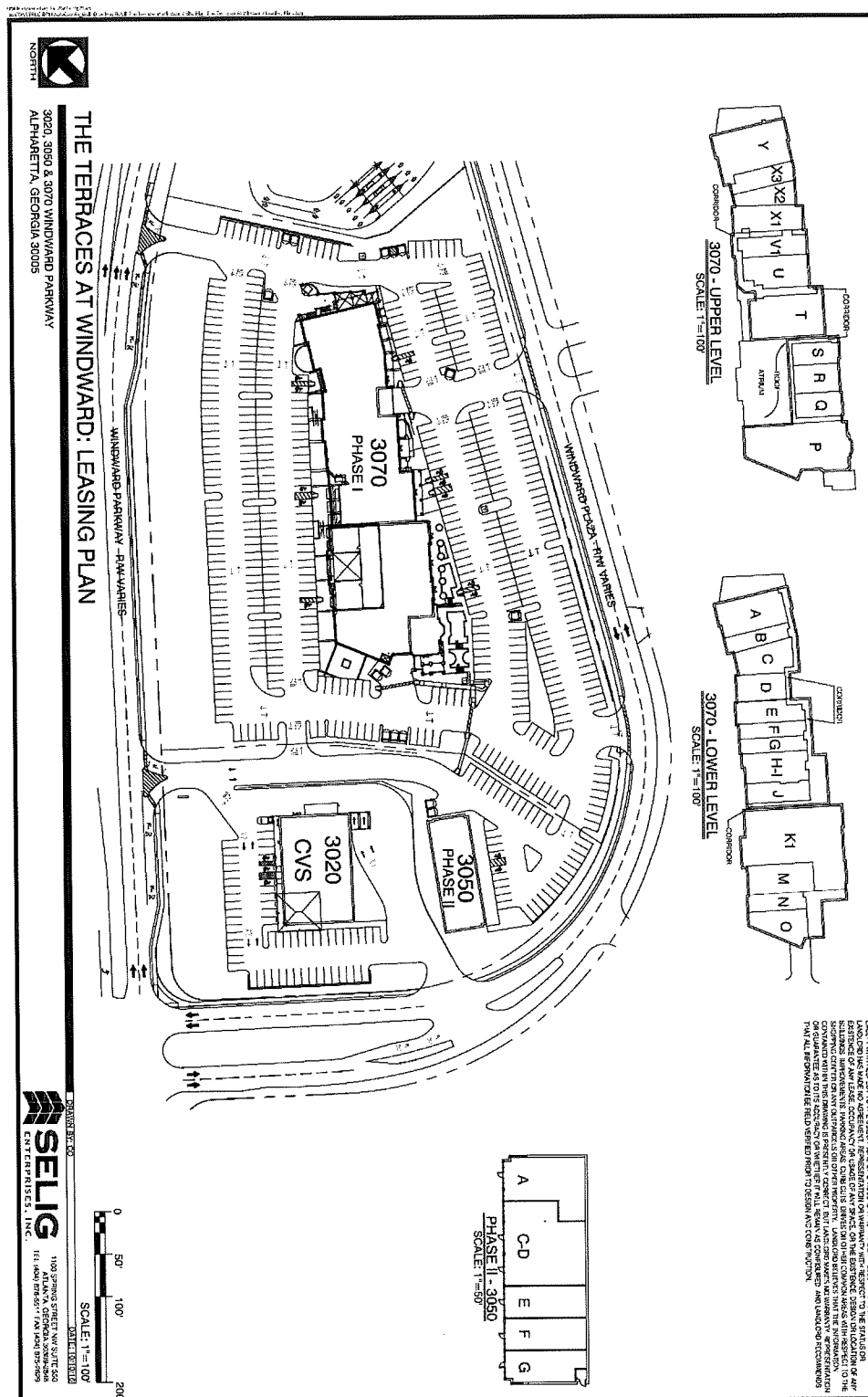
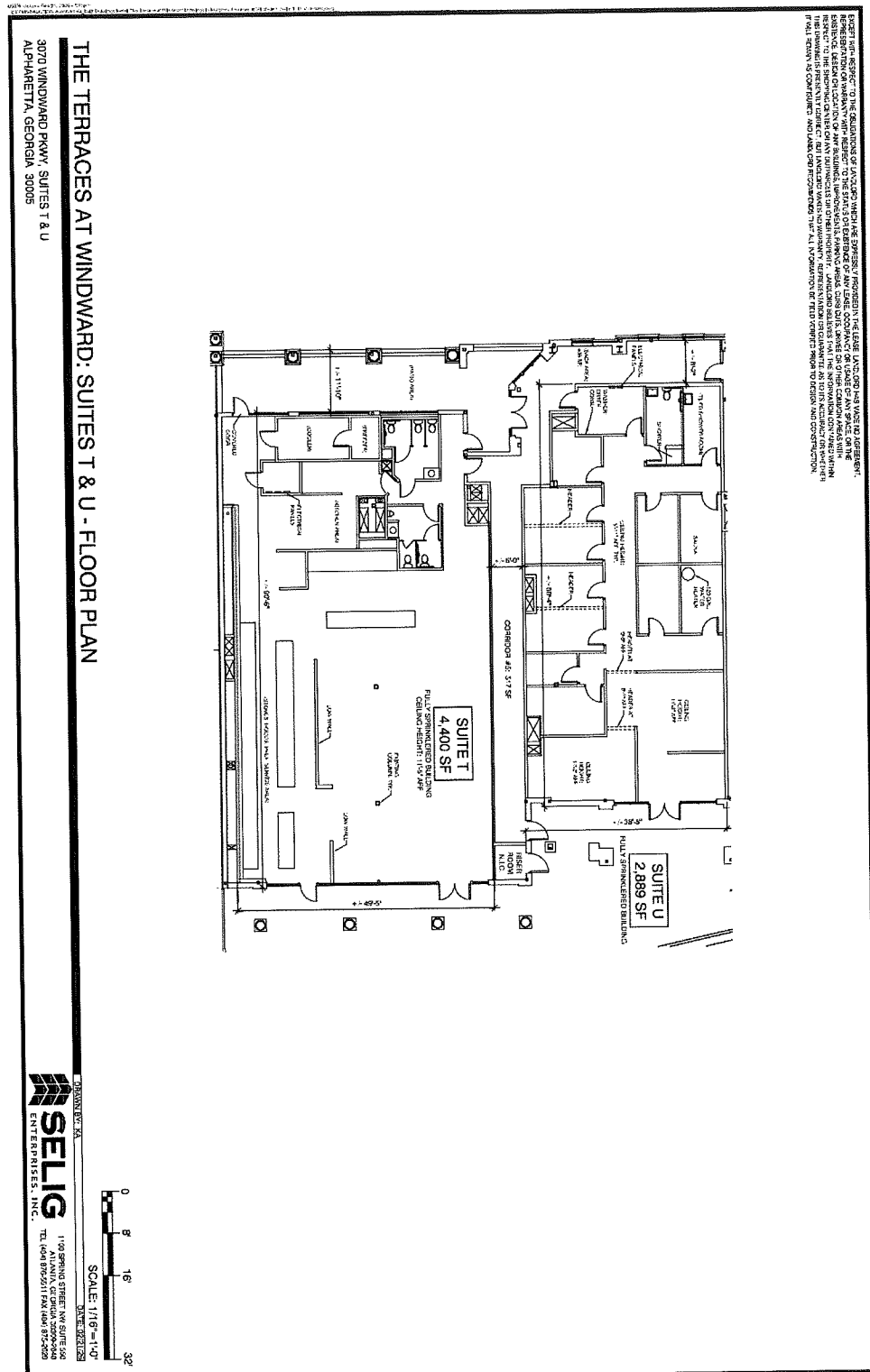


EXHIBIT "B"

GENERAL FLOOR PLAN OF THE PREMISES



Community Zoning Information Meeting (CZIM)

August 13, 2025

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

CU-25-14 / Image Studios/Windward MP Pod 4

NAME	ADDRESS ^{Salon} WAXBLE NAIL & SPA	COMMENTS
Promise Martin Owner / Nails & Spa	3070 Windward Pkz Ste G ALPHARETTA GA	Licensed SPA / SELIG ENTERPRISES Stress Relief, Wax, Nails, Pedicures All SPA Services (Picture Taken of This Sheet for Ref.)

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: **CU-25-14 Conditional Use Permit for Spa Services**

Contact Name: **Dele Oladeji** Telephone: **510-520-9948**

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 following people were notified of the application and provided information regarding the proposal. Our email address and phone was included in the letter that was mailed on 7/2/2025. No comments or concerns were expressed by any of the recipients.

LEXIS NEXIS RISK SOLUTIONS INC
6120 WINDWARD PW LLC
CUMBERLAND DC ASSETS LLC
WINDWARD PARKWAY LLC
WACHOVIA BANK
WINDWARD ASSOicates LLC
WINDWARD OWNERSHIP LLC
GH WINDWARD PLAZA INC
MERITEX ATLANTA INDUSTRIAL II LLC
WINDWARD ACQUISITION DELAWARE LLC
GH WINDWARD PLAZA INC
GEORGIA POWER COMPANY TAX DEPT BIN 10120
WINDWARD OWNERSHIP LLC
GH WINDWARD PLAZA INC
4025 WINDWARD PLAZA ALPHARETTA LLC
TERRA HOSPITALITY GIANT LLC

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

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

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

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

Signature of Authorized Agent: **ce16fdbbc-b3ed-4b62-a756-82a5d624cb06**

Digitally signed by ce16fdbbc-b3ed-4b62-a756-82a5d624cb06
Date: 2025.08.15 23:49:13 -04'00'

Date: **08/15/25**

Print Form

WINDWARD PARKWAY LLC
1100 SPRING ST # 550
ATLANTA GA 30309

CUMBERLAND DC ASSETS LLC
13155 NOEL RD STE 100
DALLAS TX 75240

WINDWARD OWNERSHIP LLC
2060 MOUNT PARAN RD NW STE 111
ATLANTA GA 30327

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE STE 200
ATLANTA GA 30303

MERITEX ATLANTA INDUSTRIAL II LLC
24 UNIVERSITY AVE NE STE 200
MINNEAPOLIS MN 55413

GEORGIA POWER COMPANY
TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

WINDWARD ACQUISITION
DELAWARE LLC
2937 SW 27TH AVE STE 202
MIAMI FL 33133

LEXISNEXIS RISK SOLUTIONS INC
300 CONNELL DR STE 1200
BERKELEY HEIGHTS NJ 07922

WINDWARD ASSCOIATES LLC
6400 POWERS FERRY RD NW # #100
ATLANTA GA 30339

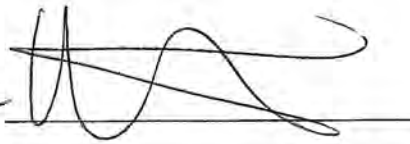
6120 WINDWARD PW LLC
95 FROELICH FARMS BLVD
WOODBURY NY 11797

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

4025 WINDWARD PLAZA
ALPHARETTA LLC
P.O. BOX 56607
ATLANTA GA 30343

TERRA HOSPITALITY GIANT LLC
P.O. BOX 56607
ATLANTA GA 30343

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Dr. Renee White 

Name

Signature

7/16/25

Date

Champion Chiropractor

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Jina Jeon

Name

[Signature]

Signature

7-17-25

Date

windward cleaners

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

SANGAR TEGHERAEV

Name



Signature

07/15/2025

Date

Lagman Express

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

<u>Raj Patel</u>		<u>7/15/2023</u>
Name	Signature	Date

UPS Stores

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Tomy

Name

Tomy Stark

Signature

07/16/2025

Date

Firefly

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

<u>Brendan Brown</u>	<u>Brendan Brown</u>	<u>7/16/25</u>
Name	Signature	Date

Mellow Mushrooms

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Nitesh A Jaiswal

Name

NITESH JAISWAL

Signature

07/15/2025

Date

Pickies Barbecue

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Adriana Lopez

Name

Adriana Lopez

Signature

07/15/2025

Date

J. Christopher

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Jassem Pyke

Name



Signature

7/15/25

Date

Couch Group

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Francisco Javier B

Name

[Signature]

Signature

07-15-2025

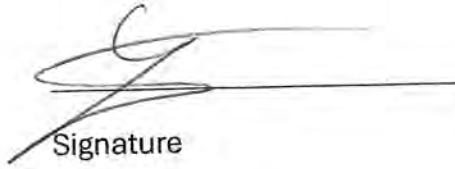
Date

Drywall and Painting Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Everardo L.

Name



Signature

7-15-25

Date

Plumbing Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

H. Dean Willis H. Dean Willis 7-15-25

Name

Signature

Date

Plumbing Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Jose Paul Novais

Name



Signature

07/15/25

Date

Electrical Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Mary LeBaron

Name

[Signature]

Signature

07/15/2025

Date

Comcast



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-25-14 SPIRIT OF GOD CHURCH – CHANGE OF CONDITION

CITY COUNCIL:

SEPTEMBER 22, 2025

II. RECOMMENDATION:

Approve PH-25-14 Spirit of God Church – Change of Condition, subject to the following conditions related to CU-20-03/V-20-10 Spirit of God Church/1200 Upper Hembree Road (Original 2020 conditions are included below with amended conditions depicted in RED):

1. 'Church, Synagogue' shall be a permitted use at 1200 Upper Hembree Rd and shall be limited to Spirit of God Christian Church. The principal assembly room shall be limited to no more than 170 seats. Church-related services shall be limited to Sunday worship service, weekday bible study, administrative office, and occasional church-related services such as, weddings, baptisms, funerals, or similar. Residential use of the building shall be prohibited. Occasional overnight stays in accordance with religious practices shall be permitted.
2. Property shall be developed substantially similar to plans by Foresite Group, LLC, revised 8/13/25, except for modifications required to comply with the conditions below.
3. Developer shall install minimum 6' planting strip with street trees, 6' sidewalk and curb and gutter along the property frontage on Upper Hembree Road and Harris Road. In addition, pedestrian lighting shall be provided at approximately 120' on center, as approved by Staff.
4. Building shall be limited to no more than 1 story, with mezzanine, over a basement and no more than 22,211 SF.
5. Building shall be primarily brick or stone on 3 sides with a pitched roof and compatible with the residential character of the area, as approved by DRB.
6. Church building shall connect to the public sidewalk.
7. Corner of Harris Rd and Upper Hembree Rd shall have heavy decorative landscaping, as approved by DRB.
8. Required landscape strips shall be exclusive of overhead utilities and easements.
9. Dumpster enclosure shall be masonry to match the church with a metal opaque gate, as approved by DRB.
10. Retaining walls visible from the street and from off-site properties shall be decorative, as approved by DRB. Retaining walls shall maintain a min. 5' setback from the undisturbed buffer and shall not impact trees within the buffer. Retaining walls exceeding 6' in height shall be screened with evergreen trees, as approved by DRB.
11. All required parking shall be provided onsite and applicant shall work with Staff to connect the two parking areas onsite. Rear parking area shall be screened from Harris Road including supplementing with evergreens, if existing vegetation does not provide a screen, as approved by DRB.
12. Deleted.
13. There shall be no outside speakers or broadcasts, including music that is audible from outside the building or off the property.
14. A police officer shall be utilized for services in order to manage and direct traffic.
15. Tree save areas shall be as depicted on the plan prepared by Foresite Group, LLC, revised 8/13/25.
16. Developer shall make every effort to tie into the existing storm drainage system on Harris Court. Proof of correspondence shall be provided to the City explaining to the affected property owner the benefits of tying release points directly into pipe systems. If unsuccessful, developer shall provide a stormwater outfall design that distributes stormwater into sheet flow discharge or makes

every effort to conform to the existing condition flow patterns. Stormwater facilities shall not encroach upon the undisturbed buffer, except that a drainage easement may cross the buffer in order to tie into the system on Harris Court. Location of drainage easement shall minimize impacts to existing trees and shall be replanted where necessary, as approved by Staff. Outfalls, swales, and ditches shall be lined with river rock where visible to adjacent properties.

III. REPORT IN BRIEF:

The applicant, Pastor Randall Knighton, is requesting changes to conditions of zoning related to a conditional use approved to allow a 'Church, Synagogue' for Spirit of God Christian Church on a 2.92-acres. The applicant requests changes to conditions related to site layout, building design, retaining walls, and tree removal. The subject property is located at 1200 Upper Hembree Road at the northeast corner of Upper Hembree Road and Harris Road.

DISCUSSION

The submitted request, if approved, would allow for changes to conditions of zoning related to Spirit of God Christian Church. A conditional use was approved in 2020 to allow the church use on the subject property. The applicant requests changes to conditions related to site layout, building design, retaining walls, and tree removal. The subject property is located at 1200 Upper Hembree Road at the northeast corner of Upper Hembree Road and Harris Road.

The 2.92-acre property is zoned O-I (Office-Institutional) and is developed with a single-family detached home. Surrounding properties are zoned R-10 (Dwelling, 'For-Sale', Residential) to the north, R-15 (Dwelling, 'For-Sale', Residential) to the west, PSC (Planned Shopping Center) to the south and O-P (Office-Professional) to the east. Creekside at Hembree Subdivision is located to the north, two (2) unplatted residential lots are located to the west, the former Harry's Market (Whole Foods) is located to the south, and Alpharetta Medical Center to the east.

The applicant requests the following changes to conditions of zoning related to CU-20-03/V-20-10 Spirit of God Church/1200 Upper Hembree Road (applicant's requested changes depicted below in RED text):

2. Property shall be developed substantially similar to plans by ~~Rhodes Engineering Services, Inc., dated 7/8/2020~~ Foresite Group, LLC, dated 6/20/2025, except for modifications required to comply with the conditions below.

5. Building shall be primarily brick or stone on 3 sides with a ~~gable roof and compatible with the residential character of the area, as approved by DRB~~ flat roof compatible with more modern architecture.

10. Retaining walls visible from the street shall be decorative, as approved by DRB. Retaining walls shall maintain a min. 5' setback from the undisturbed buffer and shall not impact trees within the buffer. Retaining walls visible from off-site shall not exceed ~~6'~~ 11' in height.

15. Tree save areas shall be as depicted on the plan prepared by ~~Rhodes Engineering Services, Inc., dated 7/8/2020~~ Foresite Group, LLC, dated 6/20/2025, ~~except that there may be impacts to certain trees on the eastern side of the property related to stormwater improvements and a sanitary sewer connection. The applicant shall work with Staff to layout those facilities with the least impact to desirable trees in the eastern tree save area, as approved by Staff.~~

SITE PLAN

The submitted site plan depicts a two (2) story over basement, 14,563 square foot church building with 101 parking spaces. Access to the site is depicted from Upper Hembree Road and Harris Road. According to the site plan, the principal assembly room of the church would accommodate 170 seats. The Unified Development Code (UDC) requires one (1) parking space for every two (2) seats in the principal assembly room for a church, or 85 spaces for the proposed 170-seat sanctuary. The proposed parking exceeds the City's minimum parking requirements.

Ten-foot (10') landscape strips are depicted along Upper Hembree Road and Harris Road and a five-foot (5') landscape strip is depicted along the eastern property line. A 50' undisturbed buffer is depicted on the north side of the property adjacent to the Creekside at Hembree subdivision.

The property is heavily wooded, primarily consisting of hardwoods. The site plan depicts tree save areas on the east, north, and west sides of the property, which include specimen trees, trees of quality and smaller tree groupings. The submitted site plan depicts an underground stormwater system in the rear parking lot. Stormwater discharge is depicted by way of a level spreader in the northeast corner of the property outside of the 50' undisturbed buffer.

CONCURRENCES

Staff has reviewed the applicant's proposal for changes to conditions of zoning. The proposed changes necessary to provide the full complement of parking spaces on the subject property can be supported. However, the requested change to condition #5 is not supported. Development along Upper Hembree Road requiring a public hearing has been approved with conditions requiring buildings to have a residential character, including pitched rooftops.

CITIZEN PARTICIPATION PLAN

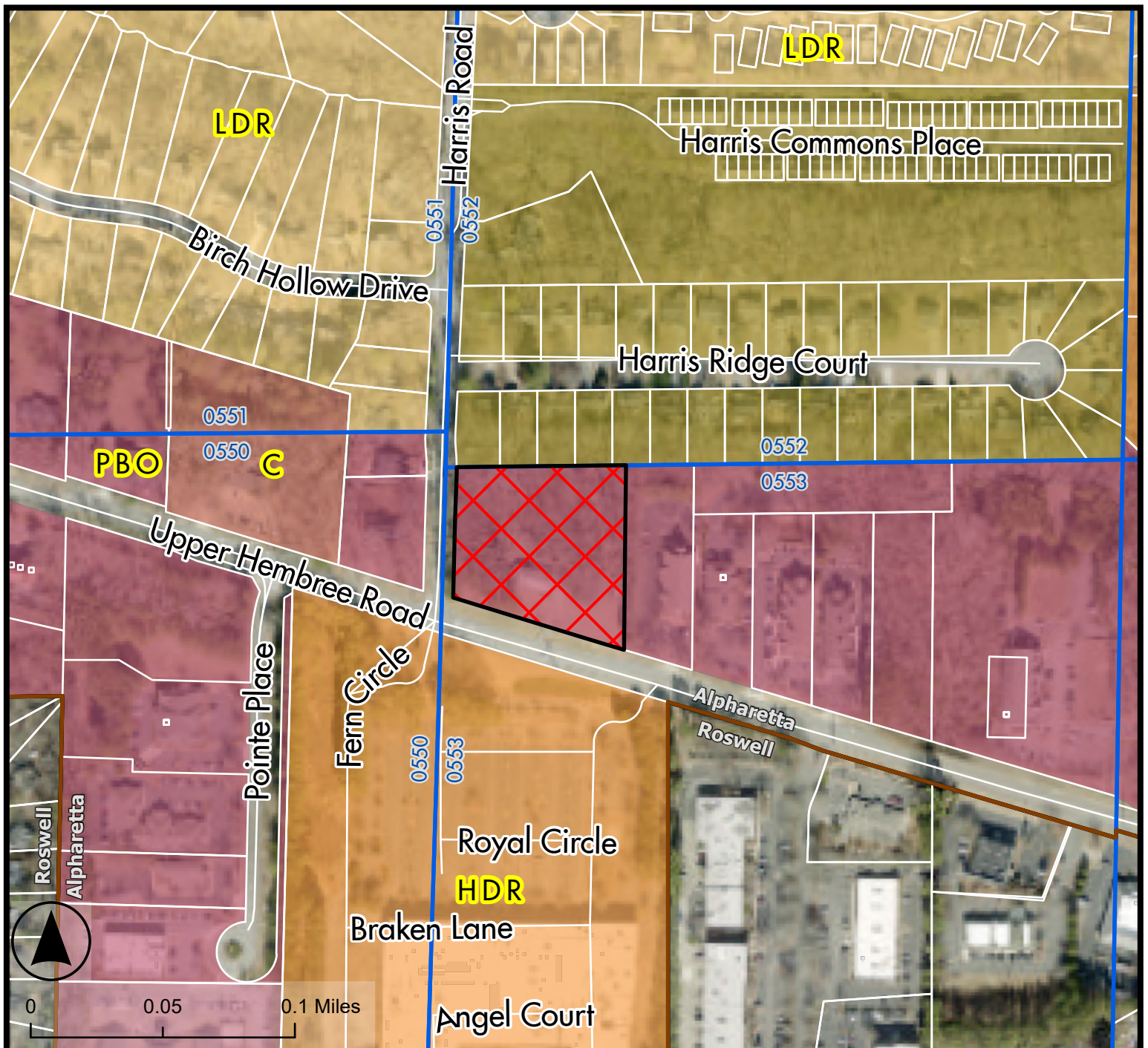
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that a public comment was received regarding the size of the church being larger than originally intended.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on August 13, 2025. There was one (1) public comment in opposition to the request.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

- PH-25-14
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Professional Business Office

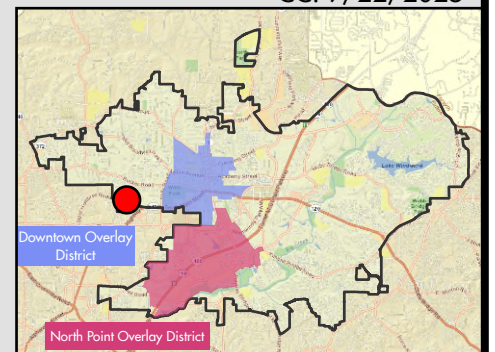
Future Land Use Map

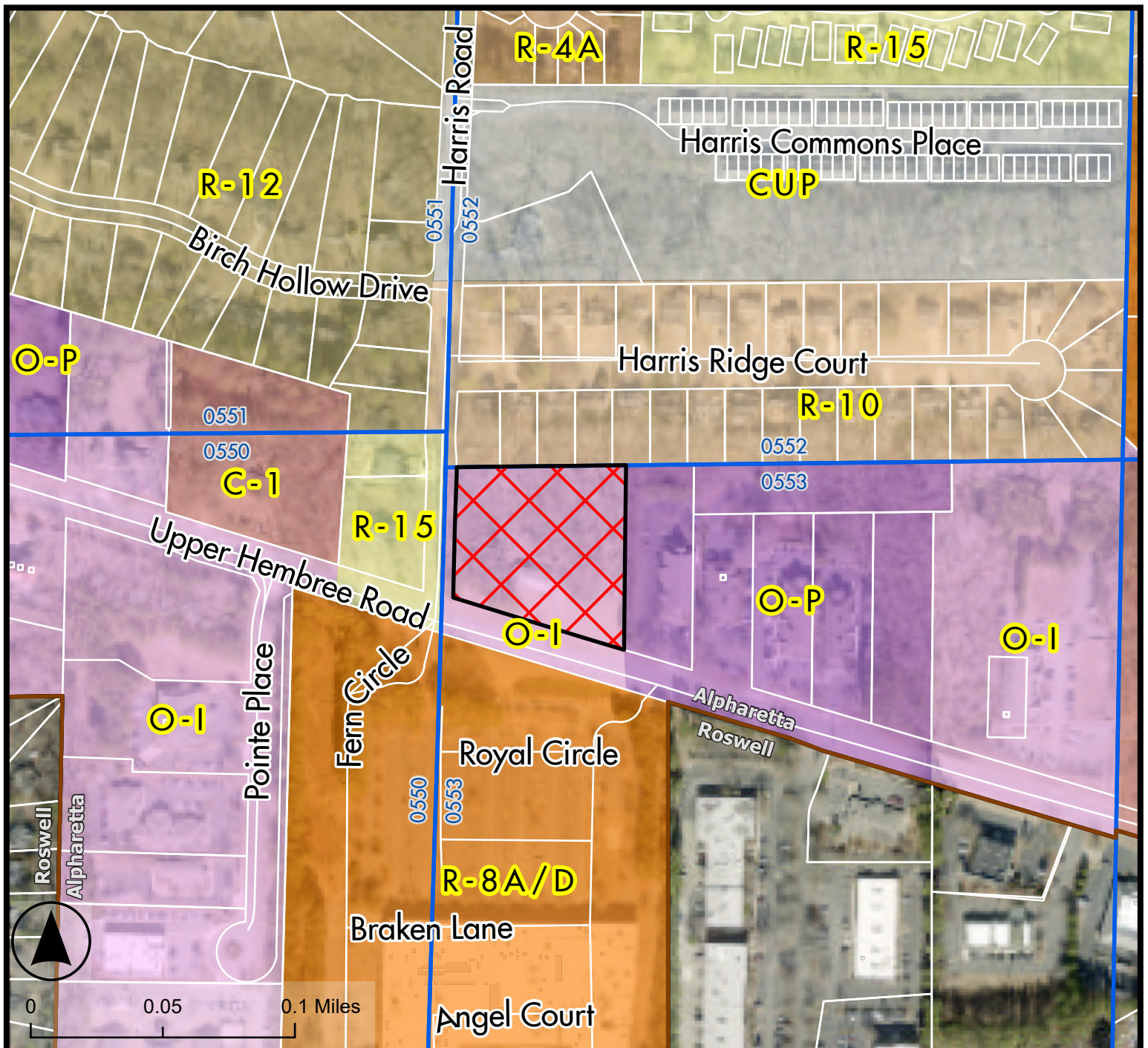
Spirit of God Church - Change of Condition
1200 Upper Hembree

PH-25-14

D/LL: 1/2/533

PC: 9/4/2025
CC: 9/22/2025





- Legend**
- PH-25-14 PH-25-14
 - Land Lots Land Lots
 - Tax Parcels Tax Parcels
 - Alpharetta City Limits Alpharetta City Limits
 - Zoning District**
 - C-1 Neighborhood Commercial
 - CUP Community Unit Plan
 - O-I Office Institutional
 - O-P Office Professional
 - R-10 Single Family Detached Residential
 - R-12 Single Family Detached Residential
 - R-15 Single Family Detached Residential
 - R-4A Single Family Detached Residential (Low Density)
 - R-8A Single Family Attached Residential (Medium Density)
 - R-8A/D Single Family Attached/Detached Residential

Zoning Map

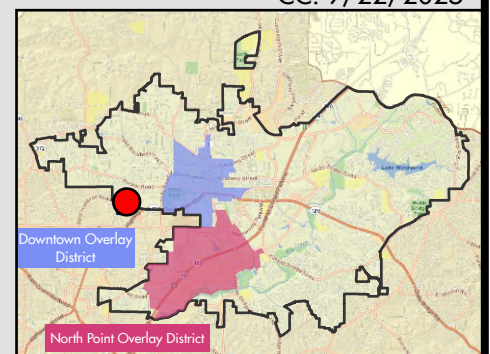
Spirit of God Church - Change of Condition 1200 Upper Hembree

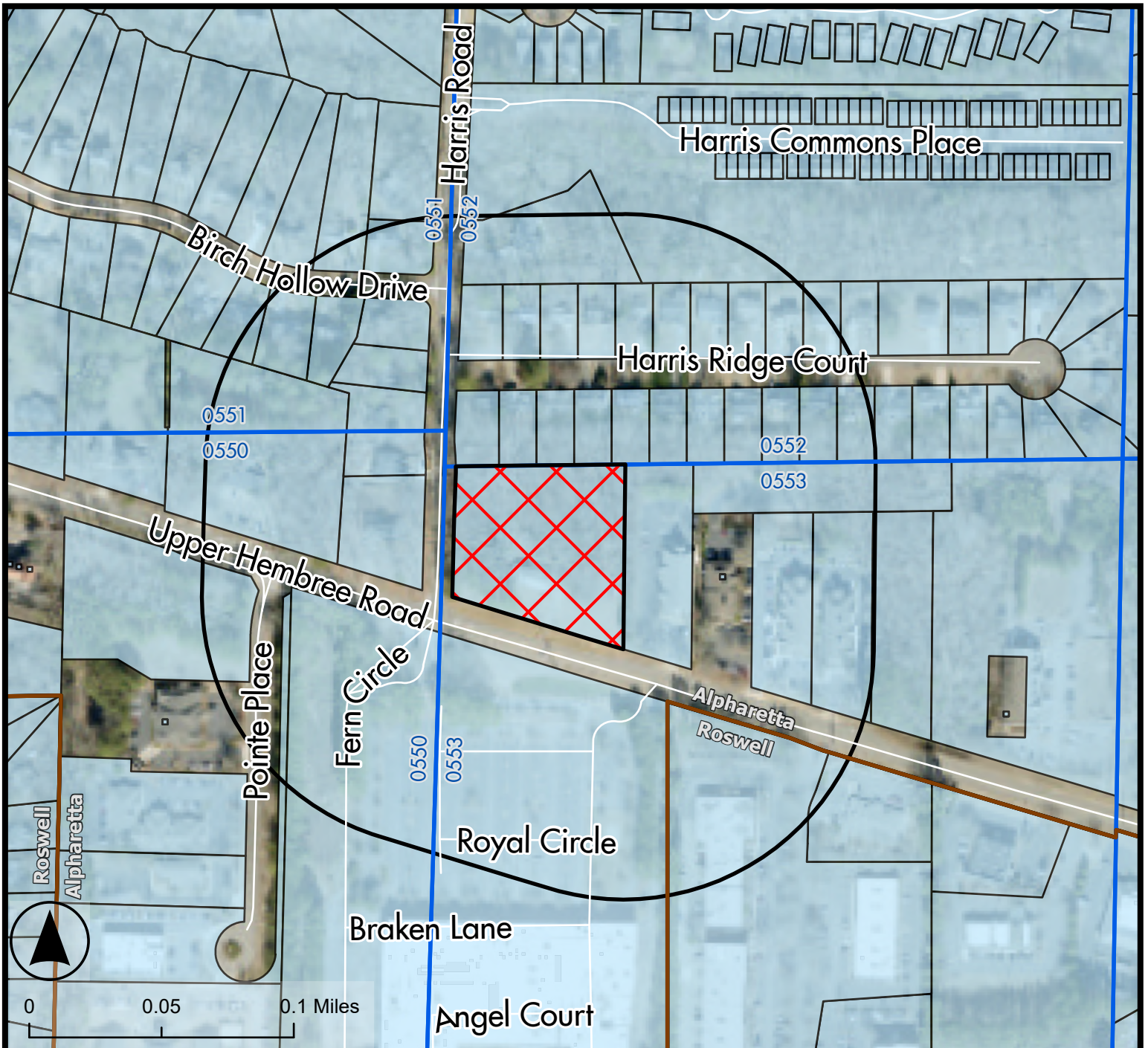


PH-25-14

D/LL: 1/2/533

PC: 9/4/2025
CC: 9/22/2025





Legend

-  PH-25-14
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

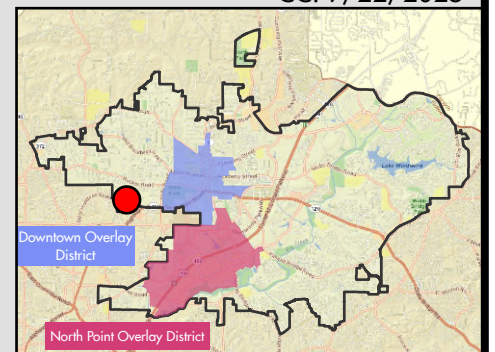
Spirit of God Church - Change of Condition
1200 Upper Hembree

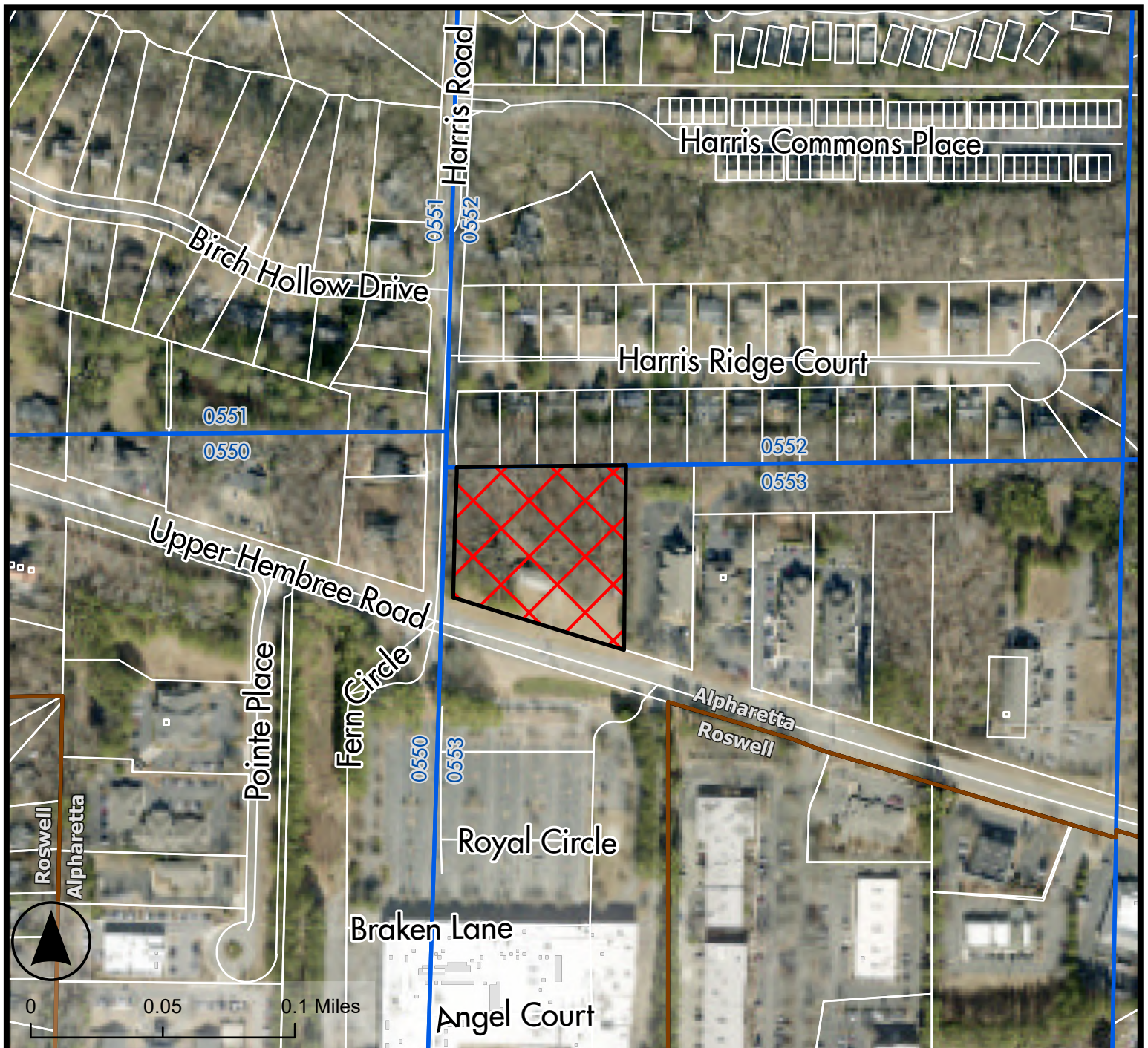
PH-25-14

D/LL: 1/2/533

PC: 9/4/2025

CC: 9/22/2025





Legend

-  PH-25-14
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

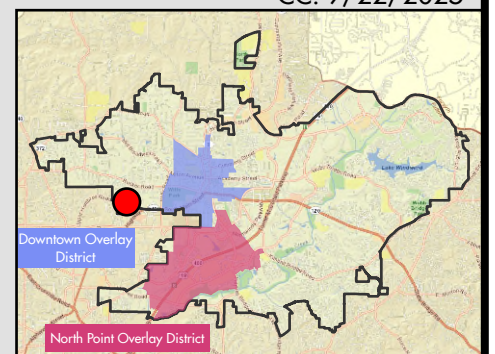
Aerial Map

Spirit of God Church - Change of Condition
1200 Upper Hembree

PH-25-14

D/LL: 1/2/533

PC: 9/4/2025
CC: 9/22/2025



Community Zoning Information Meeting (CZIM)

August 13, 2025

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

PH-25-14 / Spirit of God Church – Change of Condition

NAME	ADDRESS	COMMENTS
Georgina Zambrana	8550 Birch Hollow Dr	The Church Spirit of God requested a permit a few years ago stating they will be a small church of under 20 people. the permit was conditional. No way it should be increased.
Rob & Angie Cochran	11900 Harris Rd	

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: _____

Contact Name: Randall Knighton Telephone: (770)777-6889

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.

In response to the comments from Ms. Georgina Zambrana, Spirit of God Christian Church nor any representative of Spirit of God Christian Church ever stated we would be a small church under 20 people. Per the minutes and record from the conditional use permit application and meeting held with the city council (in 2020) clearly stated that Spirit of God Christian Church was approved for a building that seated 200 people with 100 parking spaces per the city's ratio requirements.

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: 08/16/2025

Print Form



July 18, 2025

POINTE PLACE HEMBREE LP
11731 POINTE PL
ALPHARETTA GA 30004

RE: PH-25-14 Spirit of God Church – Change of Condition

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of changes to conditions of zoning related to Spirit of God Church. The requested changes to conditions of zoning related to site layout, building design, retaining walls, tree removal, and stormwater. The property is located at 1200 Upper Hembree Road and is legally described as being located in Land Lots 552 & 553, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, August 13, 2025, 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.

The item will be considered by the **City Council on Monday, September 22, at 6:30 PM**. The meeting 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 rknighton@spiritofgodcc.org.

Sincerely,

Pastor Randall G. Knighton, M.Div.

1250 UPPER HEMBREE LLC
8111 VALLI FARM RD
FOUNTAIN CO 80817

AHMAD IQBAL
4218 HARRIS RIDGE CT
ROSWELL GA 30076

ALBERT ALEXANDER & ALBERT ARIEL
4206 HARRIS RIDGE CT
ROSWELL GA 30076

AMAZON COM SERVICES LLC
410 TERRY AVE N
SEATTLE WA 98109

ARIF MOHAMMAD ET AL
3540 SPRING VIEW CT
ALPHARETTA GA 30004

AVC PROPERTY LLC
1033 SOUTHERBY LANE
ALPHARETTA GA 30004

BARNETT MARK D
11920 HARRIS RD
ROSWELL GA 30076

BIS PROPERTIES LLC
1230 UPPER HEMBREE RD # 200
ROSWELL GA 30076

BLANCO MILAGRO
4201 HARRIS RIDGE CT
ROSWELL GA 30076

C2M HOLDINGS LLC
1240 UPPER HEMBREE RD STE E
ROSWELL GA 30076

CHERYL L GORMAN
REVOCABLE TRUST THE
8530 BIRCH HOLLOW DR
ROSWELL GA 30076

COCHRAN ROBERT & ANGELA
11900 HARRIS RD
ROSWELL GA 30076

COLLEEN PATRICIA PEREZ
REVOCABLE LIVING TRUST THE
4210 HARRIS RIDGE CT
ROSWELL GA 30076

COOPER NOCHOLAS &
HUFF KAITLYN ELIZABETH
4212 HARRIS RIDGE CT
ROSWELL GA 30076

CROMEN PAMALA K
4211 HARRIS RIDGE CT
ROSWELL GA 30076

DAN ADE HOLDINGS LLC &
DBA HARRIS SENIOR LIVING
11905 HARRIS RD
ROSWELL GA 30076

DAVIS HAROLD A JR
4215 HARRIS RIDGE CT
ROSWELL GA 30075

DUFFY JAIME & DUFFY GRANT
4200 HARRIS RIDGE CT
ROSWELL GA 30076

EC UPPER HEMBREE LLC
1240 UPPER HEMBREE RD UNIT D
ROSWELL GA 30076

ELAINE RUSSELL LIVING TRUST THE
4202 HARRIS RIDGE CT
ROSWELL GA 30076

GALINAITIS RICHARD
8521 BIRCH HOLLOW DR
ROSWELL GA 30076-1176

GARNETT LYNDEE L
8510 BIRCH HOLLOW DR
ROSWELL GA 30076

GUY-RICE BONNA K RICE DENNIS
4204 HARRIS RIDGE CT
ROSWELL GA 30076

HARRIS COMMONS
COMMUNITY ASSOCIATION INC .
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

HAYDE JOHN MICHAEL
4209 HARRIS RDG
ROSWELL GA 30076

HEMBREE CC LLC
200 GLENRIDGE POINT PKWY
ATLANTA GA 30342

HUTCHISON SEAN J & PATRICIA M
4216 HARRIS RIDGE CT
ROSWELL GA 30076

JACOBSON WILLIAM D & KATHLEEN M
8520 BIRCH HOLLOW DR
ROSWELL GA 30076

JOHNS CREEK
REAL ESTATE HOLDINGS LTD & C
4141 PARAN POINTE DR NW
ATLANTA GA 30327-3128

JOHNSON GISELLE M
4213 HARRIS RIDGE CT
ROSWELL GA 30076

KASHLAN MUNIR & KACHLAN EIMAN
1240 UPPER HEMBREE RD UNIT B
ROSWELL GA 30076

KONTUL JANICE M
4214 HARRIS RIDGE CT
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LOWREY ROBERT N & TAMARA L
4203 HARRIS RIDGE CT
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M CENTER ENTERPRISES LLLP THE
1240 UPPER HEMBREE RD UNIT A
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NEKTALOV RAFAEL & NEKTALOV BORIS
5749 SINGLETON RD
NORCROSS GA 30093

ORTEGA ENTERPRISES LLC
5369 FOREST BROOK PKWY
MARIETTA GA 30068

PLOT HOLDERS LLC
744 SOUTH ST # 855
PHILADELPHIA PA 19147

POINTE PLACE HEMBREE LP
11731 POINTE PL
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RITTMANN DARA L
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ROSWELL GA 30076

RINGLER JOSHUA C
4207 HARRIS RIDGE CT
ROSWELL GA 30076

ROSWELL BC LLC
780 OLD ROSWELL PL STE 100
ROSWELL GA 30076

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

SFR INVESTMENTS V BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

SPIRIT OF GOD CHRISTIAN CHURCH INC
7197 BELCREST DR
DULUTH GA 30097

STEPHENS ALLYSON GOINGS
4220 HARRIS RIDGE CT
ROSWELL GA 30076

STEWART LESLIE MICHAEL &
KEIR ANTOINETTE
101 WEATHERBURNE DR
ROSWELL GA 30076

TOMIOKA HIROSHI
5050 QUORUM DR SUITE 225
DALLAS TX 75254

UPPER HEMNBREE MEDICAL PLAZA ROSWELL
LLC & YASH PROPERTY INVESTMENTS LLC
235 MORTON MANNER CT
ALPHARETTA GA 30022

WHITNEY JEREMY E
11960 HARRIS RD
ROSWELL GA 30076

WILLIAMSON ANNELYSS K
8500 BIRCH HOLLOW DR
ROSWELL GA 30076

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	PH-25-14
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: Randall G. Knighton Telephone: 404-245-0900

Address: 7197 Belcrest Drive Suite: _____

City: Duluth State: GA Zip: 30097 Fax: _____

Mobile Tel: 404-245-0900 Email: randallknighton@gmail.com

Subject Property Information:

Address: 1200 Upper Hembree Road Current Zoning: OI

District: 1st Section: 2nd Land Lot: 533 Parcel ID: 12 223005530855

Proposed Zoning: No change Current Use: Unoccupied structure

This Application For (Check All That Apply):

- | | | |
|--|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Exception | ☒ Other (Specify): <u>Change in conditions for CU-20-03</u> | |

APPLICANT REQUEST AND INTENT

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

Property to be used as a House of Worship/Church to service the community. The new structure is approximately 14,600 SF including basement level and mezzanine and will seat approximately 170 people and will employ up to 6 church staff. Weekly church services on Sundays at 10 am. Additional services include Bible study/small groups and Praise Team/Choir rehearsals, time slots vary and these generally occur between the hours of 10 am and end by 9 pm, except for New Year's Eve service that extends to 1 am.

Applicant's Request (Please itemize the proposal):

This site obtained a Conditional Use approval (CU-20-03, public hearing on 8/24/2020) with conditions. The original application and conditions were based on a conceptual level site plan prepared by another firm. The design is unable to comply with all conditions and Alpharetta development regulations. This request is to modify the zoning conditions, specifically the items below (abbreviated):

2. Property shall be developed substantially similar to plans by Rhodes Engineering Services, Inc., dated 7/8/2020, except for modifications required to comply with the conditions below.

5. Building shall be primarily brick or stone on 3 sides with a gable roof and compatible with the residential character of the area, as approved by DRB.

10. Retaining walls visible from the off-site shall not exceed 6' in height.

15. Tree save areas as depicted on plans prepared by Rhodes Engineerings Services, except as noted in the condition.

16. Developer shall make efforts to tie drainage into the system on Harris Court.

See supplemental letter for additional information.

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

The intent of this application and development is to modify the conditions imposed on the property to facilitate a workable development yet still be consistent with the original intent and to comply with the development regulations for the city. Refer to supplemental letter for additional information.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Randall G. Knighton

Telephone: 404-245-0900

Address: 7197 Belcrest Drive

Suite: _____

City: Duluth

State: GA

Zip: 30097

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

Change in conditions for CU-20-03

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Foresite Group (Engineer)

Telephone: 770-368-1399

Address: 3740 Davinci Ct

Suite: 100

City: Peachtree Corners

State: GA

Zip: 30092

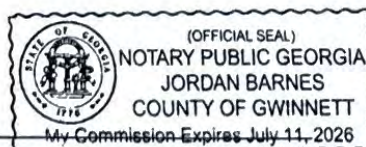
So Sworn and Attested:

Owner Signature: _____

Date: 6-27-25

Notary:

Notary Signature: _____



Date: 6/27/2025

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Randall G. Knighton on behalf of Spirit of God Christian Church

Subject Public Hearing Case: Change in Conditions for case CU-20-03

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

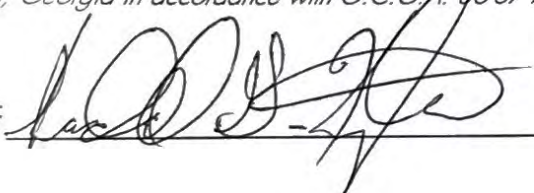
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 6-27-25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal does not alter the proposed use of the property as a church. The requested modifications are due primarily as a result of existing property conditions and the hardships to comply when taking a concept site plan to hard design that can be constructed.

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

The requested amendments have no impact to the use of surrounding properties. The establishment of a church provides value for nearby residents by serving the community to provide a place of worship along with increase of this properties value.

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

The current zoning is appropriate to support the development and no changes are requested to the zoning category.

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

There is no impact to population. The traffic generated by this development is primarily on Sunday's during the hours of 9 am to 1 pm but at limits that do not trip the need for off-site roadway improvements.

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

This is not a residential development and has no negative impacts to schools. This use has very low impact to utilities, less than a quick service restaurant.

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

The FLU map has this location within a mix of office, commercial and low, medium and high density residential uses and is a highly consistent and compatible use to service the surrounding uses.

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

The existing conditions of the property are the driving factors in this request. The site is effectively restricted by prior zoning conditions to create up to a 100-foot buffer off of Harris Road, in addition to the 50'-plus zoning buffer on the abutting residential properties on the north side of the property. The site has 44-feet of vertical relief across what is available to develop, within these constraints, and poses significant hardship to develop. Please see supplemental letter for additional information.

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: Spirit of God Christian Church: Change in Conditions Request

Contact Name: Randall G. Knighton Telephone: (404)245-0900

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.

Jamie & Grant Duffy (4200 Harris Ct)

Elaine Russell (4202 Harris Ct)

Bonna & Dennis Rice (4204 Harris Ct)

Alexander & Ariel Albert (4206 Harris Ct)

Hiroshi Tomioka (4208 Harris Ct)

BIS Properties LLC (1230 Upper Hembree)

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.

Individuals may call or email to discuss. We have been in contact with all adjoining residences previously and certainly our desire is to continue to do so.

NEKTALOV RAFAEL & NEKTALOV BORIS
5749 SINGLETON RD
NORCROSS GA 30093

COLLEEN PATRICIA PEREZ REVOCABLE L
IVING TRUST THE
4210 HARRIS RIDGE CT
ROSWELL GA 30076

DAN ADE HOLDINGS LLC & DBA HARRIS
SENIOR LIVING
11905 HARRIS RD
ROSWELL GA 30076

UPPER HEMNBREE MEDICAL PLAZA ROSWE
LL LLC & YASH PR
235 MORTON MANNER CT
ALPHARETTA GA 30022

COOPER NOCHOLAS & HUFF KAITLYN ELI
ZABETH
4212 HARRIS RIDGE CT
ROSWELL GA 30076

C2M HOLDINGS LLC
1240 UPPER HEMBREE RD STE E
ROSWELL GA 30076

PLOT HOLDERS LLC
744 SOUTH ST # 855
PHILADELPHIA PA 19147

KONTUL JANICE M
4214 HARRIS RIDGE CT
ROSWELL GA 30076-4610

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

HEMBREE CC LLC
200 GLENRIDGE POINT PKWY
ATLANTA GA 30342

HUTCHISON SEAN J & PATRICIA M
4216 HARRIS RIDGE CT
ROSWELL GA 30076

MATIKEEVA KINNEY SAIRAGUL & KINNEY
ANTHONY ROBERT
11910 HARRIS RD
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ROSWELL GA 30076

JOHNSON GISELLE M
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GARNETT LYNDEE L
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8521 BIRCH HOLLOW DR
ROSWELL GA 30076-1176

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ROSWELL GA 30076

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5369 FOREST BROOK PKWY
MARIETTA GA 30068

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4202 HARRIS RIDGE CT
ROSWELL GA 30076

GUY-RICE BONNA K RICE DENNIS
4204 HARRIS RIDGE CT
ROSWELL GA 30076

SFR INVESTMENTS V BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

M CENTER ENTERPRISES LLLP THE
1240 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

ALBERT ALEXANDER & ALBERT ARIEL
4206 HARRIS RIDGE CT
ROSWELL GA 30076

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4203 HARRIS RIDGE CT
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KASHLAN MUNIR & KACHLAN EIMAN
1240 UPPER HEMBREE RD UNIT B
ROSWELL GA 30076

TOMIOKA HIROSHI
5050 QUORUM DR SUITE 225
DALLAS TX 75254

POINTE PLACE HEMBREE LP
11731 POINTE PL
ALPHARETTA GA 30004

AVC PROPERTY LLC
1033 SOUTHERBY LANE
ALPHARETTA GA 30004

AHMAD IQBAL
4218 HARRIS RIDGE CT
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410 TERRY AVE N
SEATTLE WA 98109

EC UPPER HEMBREE LLC
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ROSWELL GA 30076

STEPHENS ALLYSON GOINGS
4220 HARRIS RIDGE CT
ROSWELL GA 30076

BIS PROPERTIES LLC
1230 UPPER HEMBREE RD # 200
ROSWELL GA 30076

RICH EDWARD SCOTT & RITTMANN DARA L
4222 HARRIS RIDGE CT
ROSWELL GA 30076

1250 UPPER HEMBREE LLC
8111 VALLI FARM RD
FOUNTAIN CO 80817

MUTHUSAMY MAHESWARI
4221 HARRIS RIDGE CT
ROSWELL GA 30076

SPIRIT OF GOD CHRISTIAN CHURCH INC
7197 BELCREST DR
DULUTH GA 30097

JOHNS CREEK REAL ESTATE HOLDINGS L
TD & C
4141 PARAN POINTE DR NW
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ROSWELL BC LLC
780 OLD ROSWELL PL STE 100
ROSWELL GA 30076

HAYDE JOHN MICHAEL
4209 HARRIS RDG
ROSWELL GA 30076

HARRIS COMMONS COMMUNITY ASSOCIATI
ON INC .
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

RINGLER JOSHUA C
4207 HARRIS RIDGE CT
ROSWELL GA 30076

COCHRAN ROBERT & ANGELA
11900 HARRIS RD
ROSWELL GA 30076

June 20, 2025

City of Alpharetta
Attn: Michael Woodman
2 Park Place
Alpharetta, GA 30009

RE: Spirit of God Christian Church
CU-20-03 Change in Conditions Application

Dear Michael:

Spirit of God Christian Church (SOG) secured a Conditional Use approval for their property located at 1200 Upper Hembree Road, case CU-20-03, on August 24, 2020. The original application and supplementary plans presented at the time were based on conceptual level planning. Since that time, full engineering has been prepared and it has been determined that the development of this property under existing zoning conditions is not possible to do. Therefore, SOG requests modification to the zoning conditions as further outlined below.

Zoning Condition #2

Current condition: Property shall be developed substantially similar to plans by Rhodes Engineering Services, Inc., dated 7/8/2020, except for modifications required to comply with the conditions below.

Proposed Condition: Property shall be developed substantially similar to plans by **Foresite Group, LLC, dated 6/20/2025**, except for modifications required to comply with the conditions below.

Reason: Although the current plan is substantially similar to the originally referenced plan, the original plan was conceptual only and Rhodes Engineering Services is no longer involved in the project. The conceptual plan mildly considered existing topography in respect that it showed a detention/water quality pond and retaining walls, however there is no indication any grading plan was prepared by way of the limits of improvements shown. Several elements in the plan could not be constructed based on topography, zoning conditions, or were not compliant with current city development regulations. Therefore, we respectfully request the condition be revised to reflect the current site plan that has gone through detailed engineering. The primary revisions between the two site plans include use of underground detention system, Low Impact Development techniques to provide water quality following infiltration practices preferred by the city, and parking and driveway east of the building. This configuration is required to meet condition #11 to self-park.

Zoning Condition #5

Current condition: Building shall be primarily brick or stone on 3 sides with a gable roof and compatible with the residential character of the area, as approved by DRB.

Proposed Condition: Building shall be primarily brick or stone on 3 sides with **a flat roof compatible with more modern architecture.**

Reason: The desire is to construct a building that has a crisp, clean, more modern look and feel that is compatible with the vision of the church along with its congregation. We do not believe this to be out of character with other buildings in the vicinity of this site, including Wellstar, Tesla, and United BMW, nor detrimental to the character of this area. Architectural renderings are provided for consideration.

Zoning Condition #10

Current condition: Retaining walls visible from the street shall be decorative, as approved by DRB. Retaining walls shall maintain a min. 5' setback from the undisturbed buffer and shall not impact trees within the buffer. Retaining walls visible from off-site shall exceed 6' in height. *(Note, interpreted as shall not exceed 6' in height.)*

Proposed Condition: Retaining walls visible from the street shall be decorative, as approved by DRB. Retaining walls shall maintain a min. 5' setback from the undisturbed buffer and shall not impact trees within the buffer. Retaining walls visible from off-site shall **not** exceed **11'** in height.

Reason: The site has 44-feet of vertical relief on +/- 2 acres of developable area. Due to the significant topographic grades on this property, and to provide necessary access and parking to support the church, a limitation of 6-feet in retaining wall height is infeasible. Applicant has made every effort to minimize the retaining wall height however an increase in permissible height as indicated is required.

Zoning Condition #15

Current condition: Tree save areas shall be as depicted on the plan prepared by Rhodes Engineering Services, Inc., dated 7/8/2020, except that there may be impacts to certain trees on the eastern side of the property related to stormwater improvements and a sanitary sewer connection. The applicant shall work with Staff to layout those facilities with the least impact to desirable trees in the eastern tree save areas, as approved by Staff.

Proposed Condition: Tree save areas shall be as depicted on the plan prepared by **Foresite Group, LLC, dated 6/20/2025.**

Reason: There are a number of competing interests in attempting to comply with this condition. As stated previously, the referenced plan was concept level and tree save areas do not work to meet all conditions. In discussions with Staff, two matters were raised specifically. First to preserve trees between the building and Harris Road and second, that the upper and lower parking lot connection was not intended to contain parking.

The plan as proposed permits the development to accomplish several objectives for both the City and the applicant. A buffer of up to 50-feet is preserved along Harris Road, including saving the trees closest to the road, and provides adequate traffic circulation around the site. Parking cannot be introduced on this drive due to the grade of the drive is too steep. Parking is introduced on the eastern side along with an access driveway to help meet the parking objectives required. This area additionally is adjacent to commercial office space and will continue to have landscaping along the eastern portion of the site.

Zoning Condition #16

Current condition: Developer shall make every effort to tie into the existing storm drainage system on Harris Court. Proof of correspondence shall be provided to the City explaining to the affected property

owner the benefits of tying release points directly into pipe systems. If unsuccessful, developer shall provide a stormwater outfall design that distributes stormwater into sheet flow discharge or makes every effort to conform to the existing condition flow patterns. Stormwater facilities shall not encroach upon the undisturbed buffer, except that a drainage easement may cross the buffer in order to tie into the system on Harris Court. Location of drainage easement shall minimize impacts to existing trees and shall be replanted where necessary, as approved by Staff. Outfalls, swales, and ditches shall be lined with river rock where visible to adjacent properties.

Proposed Condition: **Developer shall provide a stormwater management system that provides a reduction in peak flow rates leaving the site between existing and post-development conditions. Further, the outfall design shall provide a level spreader** that distributes stormwater into sheet flow discharge or makes every effort to conform to the existing condition flow patterns. Stormwater facilities shall not encroach upon the undisturbed buffer, **except for minimal areas in which no trees to be preserved are present in order to provide level spreaders.** Outfalls, swales, and ditches shall be lined with river rock where visible to adjacent properties.

Reason: Applicant has met with adjacent residences of Harris Ct. and designed a plan to extend stormwater from Harris Ct. to the site. Although the initial review was promising, there are several factors that make this approach impractical as outlined below:

1. Two adjacent property owners would need to agree to a plan and agree to dedication of drainage easements. Residents Elaine Russell and Dennis Rice have been in support to permit a connection.
2. The space between houses is 20-feet and include existing service utilities and other ancillary structures for the drainage pathway. The City requires a minimum pipe size of 18-inch diameter along with a minimum 20-foot drainage easement.
3. Construction of the stormwater piping system within the close proximity of the existing structures carries a high risk of unintended damage and is not something the city should require of the applicant.

The applicant is sensitive to the stormwater concerns to downstream neighbors and proposes to over-detain stormwater to reduce runoff rates to levels below existing conditions for all storm events. This is a City requirement anyway, however the amount of additional storage proposed reduced the rate of runoff by more than 50% for major storm events.

Included with this application are partial plans and sketches to support this change in conditions application.

Thank you for your time and attention.

Sincerely,
FORESITE GROUP, LLC



Kelly J. Wagoner, PE
Sr. Project Manager

Exhibit "A"

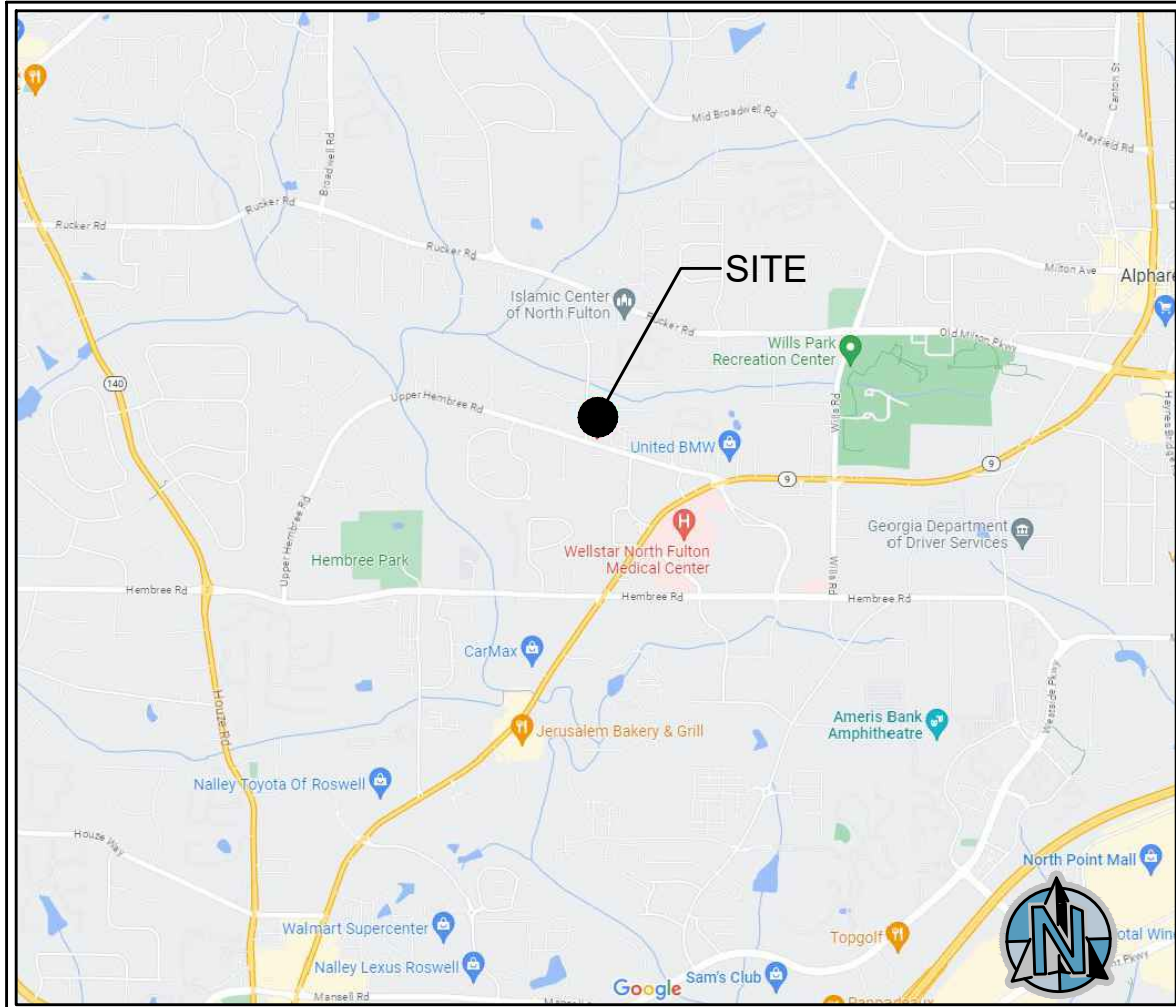
All that tract or parcel of land lying and being in Land Lot 553 of the 1st District, 2nd Section of formerly Milton County now Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point located on the west line of said Land Lot 553 at its intersection with the northeasterly side of Upper Hembree Road (also known as North Hembree Road); and running thence North 1 degree 00 minutes east along the west line of said Land Lot 553, 300 feet to an iron pin located at the northwest corner of said Land Lot 553; thence north 89 degrees 55 minutes east along the north line of said Land Lot 553, 1,048 feet to an iron pin; thence south 1 degree 00 minutes west, 100 feet to an iron pin; thence south 89 degrees 55 minutes west, 663 feet to an iron pin; thence south 1 degree 00 minutes west 320 feet to an iron pin located on the northeasterly side of Upper Hembree Road; thence north 73 degrees 50 minutes west along the northeasterly side of Upper Hembree Road, 200 feet to a point; and thence north 73 degrees 30 minutes west, continuing along the northeasterly side of Upper Hembree Road, 200 feet to an iron pin located at the point of beginning, according to plat of survey made of the George Irvin Property, September 8, 1965, prepared by Thad P. Thomas, Reg. Land Surveyor, the same being recorded in Plat Book __, Page __, Fulton County, Georgia Records.

Together with

All that tract or parcel of land lying and being Land Lot 553 of the 1st District, 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the northeast side of Upper Hembree Road, having an 80 foot right of way, which pin is located 870.97 feet northwest of the intersection of the northeast side of said road with the east line of Land Lot 553 (and the western boundary of a 50 foot easement as shown on the survey for Herbert Ray Nunley by J. Paul Bates and Associates, R.L.S., dated November 28, 1967 and as described in the warranty deed from Roxie Park to David C. Sullivan, Jr. dated March 13, 1968 and recorded in Deed Book 4872, Page 533, Fulton County Records) as measured along the northeasterly side of said road, and following the curvature thereof; running thence north 73 degrees 41 minutes 50 seconds west along the northeast side of said road for a distance of 140.52 feet, more or less, to the southeast corner of property now owned by George Irvin, running thence north 1 degree 41 minutes 00 seconds east along said Irvin line 304.06 feet to an iron pin found; running thence south 89 degrees 34 minutes 00 seconds east along the Irvin property 136 feet, more or less, to an iron pin; running thence south 1 degree 41 minutes 00 seconds west 342.49 feet to the point of beginning on the northeast side of Upper Hembree Road. The above courses and distances were taken from a survey for George Irvin by Brumbelow-Reese and Associates, R.L.S., dated January 17, 1978 bearing surveyor's identification number 7820-53-42,48 showing the tract to contain 1.009 acres.

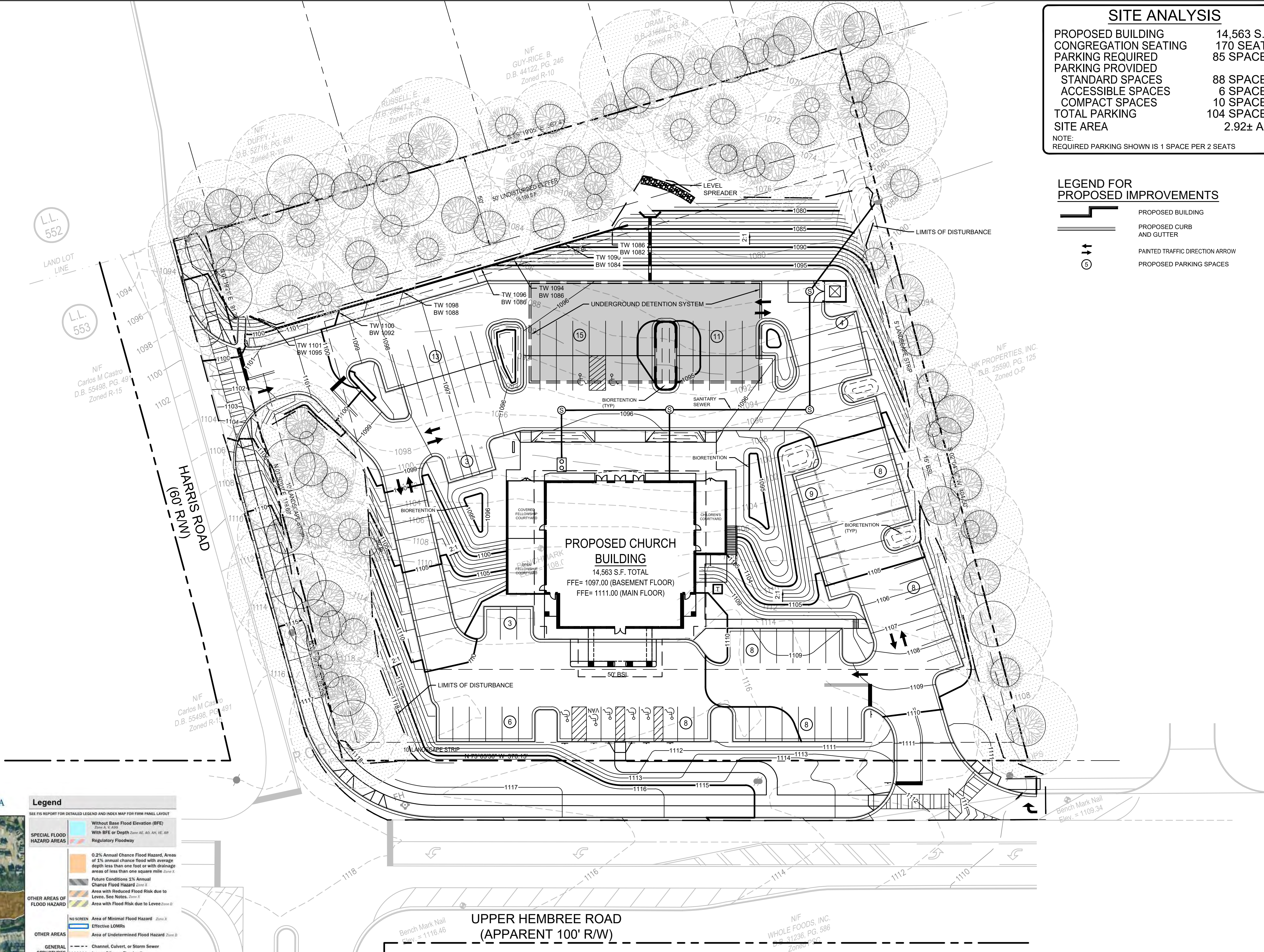
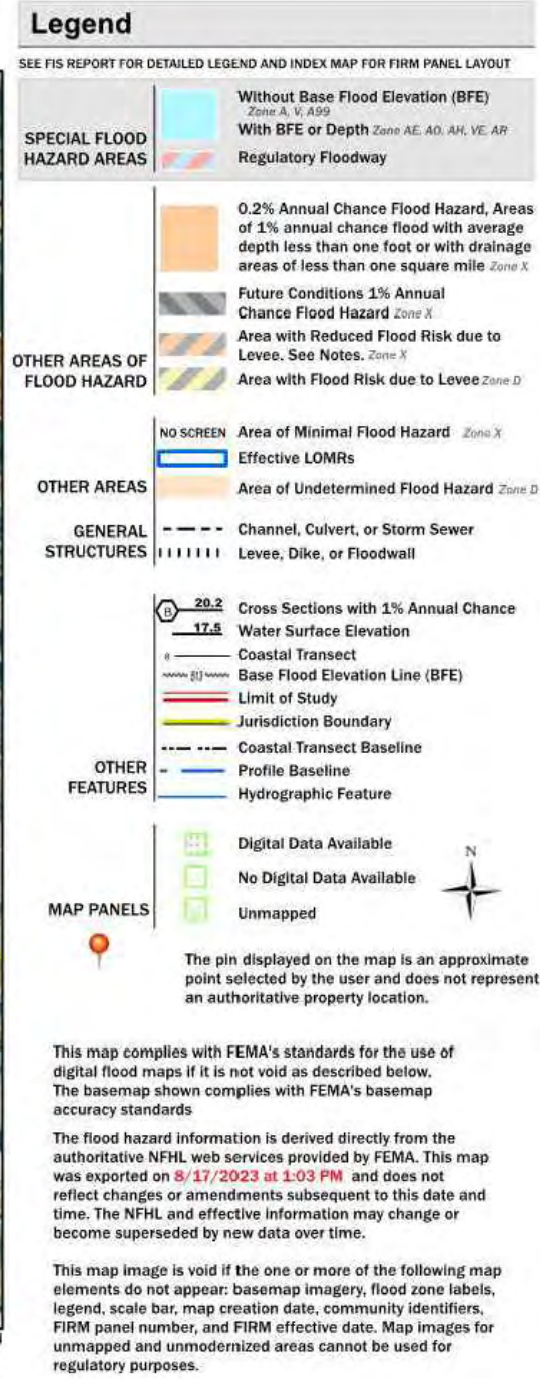


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THESE PLANS ARE PREPARED TO CONSTRUCT SITEWORK IMPROVEMENTS FOR A NEW CHURCH ON A PREVIOUSLY RESIDENTIAL LOT. THE SITE IS LOCATED WITHIN THE CITY LIMITS OF ALPHARETTA, FULTON COUNTY, GA.
2. SITE ACREAGE IS 2.92 ACRES.
3. ON-SITE DISTURBED AREA IS APPROXIMATELY 2.2 ACRES. OFF-SITE DISTURBED AREA IS APPROXIMATELY 0.4 ACRES. TOTAL DISTURBED AREA IS APPROXIMATELY 2.6 ACRES.
4. THIS SITE WILL CONTAIN APPROXIMATELY 0.82 ACRES (28%) IMPERVIOUS SURFACE COVER.
5. PROPERTY OWNER OF RECORD: SPIRIT OF GOD CHRISTIAN CHURCH, INC. 7197 BELCREST DRIVE DULUTH, GA 30097, PHONE: 404-234-2147.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO 13121C0054F, DATED 9/18/2013.
7. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
8. THE SITE IS ZONED OI - OFFICE INDUSTRIAL.
9. THIS SITE OBTAINED A CONDITIONAL USE PERMIT, CASE CU-20-03, ON 8/24/2020, TO USE THE PROPERTY FOR A CHURCH, INCLUDING 15 CONDITIONS.
10. THERE ARE NO WETLANDS, LAKES OR STREAMS ON THE PROPERTY.

National Flood Hazard Layer FIRMette



SITE ANALYSIS

PROPOSED BUILDING	14,563 S.F.
CONGREGATION SEATING	170 SEATS
PARKING REQUIRED	85 SPACES
PARKING PROVIDED	
STANDARD SPACES	88 SPACES
ACCESSIBLE SPACES	6 SPACES
COMPACT SPACES	10 SPACES
TOTAL PARKING	104 SPACES
SITE AREA	2.92± AC.

NOTE:
REQUIRED PARKING SHOWN IS 1 SPACE PER 2 SEATS

LEGEND FOR
PROPOSED IMPROVEMENTS

	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PAINTED TRAFFIC DIRECTION ARROW
	PROPOSED PARKING SPACES

ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Dawing Ct., Suite 100
Peachtree Corners, GA 30092
P | 770.368.1399
F | 770.368.1944
W | www.foresitegroup.net

DEVELOPER:

FOR: SPIRIT OF GOD CHRISTIAN CHURCH, INC.
7197 BELCREST DRIVE
DULUTH, GA 30097
PHONE: 404-234-2147
CONTACT: RANDALL KNIGHTON

PROJECT:

SPIRIT OF GOD CHURCH
1200 UPPER HEMBREE RD
ROSWell, GA 30076
LDP#
FULTON COUNTY PROJECT# WRN24-003

SEAL:



REVISIONS DATE

PROJECT MANAGER: KJW
DRAWING BY: GDL
JURISDICTION: ALPHARETTA, GA
DATE: 6/20/2025
SCALE: 1" = 30'
TITLE:

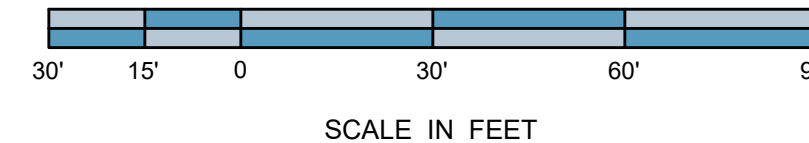
SITE PLAN

SHEET NUMBER:

CU

COMMENTS:

JOB/FILE NUMBER: 00.2057.001



ALPHARETTA TREE PROTECTION NOTES:

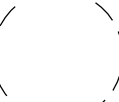
1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS, THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO THE TREE SAVE FENCE INSPECTION, PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN FROM A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO C.O.
8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LIMITS OF DISTURBANCE THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION

LEGEND

 EXISTING TREE TO REMAIN

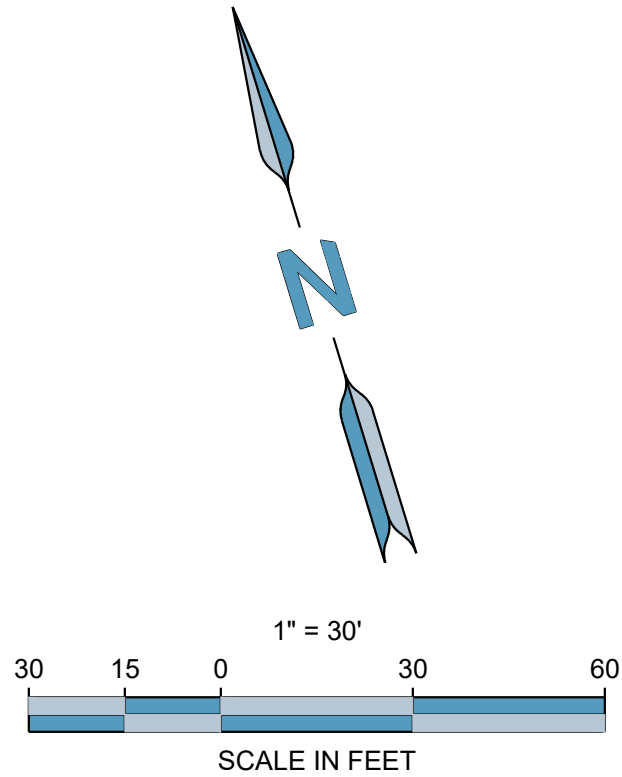
 EXISTING TREE TO BE REMOVED

 CRITICAL ROOT ZONE

 STRUCTURAL ROOT PLATE (GENERAL)

 STRUCTURAL ROOT PLATE (SPECIMEN TREE)

 BOUNDARY TREE IMPACT



ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

FOR: SPIRIT OF GOD CHRISTIAN CHURCH, INC.
7197 BELCREST DRIVE
DULUTH, GA 30097
PHONE: 404-234-2147

CONTACT:

PROJECT:

SPIRIT OF GOD CHURCH
1200 UPPER HEMBREE RD
ROSWELL, GA 30076

LDP# _____

FULTON COUNTY PROJECT# WRN24-003

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	KJW
DRAWING BY:	SE
JURISDICTION:	ALPHARETTA, GA
DATE:	6/20/2025
SCALE:	1" = 30'
TITLE:	

TREE PROTECTION PLAN

SHEET NUMBER: **TP-1.0**

COMMENTS:

JOB/FILE NUMBER: 00.2057.001



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REVISIONS		
DATE	DESCRIPTION	SYMBOL

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DATE	DESCRIPTION	SYMBOL

REVISIONS		
DATE	DESCRIPTION	SYMBOL

REVISIONS		
DATE	DESCRIPTION	SYMBOL

REVISIONS		
DATE	DESCRIPTION	SYMBOL
12/02/2024	PROPOSED PRESENTATION EXTERIOR ELEVATIONS & PLANS	

CAST STONE COLOR: WHITE

ROOF HT.
+42'-0"

CROSS: WOOD - WHITE

ROOF HT.
+29'-0"

MEZZANINE LEVEL BRG HT.
+26'-0"

METAL GUARDRAIL
COLOR: MEDIUM
BROWN

MAIN LEVEL FIN. FLR.
+14'-0"

METAL SECURITY
GATE & FENCING
COLOR: MEDIUM
BROWN

GROUND LEVEL FIN. FLR.
0'-0" (1097.0')

COPING FLASHING: MEDIUM BROWN

BRICK: INDIANA
MILLSTONE WITH
IVORY MORTAR

METAL GUARDRAIL
ON TOP OF MASONRY
RETAINING WALL -
COLOR: MEDIUM
BROWN

MEZZANINE LEVEL BRG HT.
+26'-0"

METAL ROOF OVER
FELLOWSHIP
COURTYARD -
COLOR: MEDIUM
BROWN

MAIN LEVEL FIN. FLR.
+14'-0"

5" 1/2 ROUND GUTTER
- COLOR: MEDIUM
BROWN

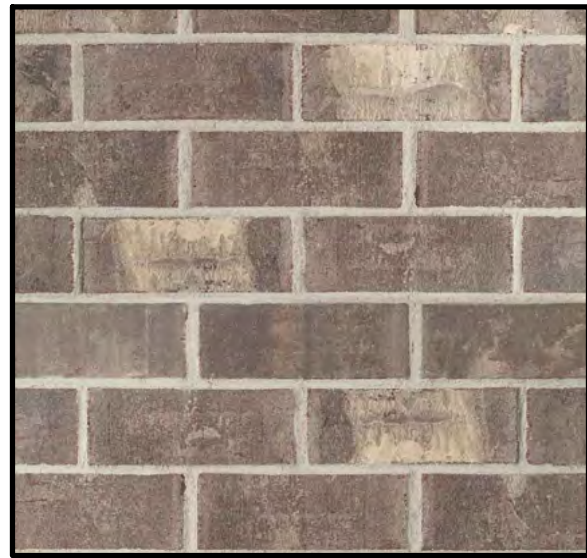
GROUND LEVEL FIN. FLR.
0'-0"

ALUMINUM CURTAINWALL:
KAWNEER 1600
COLOR: MEDIUM BRONZE

STONE: MILANO
BUCKS COUNTY

ALUMINUM STORFRONT:
KAWNEER TRIFAB 451
COLOR: MEDIUM BRONZE

METAL SECURITY GATE
& FENCING - COLOR:
MEDIUM BROWN



3 BRICK COLOR

PSK-501



4 CAST STONE COLOR

PSK-501



5 STONE COLOR

PSK-501

2 NORTH (REAR) ELEVATION

PSK-501 1/8" = 1'-0"

COPING FLASHING: MEDIUM
BROWN

ROOF HT.
+42'-0"

CROSS: WOOD - WHITE

ROOF HT.
+39'-0"

CAST STONE COLOR: WHITE

ROOF HT.
+29'-0"

MEZZANINE LEVEL BRG HT.
+26'-0"

MAIN LEVEL FIN. FLR.
+14'-0"

ALUMINUM STORFRONT:
KAWNEER TRIFAB 451
COLOR: MEDIUM BRONZE

STONE: MILANO
BUCKS COUNTY

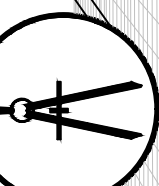
BRICK: INDIANA
MILLSTONE WITH
IVORY MORTAR



1 SOUTH (FRONT) ELEVATION

PSK-501 1/4" = 1'-0"

CADD, inc.
Computer Aided Drafting Dept., Inc.



P.O. Box 1165
Cartersville, GA 30120

Tel: (404) 617-4186
(770) 324-0279

SPIRIT OF GOD CHRISTIAN

CHURCH

1200 UPPER HEMBREE ROAD
ALPHARETTA, GEORGIA 30076

DATE

DEC. 2, 2024

JOB NO.

22-0614

DR

CK

WM

JM

SCALE

AS NOTED

SHEET DESCRIPTION

EXTERIOR
ELEVATIONS

SHEET NUMBER

PSK-501

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DATE	DESCRIPTION	SYMBOL

REVISIONS		
DATE	DESCRIPTION	SYMBOL

REVISIONS		
DATE	DESCRIPTION	SYMBOL
12/02/2024	PROPOSED PRESENTATION EXTERIOR ELEVATIONS & PLANS	

CAST STONE COLOR: WHITE

ROOF HT
+42'-0"

BRICK: INDIANA MILLSTONE
WITH IVORY MORTAR

ROOF HT
+29'-0"

MEZZANINE LEVEL BRG HT
+26'-0"

MAIN LEVEL FIN. FLR.
+14'-0"

GROUND LEVEL FIN. FLR.
0'-0" (1097.0')

COPING FLASHING:
MEDIUM BROWN

PORTE COCHERE ROOF HT
+39'-0"

MAIN LEVEL FIN. FLR.
+14'-0"

ALUMINUM CURTAINWALL:
KAWNEER 1600
COLOR: MEDIUM BRONZE

2 WEST (SIDE) ELEVATION
PSK-502 1/8" = 1'-0"

COPING FLASHING: MEDIUM
BROWN

PORTE COCHERE ROOF HT
+39'-0"

MAIN LEVEL FIN. FLR.
+14'-0"

CAST STONE COLOR: WHITE

BRICK: INDIANA MILLSTONE
WITH IVORY MORTAR

ROOF HT
+42'-0"

ROOF HT
+29'-0"

MEZZANINE LEVEL BRG HT
+26'-0"

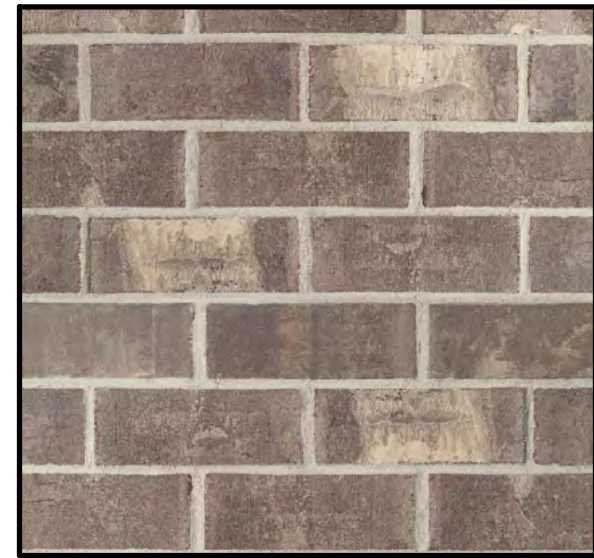
MAIN LEVEL FIN. FLR.
+14'-0"

GROUND LEVEL FIN. FLR.
0'-0" (1097.0')

ALUMINUM STORFRONT:
KAWNEER TRIFAB 451
COLOR: MEDIUM BRONZE

STONE: MILANO
BUCKS COUNTY

1 EAST (SIDE) ELEVATION
PSK-502 1/8" = 1'-0"



3 BRICK COLOR
PSK-501

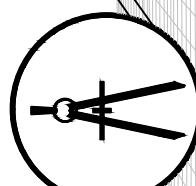


4 CAST STONE COLOR
PSK-501



5 STONE COLOR
PSK-501

CADD, inc.
Computer Aided Drafting Dept., Inc.



P.O. Box 1165
Cartersville, GA 30120

Tel: (404) 617-4186
(770) 324-0279

SEAL

SPIRIT OF GOD CHRISTIAN
CHURCH

1200 UPPER HEMBREE ROAD
ALPHARETTA, GEORGIA 30076

DATE DEC. 2, 2024
JOB NO. 22-0614
DR CK
WM JM
SCALE AS NOTED

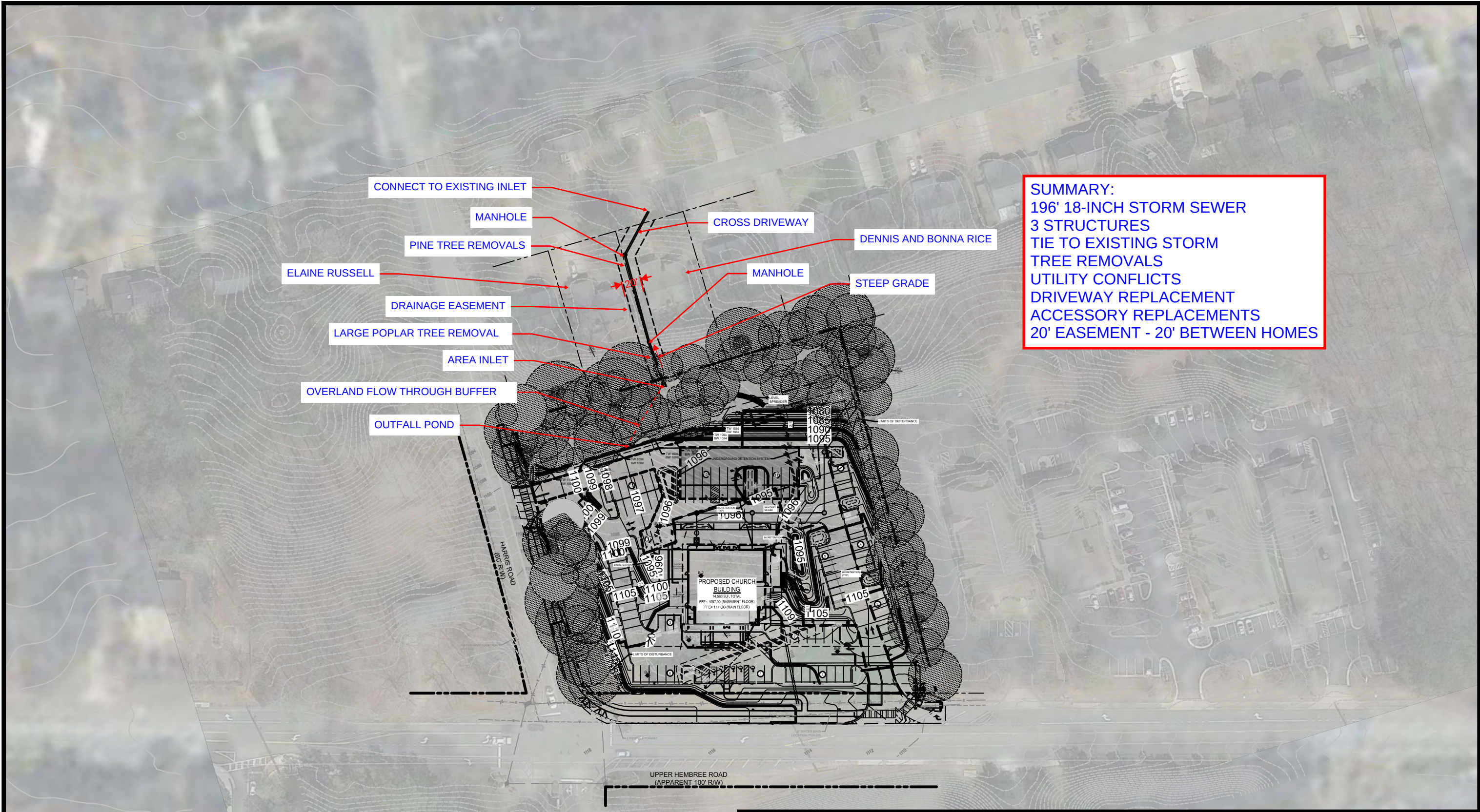
SHEET DESCRIPTION

EXTERIOR
ELEVATIONS

SHEET NUMBER

PSK-501

USER kwagone - Jun 27, 2025 - 10:16am
Y:\Shared\LD\BDG\Projects\2023\00.2057.001 Alpharetta, GA (Spirit of God Church)\Drawing Files\00.2057.001 Main.dwg - LAYOUT: EXHIBIT 11x17



SUMMARY:
196' 18-INCH STORM SEWER
3 STRUCTURES
TIE TO EXISTING STORM
TREE REMOVALS
UTILITY CONFLICTS
DRIVEWAY REPLACEMENT
ACCESSORY REPLACEMENTS
20' EASEMENT - 20' BETWEEN HOMES



EXHIBIT

Drawn:	Date: 11/04/2024
Checked:	Scale: 1"=100'
Job No.: 2057.001	File: 00.2057.001 MAIN.DWG

SPIRIT OF GOD
CHRISTIAN CHURCH
ALPHARETTA, GA

FORESITE
group

Foresite Group, LLC
3471 Donaville St
Duluth, GA 30096
o | 404-567-5701
f | 404-567-5703
w | www.foresitegroup.net



Spirit of God Church % Pastor Randall Knighton
1200 Upper Hembree Rd.
Roswell, GA 30076

Tree survey (revised at city of Alpharetta/David Shostak request). This written report, is to supplement the previous report provided by Caldwell Tree Care in 2020 along with supplemental updated tree catalog and pictorial report (separate attachments)

Objective:

1. Update survey data last documented in April 2020 by Caldwell Tree Care arborist Andrew Blenk.
 - a. Catalog all trees on property & identify size & species.
 - b. Identify trees on property determined as DDH (dead/dying/diseased or hazardous).
 - c. Identify all specimen trees.
 - d. Reassess boundary trees.

Findings:

On February 4th, March 7th & 18th, 2025, I performed follow up level 2 visual assessments of all trees on the property with the purpose of updating information originally documented nearly five years prior. In 2020, our company performed this task and provided Pastor Knighton with a tree catalog, mapping and written report of the findings. Now, I am tasked with updating the information with current data of changes that have occurred.

In the 2020 report 263 trees were cataloged and iodized numbering tags were installed numbering 501-764. This visit an additional 15 trees were added to the list that were most likely too small at the time of the previous assessment to be included with the findings. These trees were marked with green ribbon, but not numbered and range in size from 5"-9" dbh. They are included in the "All trees" tab or the provided spreadsheet.

Previously, a specimen tree list was provided with 23 trees. Currently there are 6 additions made and 29 specimen trees on the property. These are cataloged separately on a tab titled "Specimen trees".



DDH (dead, dying, diseased or hazardous) are also separated on the spreadsheet. In the previous assessment 23 trees were designated as DDH. 8 additional trees were added, totaling 31, and found on the “DDH trees” tab. To note with these is that #551, a large 31 in. tulip poplar, has hollowed out at the base and poses a threat to the neighboring parking lot of the office complex next door. Due to the severity of a total tree failure in this case, I recommend removal of this tree as soon as possible. Other trees on the lot are dead or have the threat of failure, but none with concerns of serious consequences in such a case. Pictures of the newly added DDH trees are provided in a separate attachment showing defects or diseases to corresponding with condition rating. I have added a few that were previously on the DDH list but were not included in the 2020 pictorial report.

Andrew composed a list of design consideration trees with his 2020 plan, which I have left included with my catalog. I reviewed the trees and with minor disagreement in some accommodation choices, it did not seem relevant to make changes. I did not add to or subtract from the list, with the exception of #541, a 26” tulip poplar, has been downgraded in condition to fair and has significant die out in the canopy. I changed its designation to not worth accommodation.

A spreadsheet will be provided as a supplement with all trees, sizes & conditions for all trees on the property. Highlights were added to the All Trees tab for changes in information from the previous report until now.

Please let me know if you have any questions regarding the report.

Thank you.

Brandon Wright
Caldwell Tree Care
ISA Certified Arborist SO-7451A
Tree Risk Assessment Qualified

End of report.



30 April 2020

Randall Knighton
1675 Hembree Road
Roswell, GA 30076

On April 27th, 2020, I performed a tree survey in the proposed site for the Spirit of God Christian Church. The survey includes all specimen trees, boundary trees, and trees of quality as outlined in the City of Alpharetta *Guidance Document For Tree Conservation, Landscape, and Buffer Requirements Article III Section 3.2*. There were a total of 264 trees mapped and assessed. Each tree was tagged with a blue anodized tree tag (except for boundary trees on residents' properties). Tree tag numbers begin at "501" and end at "764". Specimen trees were flagged with a green-and-white striped ribbon and Dead, Diseased, Hazardous (DDH) trees were flagged with orange ribbon. Trees were assessed using Level 2 Visual Assessment and trees were given a condition rating of either "Good", "Fair", or "DDH". Photographs were taken of DDH trees and their associated defects. Tree locations were hand drawn on a previously surveyed topographic plat from 2016. Most of the trees on the 2016 plat were still present but I added several more that have grown to become qualified as trees of quality. An updated topographic survey will need to be done to reflect the current state of the trees.

The site is primarily hardwood trees, though shortleaf and loblolly pines line the edge of the woods near the house. There are a total of 19 different species recorded, but the site is overwhelmingly dominated by Tulip Poplar and Pignut Hickory. There are currently 23 specimen trees on the property, though several are on the fringe of specimen eligibility. Overall, trees were in very good condition in regards to health and structure. There are only 23 trees that I classified as DDH. Half of those DDH trees were completely dead.

There are over 3,000 inches DBH of trees onsite, but many of these will not be able to be retained in order to develop the site. I have identified 101 trees that are worth designing around. This is based on tree location, size, species, and condition. Many of these trees are near the setback and around the perimeter of the property; but there are several specimens in the middle that are worth the consideration to retain. I am not stating that these trees have to be kept, but I am stating that they are worth keeping if the site plan can accommodate them.

Andrew Blenk
I.S.A. Board Certified Master Arborist S.O. #6945B
T.R.A.Q. Certified
Plant Health Care Manager

[illegible]

LAND PRO

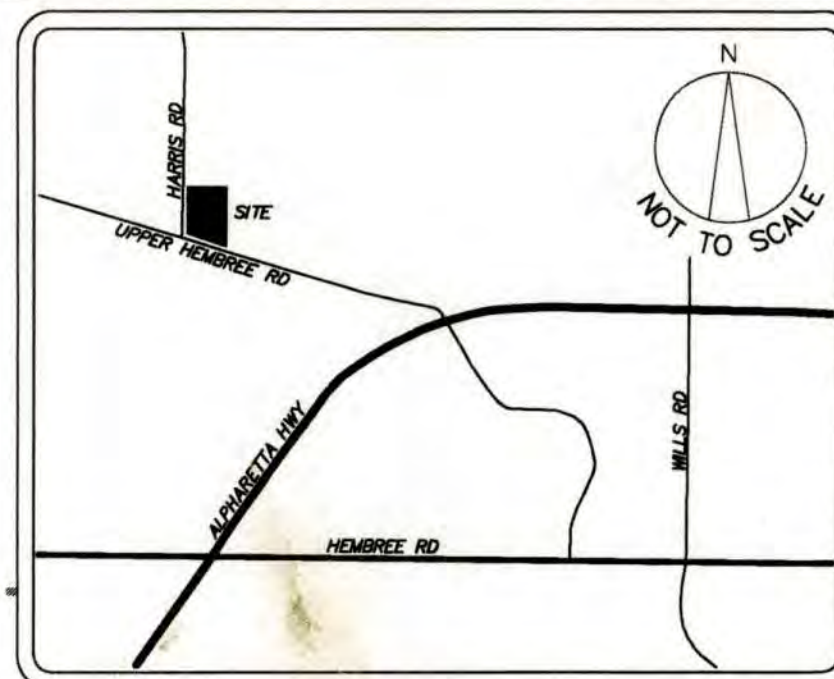
SURVEYING AND MAPPING
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WOODSTOCK, GA 30188
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**TOPOGRAPHIC &
RETRACEMENT SURVEY FOR:**

LAWNSOUTH

**LAND LOT 553
DISTRICT 1, SECTION 2
CITY OF ALPHARETTA
FULTON COUNTY, GA**

SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	11/07/16	20161107	1 OF 1

**VICINITY MAP**

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 207,677 FEET.
5. ALL IPF & IPS ARE $\frac{1}{8}$ " REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE "X" (AREA OUTSIDE OF THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0054F, EFFECTIVE DATE OF SEPTEMBER 9, 2013.
8. VERTICAL DATUM: NAVD 88. CONTOUR INTERVAL OF 2 FEET.
9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
10. DATE(S) OF FIELD SURVEY: 11/03/2016
11. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

ZONING: D-1

MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 15 FEET
MAXIMUM LOT COVERAGE: 40%
MAXIMUM BUILDING HEIGHT: 40 FEET

#508



#510



#511



#525



#529



#533



#549



#550



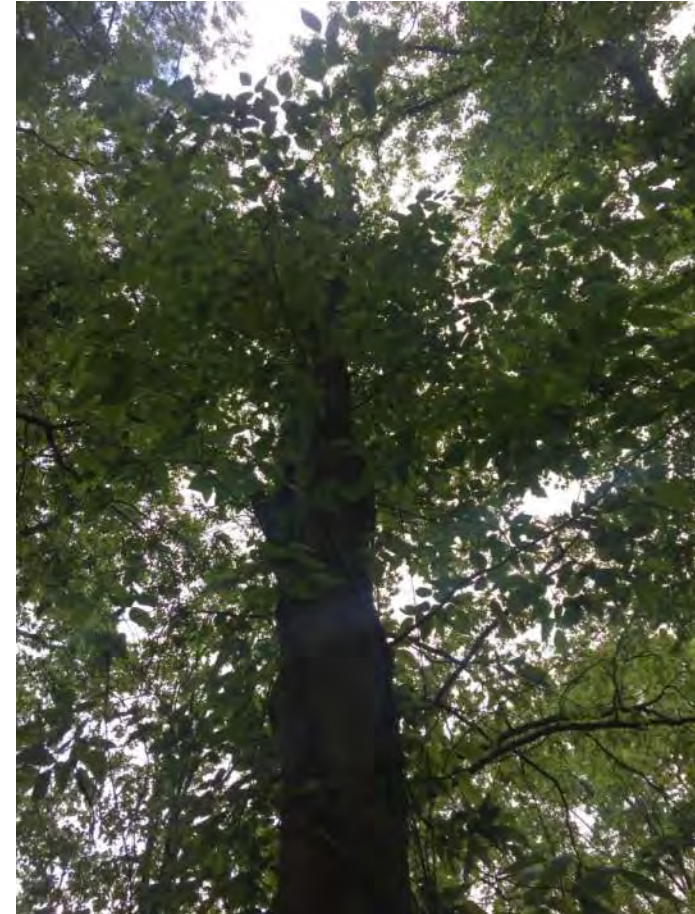
#567



#583 & 585



#595



#596



#597



#602



#612



#624



#627



#718



#715



TREE TAG #	2020 DBH	Current DBH	SPECIES	CONDITION	NOTES	SPECIMEN	WORTHY OF ACCOMODATION
501	28	30	Loblolly Pine	GOOD	Add to specimen list	YES	NO
502	20	21	Loblolly Pine	GOOD		NO	NO
503	10	10.5	Flowering Dogwood	GOOD		YES	NO
504	21	23	Loblolly Pine	GOOD		NO	NO
505	10	13	Water Oak	GOOD		NO	NO
506	14	16	Loblolly Pine	GOOD		NO	NO
507	19	20	Shortleaf Pine	GOOD		NO	NO
508	17	18	Loblolly Pine	DDH	Dead Top	NO	NO
509	14	15.5	Loblolly Pine	FAIR	trunk	NO	NO
510	14	-	Loblolly Pine	DDH	Missing now. May have been removed.	NO	NO
511	9	11	Loblolly Pine	DDH	Multiple canker wounds on trunk	NO	NO
512	24	27	Shortleaf Pine	FAIR	Codominant. Some bark beetle activity at base.	NO	YES
513	21	22	Loblolly Pine	DDH	2025-Dead	NO	NO
514	7	8.5	Northern Red Oak	GOOD	TOQ	NO	YES
515	7	8	Water Oak	FAIR	Poor form	NO	YES
No tag	-	5	Magnolia	GOOD	Not in 2020 list. TOQ	NO	YES
516	10	12	Northern Red Oak	GOOD		NO	NO
517	17	19	Loblolly Pine	GOOD		NO	NO
518	10	11	Shortleaf Pine	FAIR	Phototrophic lean	NO	NO
519	7	8	Shortleaf Pine	GOOD		NO	NO
No tag	-	5	Dogwood	FAIR	Not in 2020 list.	NO	NO
520	7	7	Shortleaf Pine	FAIR		NO	NO
521	8	9	Sweetgum	GOOD		NO	NO
522	9	10	Shortleaf Pine	GOOD		NO	NO
523	30	31.5	Northern Red Oak	FAIR	Low codominant stems	YES	YES
524	23	24.5	Southern Red Oak	FAIR	house	NO	NO
525	38	38.5	Pignut Hickory	DDH	Multistemmed; Low codominant stems with weak branch unions	YES	NO
526	14	15	Post Oak	GOOD		NO	NO

527	14	15	Pignut Hickory	GOOD		NO	NO
528	10	11	Post Oak	FAIR	Significant phototrophic lean	NO	NO
529	17	17.5	Sourwood	DDH	Large cavity in root collar	YES	NO
530	9	9.5	Persimmon	GOOD		NO	YES
531	16	18	Post Oak	GOOD		NO	NO
532	17	19	Post Oak	GOOD		NO	NO
533	26	28	Tulip Poplar	GOOD		NO	NO
534	28	30	White Oak	GOOD		YES	YES
535	14	14	Pignut Hickory	GOOD		NO	NO
536	19	20	Pignut Hickory	DDH	Codominant; carpenter ant nest in root collar. Boring at base as of 2025	NO	NO
537	15	16.5	White Oak	GOOD		NO	YES
538	21	23.5	White Oak	GOOD		NO	YES
539	27	30	White Oak	GOOD		YES	YES
540	27	30.5	Tulip Poplar	GOOD	Add to specimen list	YES	NO
541	26	27	Tulip Poplar	FAIR	Downgrade in condition. Wind damage & dieout in lower canopy.	NO	NO
542	9	10	White Oak	GOOD	Vines cloaking in 2025 assessment.	NO	YES
543	22	23.5	Pignut Hickory	FAIR	Codominant	NO	YES
544	7	7.5	Pignut Hickory	DDH	Dead in 2025.	NO	NO
545	18	20	White Oak	GOOD		NO	YES
546	18	19	White Oak	FAIR	Phototrophic lean	NO	YES
547	19	21	Tulip Poplar	GOOD		NO	YES
548	8	10	Tulip Poplar	GOOD		NO	YES
549	8	8	Red Mulberry	DDH	Dead	NO	NO
550	9	10	Red Mulberry	FAIR	Downgrade in condition. Moderate dieout in canopy.	NO	YES
551	30	31	Tulip Poplar	DDH	Large cavity in root collar. HAZARD to parking lot	YES	NO
552	19	22	Pignut Hickory	DDH	Hollow at base of tree	NO	NO
553	20	21.5	Pignut Hickory	GOOD		NO	YES
554	8	-	Tulip Poplar	DDH	Dead no longer to be found	NO	NO
555	14	16	Tulip Poplar	GOOD		NO	YES
556	12	14	Tulip Poplar	GOOD		NO	YES
557	10	12	Tulip Poplar	GOOD		NO	YES
558	8	9	Tulip Poplar	GOOD		NO	YES
559	22	26	Tulip Poplar	GOOD		NO	YES
560	19	21	Tulip Poplar	GOOD		NO	YES

561	9	9	Tulip Poplar	GOOD		NO	YES
562	10	12	Tulip Poplar	GOOD		NO	YES
563	22	25	Tulip Poplar	GOOD		NO	YES
564	24	25.5	Pignut Hickory	GOOD		YES	YES
No tag	-	8	Tulip Poplar	FAIR	Not in 2020 list. Crooked stem	NO	NO
565	14	15	Tulip Poplar	GOOD		NO	YES
566	11	13	Tulip Poplar	GOOD		NO	YES
567	13	15	Tulip Poplar	DDH	Basal bark decay	NO	NO
568	13	13	Tulip Poplar	FAIR	Past topping event	NO	YES
569	8	9	Tulip Poplar	GOOD		NO	YES
570	16	17	Mockernut Hickory	FAIR	Dieout in lower canopy	NO	YES
571	15	15	Tulip Poplar	FAIR	Codominant at base	NO	YES
572	18	18.5	Pignut Hickory	GOOD		NO	YES
573	27	28	Pignut Hickory	GOOD		YES	YES
574	17	19	Tulip Poplar	GOOD		NO	YES
575	23	26	Southern Red Oak	GOOD	form.	YES	YES
576	13	14.5	Pignut Hickory	GOOD		NO	YES
577	17	17.5	Pignut Hickory	GOOD		NO	YES
578	9	9	Persimmon	FAIR		NO	YES
579	14	16	Tulip Poplar	GOOD		NO	YES
580	7	8	Sweetgum	GOOD		NO	YES
581	19	21	Tulip Poplar	GOOD		NO	YES
582	11	12	Tulip Poplar	GOOD		NO	YES
583	11	11.5	Pignut Hickory	DDH	Open cavity at base; hollow	NO	NO
584	24	24.5	Pignut Hickory	GOOD		YES	YES
585	11	12	Tulip Poplar	DDH	Hollow; leaning	NO	NO
586	6	7	Tulip Poplar	GOOD		NO	NO
587	10	10	Tulip Poplar	FAIR	Poor growth form	NO	NO
No tag	-	4X4	Hophornbeam	GOOD	Not in 2020 survey. Good tree.	NO	YES
588	20	22	Pignut Hickory	GOOD		NO	YES
589	11	12	Tulip Poplar	FAIR	Poor form	NO	YES
590	16	17	Pignut Hickory	FAIR	Low codominant	NO	YES
591	12	14	Northern Red Oak	GOOD		NO	YES
592	23	25	Pignut Hickory	GOOD	limbs	YES	YES
593	27	30	Southern Red Oak	GOOD		YES	YES
594	13	15	Pignut Hickory	GOOD	Heavily covered in vines in 2025.	NO	NO
595	15	15	Tulip Poplar	DDH	Dead	NO	NO
596	14	14	Tulip Poplar	DDH	Dead	NO	NO

597	8	8	Tulip Poplar	DDH	Large canker wound on trunk	NO	NO
598	22	24.5	Tulip Poplar	GOOD		NO	NO
599	9	10	Tulip Poplar	FAIR	Poor form	NO	NO
600	14	16	Tulip Poplar	FAIR	Phototrophic lean. Tag has fallen off.	NO	NO
No tag	-	8	Southern Red Oak	FAIR		NO	NO
601	23	23	Pignut Hickory	DDH	over 50% crown dieback.	NO	NO
602	11	11	White Oak	DDH	Dead	NO	NO
603	11	11	Tulip Poplar	GOOD		NO	NO
604	24	25.5	Pignut Hickory	GOOD	Storm damaged lower limb.	YES	YES
605	21	22.5	White Oak	GOOD		NO	YES
606	19	19	Pignut Hickory	GOOD		NO	YES
607	13	16	Tulip Poplar	GOOD		NO	NO
608	15	17.5	White Oak	GOOD		NO	YES
609	12	12.5	Pignut Hickory	GOOD		NO	NO
610	15	15	Tulip Poplar	DDH	2025	NO	NO
611	33	34	Pignut Hickory	GOOD	Codominant	YES	YES
612	12	12	Tulip Poplar	DDH	Dead	NO	NO
613	12	14	Tulip Poplar	GOOD		NO	NO
614	10	10	Tulip Poplar	GOOD		NO	NO
615	19	20	Pignut Hickory	GOOD		NO	NO
616	25	25.5	Pignut Hickory	GOOD		YES	YES
617	9	9	Pignut Hickory	GOOD		NO	NO
618	20	20	Pignut Hickory	FAIR	Poor form	NO	NO
619	9	9	Pignut Hickory	GOOD		NO	NO
620	7	8	Tulip Poplar	GOOD		NO	NO
621	12	13	Pignut Hickory	GOOD		NO	NO
622	6	6	Tulip Poplar	DDH	Multiple cavities on trunk	NO	NO
623	9	11	Tulip Poplar	GOOD	Number tag has fallen off	NO	NO
624	10	10.5	Pignut Hickory	DDH	Broken top	NO	NO
No tag	-	9	Pignut Hickory	GOOD	Not in 2020 list.	NO	NO
No tag	-	8	Pignut Hickory	GOOD	Not in 2020 list.	NO	NO
625	13	13	Pignut Hickory	GOOD		NO	NO
626	10	10	Pignut Hickory	FAIR	Downgrade in condition. Cavity forming on lower trunk	NO	NO
627	18	19	Pignut Hickory	DDH	Broken leader. Wounds on trunk and root flare.	NO	NO
628	16	17	Pignut Hickory	GOOD		NO	NO
629	15	17	Pignut Hickory	GOOD		NO	NO

630	20	23	Tulip Poplar	GOOD		NO	YES
631	14	16	Tulip Poplar	GOOD		NO	NO
632	14	16	Tulip Poplar	GOOD	Number tag engulfed by growth.	NO	NO
No tag	-	8	Shag bark hickory	DDH	off.	NO	NO
633	14	17	Tulip Poplar	GOOD		NO	NO
634	13	13	Tulip Poplar	GOOD	4" Dead co-dominant stem.	NO	YES
635	7	7	Tulip Poplar	GOOD		NO	YES
636	15	17	Tulip Poplar	GOOD		NO	YES
637	14	16	Tulip Poplar	FAIR	Downgrade in condition. Bowed trunk.	NO	YES
638	9	9	Tulip Poplar	DDH	Downgrade in condition. Top has broken off.	NO	NO
639	13	14	Northern Red Oak	GOOD		NO	YES
640	11	12	Black Cherry	DDH	Downgrade in condition. Over 50% of canopy broken off	NO	NO
641	16	17.5	Pignut Hickory	FAIR	Poor form	NO	YES
642	11	12	White Oak	GOOD		NO	YES
643	8	8.5	Pignut Hickory	GOOD		NO	YES
644	15	16.5	Pignut Hickory	GOOD		NO	YES
645	11	12	Pignut Hickory	GOOD		NO	YES
646	8	8.5	Pignut Hickory	FAIR	Poor form	NO	YES
647	10	10	Pignut Hickory	GOOD		NO	NO
648	16	17	Pignut Hickory	GOOD		NO	NO
649	28	29	Pignut Hickory	GOOD		YES	YES
650	17	17.5	Pignut Hickory	GOOD		NO	YES
No tag	-	5	Magnolia	GOOD		NO	YES
651	20	20	Pignut Hickory	GOOD		NO	YES
652	35	36	White Oak	FAIR	Downgrade in condition. Lower structural limb die out. Limb failure over fence on west.	YES	YES
653	11	11.5	Pignut Hickory	GOOD	Back of wood line where chain link and wooden fence meet.	NO	YES
654	11	12	Pignut Hickory	GOOD		NO	NO
655	15	16	Pignut Hickory	GOOD		NO	YES
656	19	19.75	Pignut Hickory	GOOD	Measured, not yet specimen status	NO	YES
657	13	13.5	Pignut Hickory	GOOD		NO	NO
658	16	16.5	Pignut Hickory	GOOD		NO	NO
659	13	14	Pignut Hickory	GOOD		NO	NO
660	10	10	Tulip Poplar	GOOD		NO	NO

661	21	23	Pignut Hickory	GOOD	Measured, not yet specimen status	NO	NO
662	18	19	Shag bark hickory	GOOD		NO	NO
663	15	16	Pignut Hickory	GOOD		NO	NO
664	10	11	Tulip Poplar	GOOD		NO	NO
No tag	-	6	Tulip Poplar	FAIR		NO	NO
665	13	14	Pignut Hickory	GOOD		NO	NO
666	8	9	White Oak	GOOD		NO	NO
667	19	20	Pignut Hickory	GOOD		NO	NO
668	11	11.5	Pignut Hickory	GOOD		NO	NO
669	8	9	Tulip Poplar	GOOD		NO	NO
670	8	9	Tulip Poplar	GOOD		NO	NO
671	18	19	Pignut Hickory	GOOD		NO	YES
672	22	25	Southern Red Oak	FAIR	Add to specimen list. Minor crown dieback. Slight lean	YES	YES
673	15	17	Tulip Poplar	GOOD		NO	NO
674	9	9	Tulip Poplar	DDH	Dead	NO	NO
675	17	19	Tulip Poplar	GOOD		NO	NO
676	12	13.5	White Oak	GOOD		NO	NO
677	31	31	Tulip Poplar	FAIR	Low codominant	YES	NO
678	8	9	Black Cherry	GOOD	Input error form 2020 with #679	NO	YES
679	13	14	Tulip Poplar	GOOD	Input error form 2020 with #678	NO	NO
680	13	14.5	White Oak	GOOD	Some dieout in lower canopy.	NO	YES
681	25	28	Tulip Poplar	GOOD		NO	YES
682	18	20	Tulip Poplar	GOOD		NO	YES
683	27	30	White Oak	GOOD		YES	YES
684	19	20	Northern Red Oak	GOOD	Number tag has fallen off.	NO	YES
685	6	7	Black Cherry	DDH	Downgrade in condition. Internal decay on trunk at 5'.	NO	NO
686	10	12	Tulip Poplar	GOOD		NO	NO
687	9	10	Tulip Poplar	GOOD		NO	NO
688	17	18	Pignut Hickory	GOOD	Number tag has fallen off.	NO	NO
689	7	9	Tulip Poplar	GOOD		NO	NO
690	13	15	Tulip Poplar	GOOD		NO	NO
691	17	19	Tulip Poplar	FAIR	Downgrade in condition.	NO	NO
692	15	16	Pignut Hickory	GOOD		NO	NO
No tag	-	7	Sweetgum	GOOD	Not in 2020 list.	NO	NO
693	13	14	Pignut Hickory	GOOD		NO	NO
694	17	18	Pignut Hickory	GOOD		NO	YES

695	25	28	White Oak	FAIR	Good growth since 2020. Light dieout in lower canopy.	YES	YES
696	12	12.5	Pignut Hickory	GOOD		NO	YES
No tag	-	7	Tulip Poplar	GOOD	Not in 2020 list. By fence.	NO	NO
No tag	-	7	Tulip Poplar	GOOD	fence.	NO	NO
697	12	13	Tulip Poplar	GOOD	Against fence on west.	NO	YES
698	7	7.5	Pignut Hickory	FAIR	Poor form	NO	NO
699	17	17	Pignut Hickory	FAIR	Downgrade in condition. Bleeding canker at 4.5'. Included bark.	NO	NO
700	9	10	Tulip Poplar	GOOD		NO	NO
701	11	12	Tulip Poplar	GOOD		NO	NO
702	15	16.5	Pignut Hickory	FAIR	Downgrade in condition. Poor form.	NO	NO
703	20	22	Pignut Hickory	GOOD		NO	YES
704	11	11	Pignut Hickory	FAIR	Poor form	NO	NO
No tag	-	7	Tulip Poplar	FAIR	By fence. Topped in past.	NO	NO
705	13	14	Pignut Hickory	FAIR	Poor form	NO	YES
706	9	10.5	Tulip Poplar	FAIR	Poor form	NO	YES
707	10	11	Black Cherry	GOOD	Near chain link fence on west	NO	YES
708	10	10	Pignut Hickory	GOOD		NO	NO
709	23	24	Pignut Hickory	GOOD		NO	YES
710	16	17	Pignut Hickory	GOOD		NO	NO
711	6	7	Pignut Hickory	GOOD		NO	NO
712	14	14	Pignut Hickory	GOOD		NO	NO
No tag	-	7	Pignut Hickory	GOOD	Not in 2020 list.	NO	NO
713	17	17	Pignut Hickory	FAIR	Poor form. Decay at base.	NO	YES
714	25	27	Pignut Hickory	GOOD	Some dieout in lower canopy.	YES	YES
715	13	13	Tulip Poplar	DDH	Basal decay-now severe.	NO	NO
716	10	11	Pignut Hickory	GOOD		NO	YES
717	24	25.5	Pignut Hickory	FAIR	specimen quality.	YES	YES
718	13	13	Northern Red Oak	DDH	Dead	NO	NO
719	20	21.5	Pignut Hickory	GOOD		NO	YES
720	10	10	Pignut Hickory	GOOD		NO	YES
721	16	17	Pignut Hickory	GOOD		NO	YES
722	22	22	Willow Oak	GOOD	Heavy utility pruning by main lines.	NO	Y
723	13	16	Willow Oak	GOOD		NO	Y
724	23	25	Willow Oak	GOOD	Newly added specimen.	YES	Y
725	18	20	Willow Oak	GOOD		NO	Y
726	17	18	Willow Oak	GOOD		NO	Y

727	16	17	Willow Oak	GOOD		NO	Y
728	16	18	Black Cherry	FAIR	Poor pruning for light clearance-those limbs died.	NO	BOUNDAR Y
729	19	21	Willow Oak	GOOD	Limbed up high over parking lot.	NO	Y
730	16	17	Willow Oak	GOOD	Limbed up high over parking lot.	NO	Y
731	16	17	Willow Oak	GOOD	Limbed up high over parking lot.	NO	Y
732	19	21	Willow Oak	GOOD	Limbed up high over parking lot.	NO	Y
733	10	12	Nuttall Oak	FAIR	Excessive limbing up.	NO	Y
734	15	15.5	Red Maple	GOOD		NO	Y
735	~20	20	Tulip Poplar	GOOD		NO	Y
736	~23	28	Tulip Poplar	GOOD	I believe the size was incorrectly input before.	NO	BOUNDAR Y
737	~21	21	Tulip Poplar	GOOD		NO	Y
738	~17	17	Tulip Poplar	GOOD		NO	Y
739	~14	14	Tulip Poplar	GOOD	1st yard with wooden fence.	NO	Y
740	~20	20	Tulip Poplar	GOOD		NO	Y
741	~12	9	White Oak	GOOD		NO	Y
742	~13	18	American Beech	GOOD		NO	Y
743	~30	30	Tulip Poplar	GOOD		YES	Y
744	~14	14	Tulip Poplar	GOOD		NO	Y
745	~8	8	Pignut Hickory	GOOD	By play set with co-dominant trunk.	NO	Y
746	~16	16	White Oak	GOOD		NO	Y
747	~12	12	Pignut Hickory	GOOD		NO	Y
748	~27	27	Tulip Poplar	GOOD		NO	Y
749	~8	8	Beech	GOOD	Listed as hickory before.	NO	Y
750	~18	18	Tulip Poplar	GOOD		NO	Y
751	~8	8	Tulip Poplar	GOOD		NO	Y
752	~20	20	Tulip Poplar	GOOD		NO	Y
753	~7	7	Pignut Hickory	GOOD		NO	Y
754	~17	17	Tulip Poplar	GOOD	Listed as hickory before.	NO	Y
755	~7	7	Northern Red Oak	GOOD		NO	Y
756	~12	12	Tulip Poplar	GOOD		NO	Y
757	~20	20	Tulip Poplar	GOOD	3rd yard, with no fence.	NO	Y
758	~14	14	Tulip Poplar	GOOD		NO	Y
759	~28x24	28x24	Tulip Poplar	FAIR	Low codominant	YES	Y
760	~16	16	White Oak	FAIR	Downgrade in condition. Excessive pruning. Bleeding canker at 10'.	NO	BOUNDAR Y
761	~12	12	White Oak	GOOD		NO	Y



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: September 22, 2025

AGENDA ITEM: E-25-08 TESLA EV CHARGERS AT KROGER SETBACK EXCEPTION

The applicant, Dewberry Engineers, Inc., is requesting consideration of an exception to allow sixteen (16) Tesla EV Chargers and associated equipment in a commercial parking lot. An exception is requested to allow the EV Chargers and associated equipment in the 50' front building setback along Windward Parkway. The subject property is located at 12870 Highway 9 at the northeast corner of Windward Parkway and Highway 9 in the Windward Commons (Kroger) shopping center.

STAFF RECOMMENDATION:

Approve E-25-08 Tesla EV Chargers at Kroger Setback Exception, subject to the following conditions:

1. Site shall be developed substantially similar to the site plan prepared by Dewberry Engineers, Inc., revised 7/9/25, and with a reduced building setback for the EV Chargers and associated equipment along Windward Parkway.
2. EV charging equipment shall be substantially similar to the construction drawings prepared by Dewberry Engineers, Inc., revised 7/9/25, with final approval by Staff.
3. Developer shall plant a row of Peach Drift Rose and a row of evergreen shrubs, such as Otto Luyken, Loropetalum, or similar, planted behind the row of roses. Evergreen shrubs shall be maintained at a height between 4' to 6' and shall be located in the 10' landscape strip adjacent to the EV Chargers and associated equipment, as approved by Staff. If needed, roses may be placed in the right-of-way to allow for proper spacing, as approved by Staff.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for the installation of sixteen (16) Tesla EV Chargers and associated equipment in a commercial parking lot. An exception is requested to allow the EV Chargers and associated equipment in the 50' front building setback along Windward Parkway. The subject property is located at 12870 Highway 9 at the northeast corner of Windward Parkway and Highway 9 in the Windward Commons (Kroger) shopping center.

The 10.95-acre property is zoned C-2 (General Commercial) and is developed with a one (1) story, 125,181 square foot retail shopping center. Surrounding properties are zoned C-1 (Neighborhood Commercial) to the west, C-2 to the south, and City of Milton to the north, east and south. Kensley subdivision is located to the north, Windward Way shopping center is located to the east, Wells Fargo and Navy Federal Credit Union are located to the south, and QuikTrip, The First Bank and a retail building are located to the west.

Unified Development Code (UDC) Subsection 2.2.15(D), C-2 General Commercial, District Regulations requires a front setback that is conditional (based on prevailing development patterns). The approved land disturbance permit (LDP) for the shopping center established a 50' setback along Windward Parkway. In addition, UDC Subsection 2.3.1 (D)(i) states that, "No building or structure or projection thereof, including porch, deck, terrace or chimney, shall be erected closer to a property line than the applicable setback regulation prescribed herein allows. However, uncovered steps, patio slabs, driveways, walkways, retaining walls of no more than 4' in height, and roof overhangs of up to 18" may be located within setback areas." The proposed Tesla EV Chargers and equipment constitute structures subject to building setbacks. According to the applicant, the location of the EV Charging stalls were mutually agreed upon between Tesla and the property owner as they are out of the way of normal traffic patterns and occupied spaces in the shopping center.

The Tesla Supercharger EV charging stations are the fast-charging facilities which are owned and operated by Tesla. According to the applicant, the typical charging session lasts between ten (10) to 30 minutes. The Tesla NACS Superchargers work for all Tesla vehicles, as well as other electric vehicle manufacturers, including Acura, Ford, General Motors, Genesis, Honda, Hyundai, JLR, Kia, Lucid, Mercedes, Nissan, Polestar, Rivian, and Volvo. Additional vehicle manufacturers, such as BMW, Toyota, Subaru, Volkswagen, Audi and Porsche, will soon have access to the Tesla NACS Superchargers.

The City's UDC requires electric vehicle charging stations (EVCS) with all new non-residential developments requiring 100 or more vehicle parking spaces. One (1) Level 2 EVCS for every 25 required spaces or one (1) Level 3 EVCS (fast chargers)

for every 100 required spaces. If the Windward Commons shopping center was constructed today, it would require approximately five (5) Level 3 EVCS. The applicant's proposal for sixteen (16) Tesla Supercharging stations exceeds the City's minimum requirements for EVCS.

SITE PLAN

The site plan depicts sixteen (16) Tesla EV charging posts, four (4) Tesla Supercharger cabinets, a switchboard, and a utility transformer within the shopping center parking lot along Windward Parkway. The area is currently improved with 23 parking spaces and one (1) parking lot tree island. The EV chargers and equipment are located outside of the ten-foot (10') landscape strip along Windward Parkway, but within the 50' building setback. A 72 square foot concrete utility pad is depicted in the middle of the sixteen (16) EV charging spaces which is the location of the utility transformer, switchboard, and supercharger cabinets. The EV charging posts and switchboard are approximately 6.5' tall and the supercharger cabinet is approximately 7.5' tall. The utility transformer will be sized by the utility provider.

A landscape plan and photo simulations were provided by the applicant depicting a Wax Myrtle hedge in the landscape strip along Windward Parkway, as well as three (3) Willow Oaks in newly created parking lot tree islands between the EV charging spaces. Based on feedback from the City Arborist, the applicant updated the landscape plan to change the Wax Myrtle hedge to a mix of Dwarf Yaupon Holly, 'Nick's Compact' Juniper, and Peach Drift Rose.

EXCEPTION REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting an exception. The ordinance specifically states..."an exception 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. However, the request relates to retrofitting an existing parking lot with EV Charging stations.

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

Response: Application of the ordinance would require that the EV Chargers and associated equipment be located on the property in compliance with the established building setbacks.

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. However, the request relates to retrofitting an existing parking lot with EV Charging stations.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's proposal would not cause a substantial detriment to the public good. EV chargers are a newer technology which is being retrofitted into existing sites. If approved, landscape screening material is recommended in the landscape strip along Windward Parkway.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the exception does not conflict with the established review criteria. The proposal represents retrofitting an existing commercial parking lot with EV charging equipment. If approved, landscape screening material is recommended in the landscape strip along Windward Parkway.

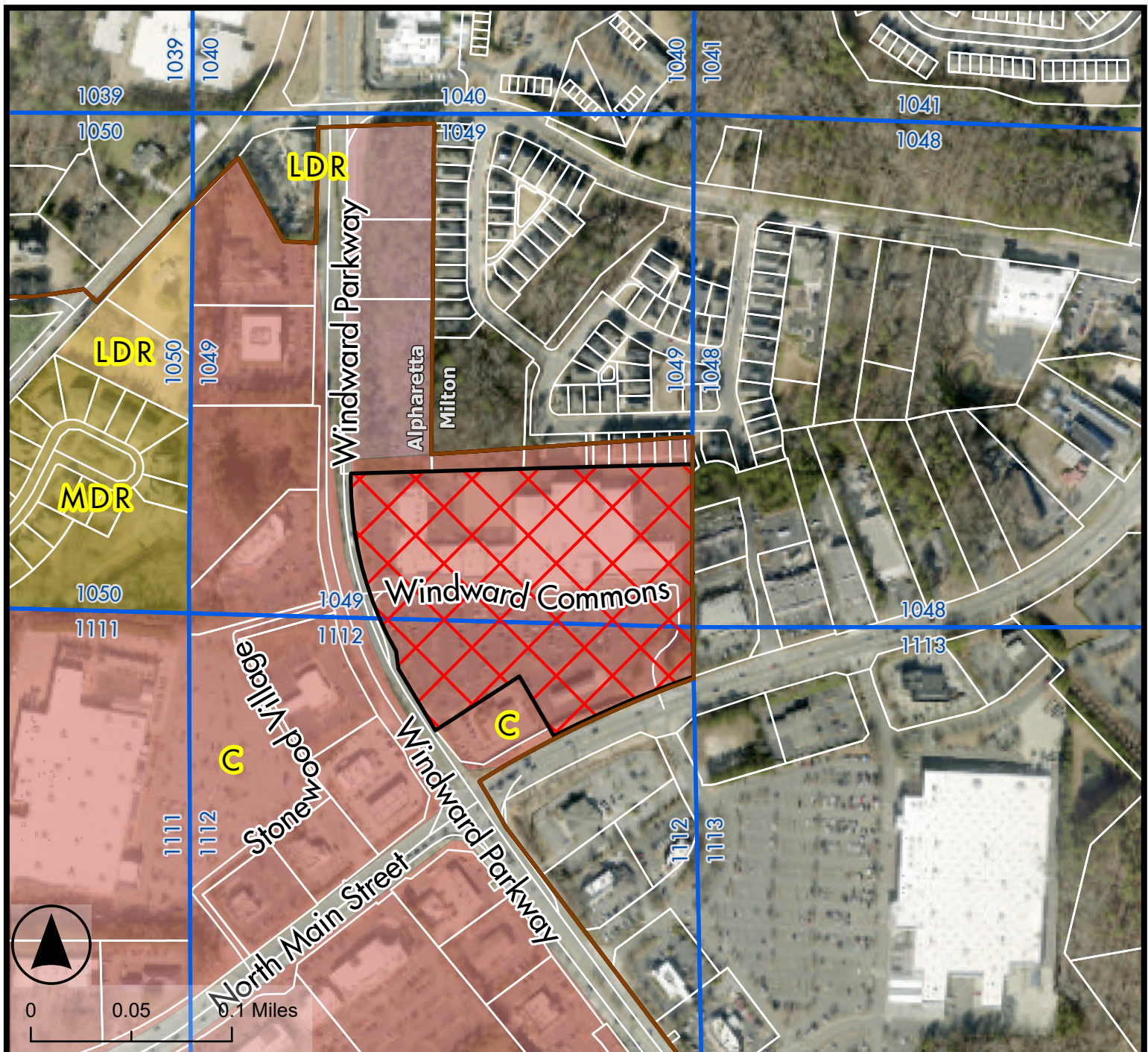
CITIZEN PARTICIPATION PLAN

The applicant notified all properties within 500' of the subject property regarding the request for exception and intent for the property. The applicant's report states that questions were received regarding the type of vehicles that can use the chargers, how long a charge takes, if vehicles can be left while charging, safety concerns and traffic.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on August 13, 2025. There were no public comments on the sign-in sheet.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Application



Legend

- V-25-19
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

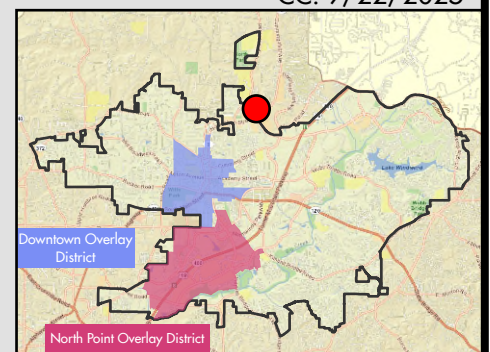
- Commercial
- Corporate Office
- Low Density Residential
- Medium Density Residential
- Parks, Recreation, Open Space

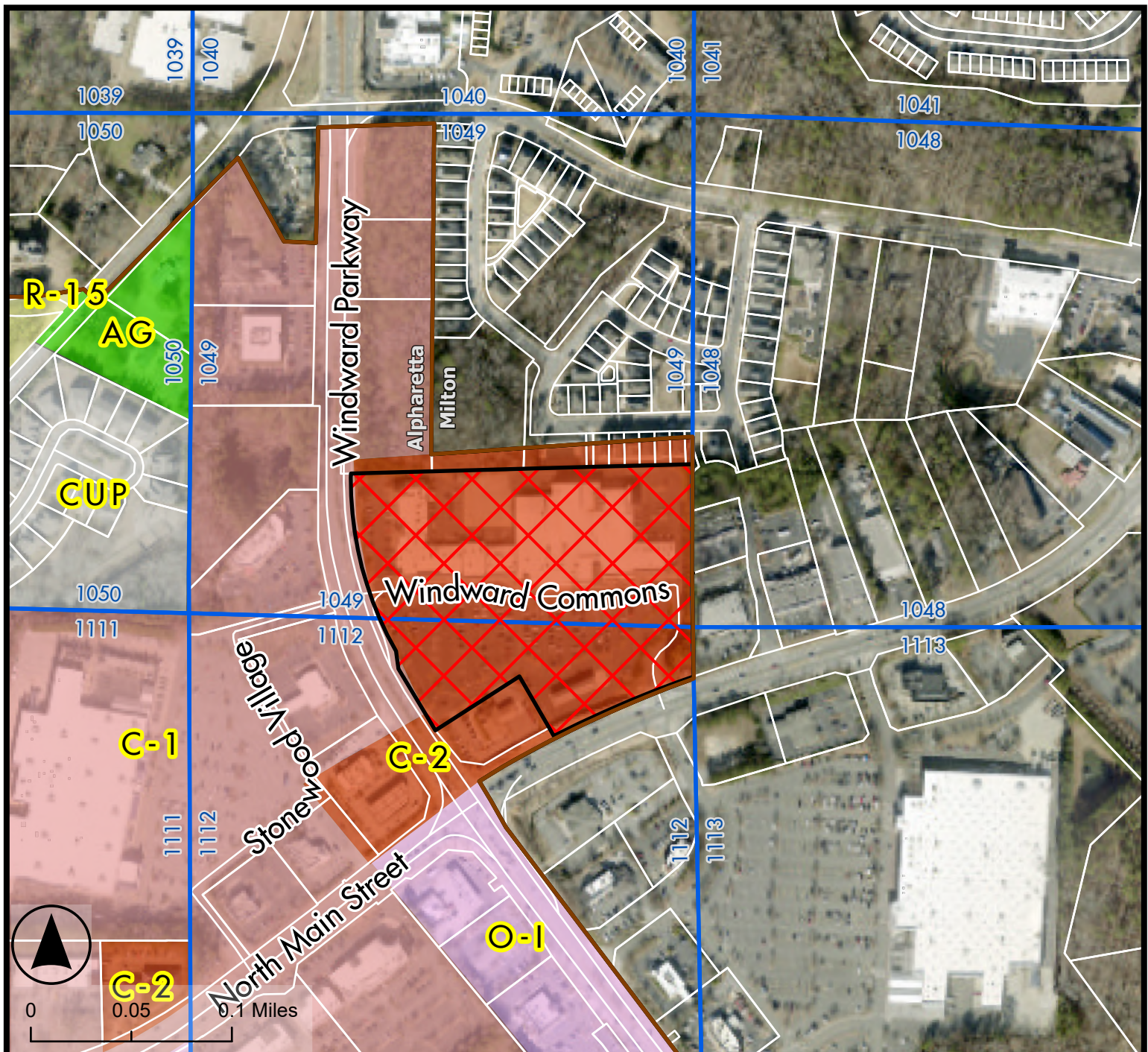
Future Land Use Map Telsa Charging Station 12870 Hwy 9 12870 Hwy 9

V-25-19

D/LL: 2/2/1049

CC: 9/22/2025





Legend

- V-25-19
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Zoning District**
- AG Agriculture
- C-1 Neighborhood Commercial
- General Commercial
- CUP Community Unit Plan
- O-I Office Institutional
- R-15 Single Family Detached Residential

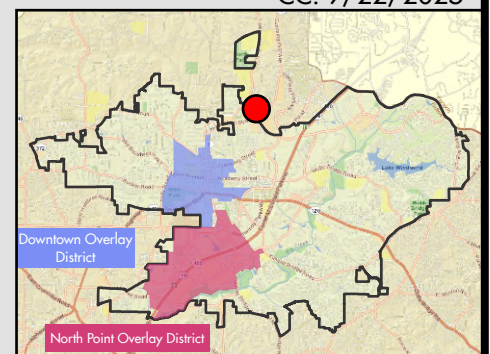
Zoning Map

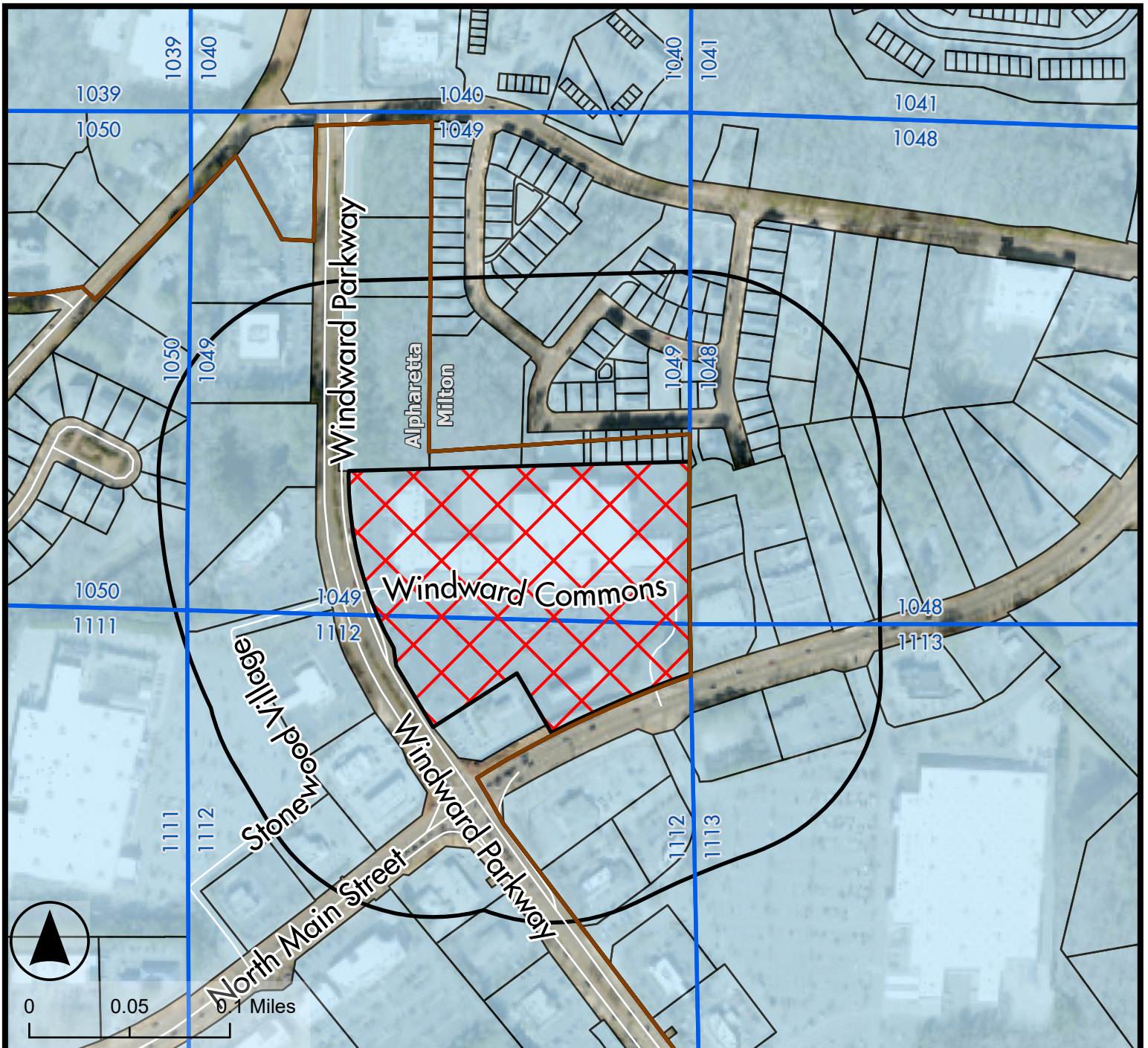
Telsa Charging Station 12870 Hwy 9
12870 Hwy 9

V-25-19

D/LL: 2/2/1049

CC: 9/22/2025





Legend

-  V-25-19
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

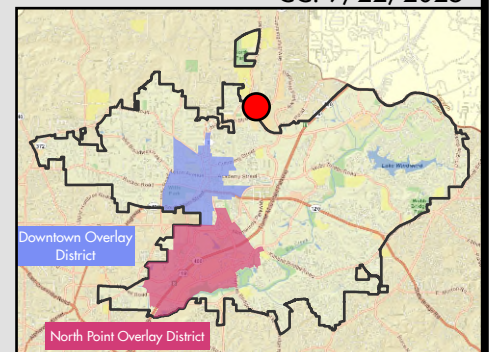
Location Map

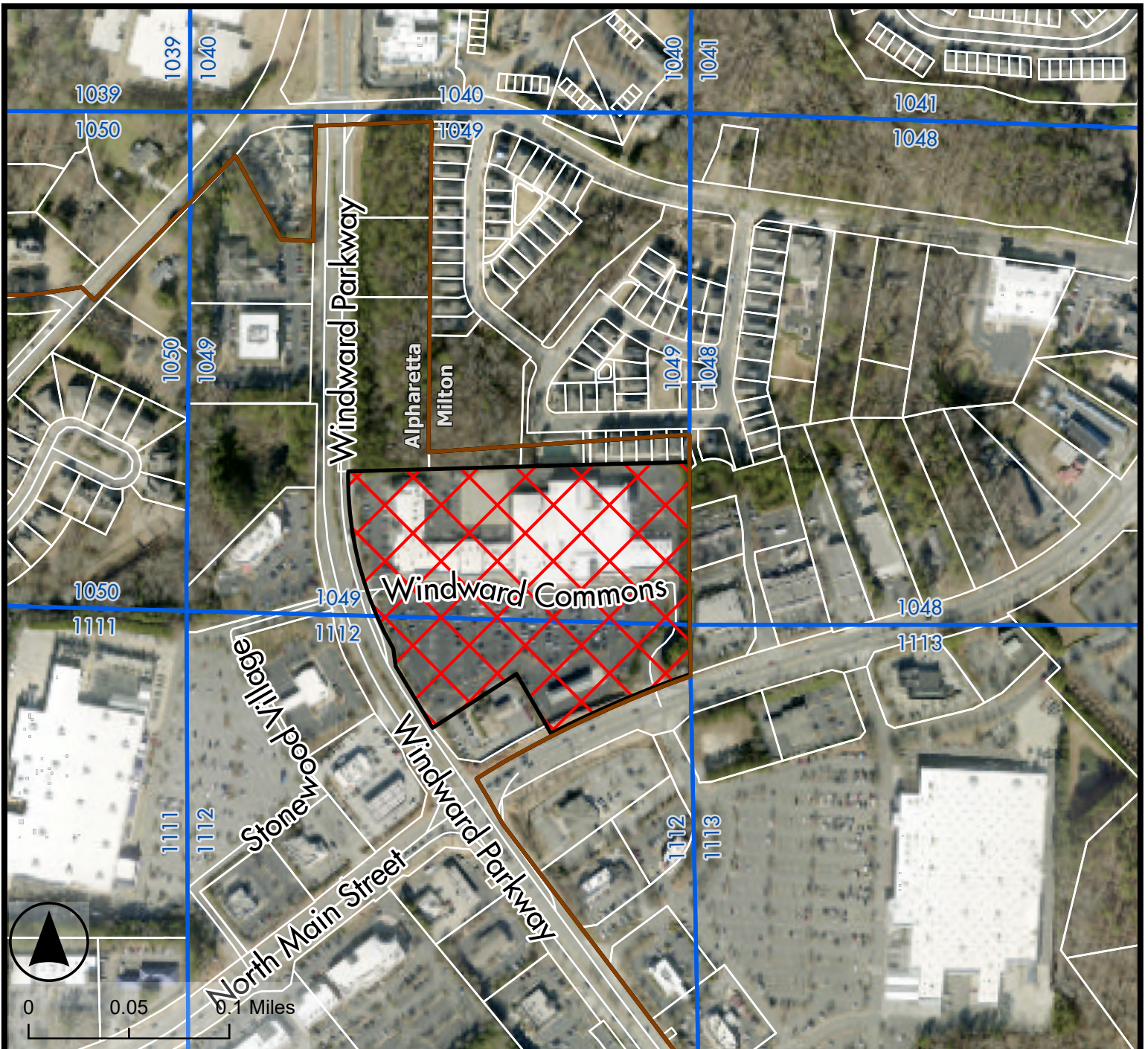
Telsa Charging Station 12870 Hwy 9
12870 Hwy 9

V-25-19

D/LL: 2/2/1049

CC: 9/22/2025





Legend

-  V-25-19
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

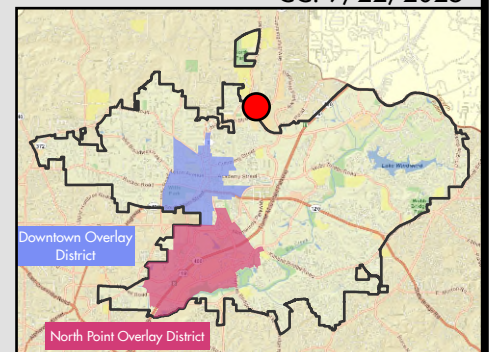
Aerial Map

Telsa Charging Station 12870 Hwy 9
12870 Hwy 9

V-25-19

D/LL: 2/2/1049

CC: 9/22/2025



Community Zoning Information Meeting (CZIM)

August 13, 2025

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

E-25-08 / Tesla EV Chargers at Kroger Shopping Center

NAME	ADDRESS	COMMENTS
Katie Reeves	4165 Big Creek Overlook	
Oliver Cogullo		No Comment.
HUGO JUSTINIANO	ROSWELL, GA	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: E-25-08 / Tesla EV Chargers at Kroger Shopping Center

Contact Name: Lena Strauss (agent of Dewberry Engineers Inc. c/o Tesla, Inc) Telephone: 973-434-7209

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.

What types of cars can use the Charging Stations?

Can anyone use the chargers?

How long can a car charge for?

Can you leave a car to charge?

Safety concerns: how to put out fire, backing into stall.

Addition of traffic to area/shopping lot.

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: 8/28/25

Print Form

From: [AlpharettaInquiries](#)
To: [AlpharettaInquiries](#)
Subject: FW: charging stations
Date: Friday, August 09, 2025 4:20:16 PM

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

From: Teddi Jo <teddijo418@gmail.com>
Sent: Friday, Aug 09, 2025 4:20 PM
To: AlpharettaInquiries <AlpharettaInquiries@Dewberry.com>
Subject: Fwd: charging stations

You don't often get email from teddijo418@gmail.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

----- Forwarded message -----

From: Teddi Jo [REDACTED]
Date: Fri, Aug 09, 2025 at 4:17 PM
Subject: Fwd: charging stations
To: <alpharettainquiries@dewberry.com> <<mailto:alpharettainquiries@dewberry.com>> >

----- Forwarded message -----

From: Teddi Jo [REDACTED]
Date: Fri, Aug 09, 2025 4:10 PM
Subject: charging stations
To: <alpharettainquiries@dewberry.com> <<mailto:alpharettainquiries@dewberry.com>> >

Can these charge all electric cars?

I'm happy to see these in Alpharetta,

From: [REDACTED]
To: [AlpharettaInquiries](#)
Subject: Kroger Charging Station
Date: Wednesday, August 06, 2025 5:19:24 PM

You don't often get email from sarahpr1973@outlook.com. [Learn why this is important](#)

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Hi

What happens if there's a fire! I don't think a lithium fire can be put out by water. Don't you need chemicals to put it out!

I see the charging stations in other places and that you have to back in. Is that safe? What if you hit the equipment?

Won't there be more traffic in the area and more cars in the parking lot? I'm glad the equipment is at the back of the parking lot.

Despite these concerns I think it's good that these chargers are coming to the area. I just want to make sure they're done safely.

Thank you

Sarah

From: [REDACTED]
To: [AlpharettaInquiries](#)
Subject: Tesla Charging Stations
Date: Friday, August 01, 2025 8:29:47 AM

You don't often get email from ducklingquack489@yahoo.com. [Learn why this is important](#)

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

How long does it take to charge a car? Can I park and go food shopping at the same time?

How long can I leave the car?

- Chen

Strauss, Lena

From: SCOTT H LEE [REDACTED]
Sent: Wednesday, August 20, 2025 5:03 PM
To: AlpharettaInquiries
Subject: Tesla Charging Stations

You don't often get email from leehscottllc@gmail.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

From: SCOTT H LEE [REDACTED]
Date: Wed, Aug 20, 2025 at 4:41 PM
Subject: Tesla Charging Stations
To: AlpharettaInquiries <AlpharettaInquiries@dewberry.com <mailto:AlpharettaInquiries@dewberry.com> >

Hello,

I'm reaching out in regards to the proposed charging stations in Alpharetta. Can you confirm these stations will be available to all electric vehicles?

Thank you,

Scott H Lee

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

SIDDAPPA RAJEEV
101 WINDAM
IRVINE CA 92620

RUCKER RALPH & SARAH
111 HENDERSON LAKE DR
CANTON GA 30115

STATON LLC
12910 HIGHWAY 9 NE
ALPHARETTA GA 30004-3609

KENNY PROPERTIES LLC
140 BLACKLAND CT E
MARIETTA GA 30067

DEERFIELD SQUARE ASSOC LLC
1545 PEACHTREE ST # 250
ATLANTA GA 30309

DEVINE WAY LLC
155 CREAMER WAY
ALPHARETTA GA 30004

TCF CHARITABLE REAL ESTATE
191 PEACHTREE ST NE 1000
ATLANTA GA 30303

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

KUMAR ARVIND & NANDA ANITA
2130 KENSLEY DR
ALPHARETTA GA 30004

KRATKY ZDENEK & NIKOLA
2136 KENSLEY DR
ALPHARETTA GA 30004

DEMART LAURA & JON
2140 KENSLEY DR
ALPHARETTA GA 30004

YANG FIN MING & YANG YENNY KARINA
2144 KENSLEY DR
ALPHARETTA GA 30004

WHM & ASSOCIATES LLC
220 CINEMA VIEW WAY
WOODSTOCK GA 30189

ARC CAFEUSA001 LLC
2325 E CAMELBACK RD STE 1100
PHOENIX AZ 85016

SHUBERT & BOOTH WINDWARD 3 LLC
234 W 44TH ST
NEW YORK NY 10036

KMD ALPHARETTA LLC
2424 N FEDERAL HWY BLDG 101
BOCA RATON FL 33431-7746

KHAN ARSLAN
2485 NORTHWOOD DR
ALPHARETTA GA 30004-8004

HALL SHERLY & JOSEPHINA
255 LANGLEY DR
LAWRENCEVILLE GA 30046

KENSLEY NEIGHBORHOOD ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

KHAN HASAN NEWAZ &
FARHANA SHARITA
2730 AUGERON CT
ALPHARETTA GA 30004

DONIPARTHI NALINIKRISHNA KUMAR &
HEAMLATTABEN D
2740 AUGERON CT
ALPHARETTA GA 30004

SOTO VLADIMIR & OLIVIA
2750 AUGERON CT
ALPHARETTA GA 30004

KHAN NEELAM & KHAN ADNAN
2875 WEBB RD
ALPHARETTA GA 30004

CHEN LAI KUEN & HUI
29 34 170TH ST
FLUSHING NY 11358

SEAN HENRY MALLEAN
REVOCABLE LIVING TRUST THE
305 MAIRS ALY
ALPHARETTA GA 30004

RASPER MICHAEL S & BABROW MEGAN E
309 MAIRS ALY
ALPHARETTA GA 30004

HOLT JAMES C
3108 HUNTINGTON PL
ALPHARETTA GA 30004

WHEELER SCOTT D & LEANNE N
3109 HUNTINGTON PL
MILTON GA 30004

GRAVES TIMOTHY JR &
PEETS JACQUELINE KAYE
3113 HUNTINGTON PL
ALPHARETTA GA 30004

MAYE GERALD LAMOND &
MAYE LASHAWN RADDEN
3117 HUNTINGTON PL
ALPHARETTA GA 30004

DROTHLER ROBYN M
3121 HUNTINGTON PL
ALPHARETTA GA 30004

FULTON GREENS LTD PARTNERSHIP LLC
3121 MICHELSON DR STE 510
IRVIN CA 92612

ONGEWE RAYMOND & SIPOLA
3125 HUNTINGTON PL
ALPHARETTA GA 30004

WILBER J & LAURA R FLOYD
REVOCABLE FAMILY TRUST THE
3129 HUNTINGTON PL
ALPHARETTA GA 30004

JONES SHAMAH KHALID &
DAPHNE NATALIE
3133 HUNTINGTON PL
ALPHARETTA GA 30004

SNIFFIN MATTHEW & SNIFFIN REBECCA
3137 HUNTINGTON PL
ALPHARETTA GA 30004

BATTLE JAISON MOHOMET SR
3141 HUNTINGTON PL
ALPHARETTA GA 30004

TWENTY29 HOLDINGS ALPHARETTA LLC
3482 KEITH BRIDGE RD SUITE 345
CUMMING GA 30041

FIDELITY BANK
3490 PIEDMONT RD NE STE 1550
ATLANTA GA 30305

WINDWARD CENTER LLC
3701 ANTIOCH CHURCH RD
WEDDINGTON NC 28104

ROYCROFT NATHAN PAUL &
BEACH HEATHER BROOKE
401 BURBANK ALY
ALPHARETTA GA 30004

BROWN MICHAEL D
405 BURBANK ALY
ALPHARETTA GA 30004

LUTZ FRANCIS & BARBARA
409 BURBANK ALY
ALPHARETTA GA 30004

DARIN MATTHEW G & SOMER LYNN
4101 STOURBRIDGE COMMON CIR
MILTON GA 30004

PARAMASIVAM AMUDHA &
SHANKAR GANESH SHANKAR GOWRI
4105 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

SMITH JORDAN & LIZAVILLE
4108 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

GOODMAN RAIHANA & WILLIAM P
4109 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

BROUSSEAU MICHAEL & JENNIFER
4112 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

CHO MINGUN & LEE JULIA JUYE
4113 SOUTHBRIDGE COMMON CIR
ALPHARETTA GA 30004

JUNG CHANG WON
4116 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

KRUECK ANTHONY G & KRUECK MICHELLE S
4117 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

FRONTONI ALDO V ROMANO & JUDY E
4120 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

RODRIGUEZ ANABEL J TAVERAS
4121 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

FLOYD ALEX & FLOYD MICAELA
4124 STOURBRIDGE
ALPHARETTA GA 30004

HALL TERRELL & LATASHA WINSTON
4128 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

LEVINE ROBERT M & TEDDI JO
413 BURBANK ALY
ALPHARETTA GA 30004

BELAY DANIEL LEUL & JENISE D
4133 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

PHELPS TINA MARIE &
GUANCIALE JEROME M
4136 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

SEAWRIGHT GREGORY L &
SEAWRIGHT TARRA D
4137 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

KEITH NABIL & CHOUERI CHRISTINE
4140 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

GREEN MANTOUA T & WEAVER TANESHA
4141 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

TAYLOR JUDITH F
4145 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

DALLAS JAMES M & DIANE LYNN
4148 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

SAKA RATNA PAUL
4149 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

NITTURU GURUNATH
4152 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

KIM SUNHYUK & CHANG JUDY MEE YOUNG
4153 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

DARAPUREDDY ESWARA KALYAN &
BHAVANA SUDHARSANA
4161 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

GUTHRIE CHRISTOPHER W & DAWN
417 BURBANK ALY
ALPHARETTA GA 30004

LNJ INVESTMENTS LLC
4220 AGARD ST
CUMMING GA 30040

HALLMARK INVESTMENTS WINWARD LLC
4875 WINDWARD PKWY
ALPHARETTA GA 30004

WINDWARD PROFESSIONAL PAVILLION LLC
4895 WINDWARD PKY STE 200
ALPHARETTA GA 30004

PROVIDENCE BANK
4955 WINDWARD PKWY
ALPHARETTA GA 30004

COGBURN WALK HOMEOWNERS ASSOCIATION INC
500 SUGAR MILL RD BLDG/STE B200
ATLANTA GA 30350

KHAN NEELAM
504 GORTON ALY
ALPHARETTA GA 30004

TRUJILLO ROXANA RAMIREZ &
JORGE GUSTAVO
512 GORTON ALY
ALPHARETTA GA 30004

JAI RADHE KRISHNA ENTERPRISES LLC
568 PEACH TREE PKWY
CUMMING GA 30041

JAI RADHE KRISHNA ENTERPRISES LLC
568 PEACHTREE PKWY
CUMMING GA 30041

ANDY & MARCI FRIED REALTY LLC
6105 BLUE STONE RD #211
SANDY SPRINGS GA 30328-5905

WILSON WAY 1200 LLC
85 MARYEANNA DR
ATLANTA GA 30342

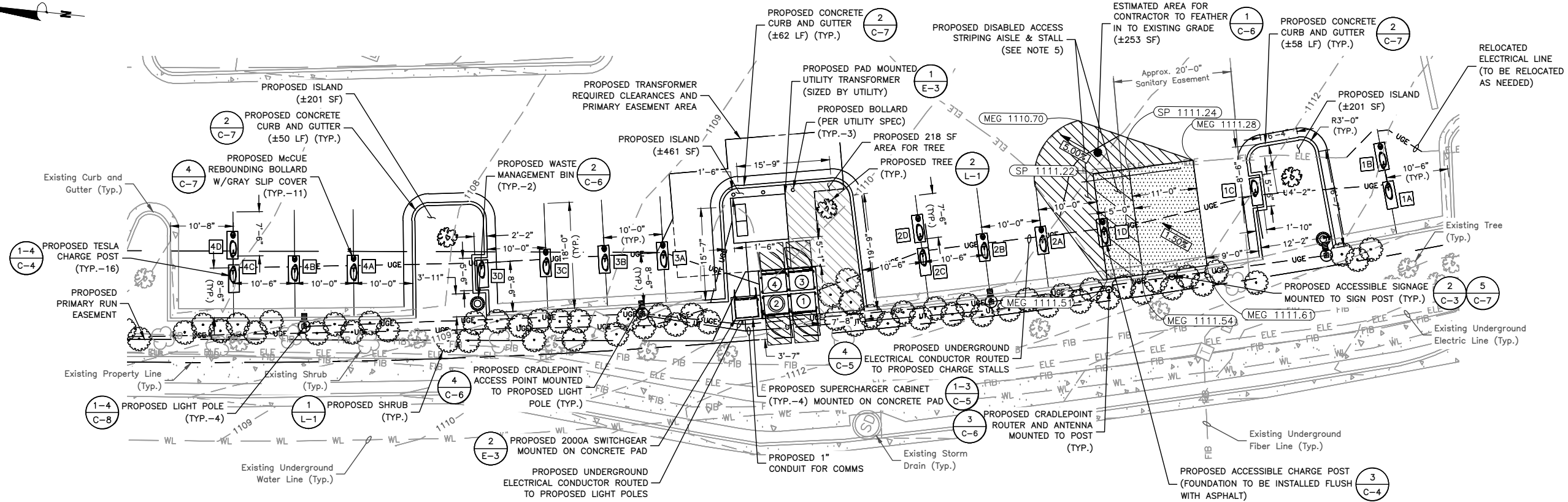
SCOTT H LEE TR
P.O. BOX 8050 MS-0555
BENTONVILLE AR 72712-8050

NAVY FEDERAL CREDIT UNION
P.O. BOX 24526
MERRIFIELD VA 22119-4626

FIRST UNION NATIONAL BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

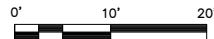
HAMILTON CHASE ALPHARETTA LLC
P.O. BOX 468
SOLVANG CA 93464

IVT WINDWARD COMMONS ALPHARETTA LLC
P.O. BOX 6035
CHICAGO IL 60606



EQUIPMENT/PARKING PLAN

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



ACCESSIBLE SIGNAGE DETAIL

SCALE: N.T.S.

2

IMPERVIOUS/PERVIOUS SURFACE CALCS	
DESCRIPTION	AREA (SF)
PROJECT AREA	4,283
AREA OF DISTURBANCE	1,745
EXISTING IMPERVIOUS SURFACE	4,067
EXISTING PERVIOUS SURFACE	216
PROPOSED IMPERVIOUS SURFACE	3,379
EXISTING PERVIOUS SURFACE	904
NET IMPERVIOUS SURFACE SURFACE CHANGE	-688
NET PERVIOUS SURFACE SURFACE CHANGE	+668

LEGEND	
①	TESLA 'STAR-POINT' SUPERCHARGER CABINET #
②	TESLA 'STAR-CENTER' SUPERCHARGER CABINET #
1A	TESLA CHARGE POST
⚡	TESLA CHARGE CABLE TERMINUS

PARKING STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALLS (TO BE MODIFIED)	23
PROPOSED TESLA STALLS	16
ADDITIONAL STANDARD STALLS	0
NET PARKING STALL CHANGE	-7

NOTES:

- SITE PLAN BASED ON ENGINEERING DESIGN SURVEY: A PORTION OF THE PROPERTY DESCRIBED IN BOOK 56580, PAGE 141, CITY OF ALPHARETTA, FULTON COUNTY, GA BY BECHTLER GREENFIELD SURVEYING, INC. DATED 02/17/2023.
- UTILITY CONNECTION TO BE MADE UNDER GEORGIA POWER UTILITIES STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, GEORGIA POWER WORK ORDER TBD.
- EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
- EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM ADA/ACCESSIBLE STRIPING & ASSOCIATED STALLS HAVE <2% GRADE IN ALL DIRECTIONS. CHARGE POST AT ADA STALL TO BE ROTATED SO THAT HANDLE IS WITHIN STRIPING.



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.

2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

SUBMITTALS

REV.	DATE	DESCRIPTION
10	07/09/25	ISSUED FOR PERMITS
9	06/02/25	ISSUED FOR PERMITS
8	05/05/25	ISSUED PER COMMENTS
7	11/07/23	ISSUED PER COMMENTS
6	07/13/23	ISSUED PER COMMENTS
5	06/16/23	ISSUED PER COMMENTS
4	05/23/23	ISSUED PER COMMENTS
3	05/17/23	ISSUED PER COMMENTS
2	05/11/23	ISSUED PER COMMENTS
1	05/04/23	ISSUED PER COMMENTS
0	04/28/23	ISSUED AS FINAL

SITE NAME:

ALPHARETTA, GA - WINDWARD
PKWY.
(TRT ID: 58952)

SITE ADDRESS:

12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

EQUIPMENT/PARKING
PLAN

SHEET NUMBER

C-3

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	V-25-19
PH #:	PHA250032
☐ 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: Lena Strauss (agent of Dewberry Engineers Inc. c/o Tesla, Inc.)

Telephone: 973-434-7209

Address: 2951 Flowers Rd South

Suite: 100

City: Atlanta

State: GA

Zip: 30341

Fax: N/A

Mobile Tel: N/A

Email: LStrauss@Dewberry.com

Subject Property Information:

Address: 12870 Hwy 9

Current Zoning: C-2

District: C

Section: N/A

Land Lot: 1049

Parcel ID: 22 512011120357

Proposed Zoning: N/A

Current Use: Shopping Center

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Applicant proposes the installation of electric vehicle charging stations consisting of:

- (4) TESLA SUPERCHARGER CABINETS
- (16) TESLA CHARGING POSTS
- (1) 2000A, 277/480V SWITCHGEAR 'EV2'
- (1) PAD MOUNTED UTILITY TRANSFORMER (SIZED BY UTILITY)
- (4) LIGHT POLES

Within the parking area indicated on the attached plans in the existing retail shopping center known as Windward Commons.

Applicant's Request (Please itemize the proposal):

Applicant seeks a variance from UDC Subsection 2.3.1(D)(1) – Setback Requirements to permit the installation of Tesla charging stations within the 50' foot setback of Windward Parkway.

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

Applicant's requests a variance from to UDC Subsection 2.3.1(D)(1) – Setback Requirements in order to provide service for any electric vehicle owners to utilize a Tesla Electric Vehicle Charging Station within the Windward Commons Shopping Center.

Applicant will match/continue the existing screening along Highway 9 that extends onto Windward Parkway.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jennifer Puzewski (InvenTrust Property Management, LLC)

Telephone: 224.628.4582

Address: 3025 Highland Parkway

Suite: 350

City: Downers Grove

State: IL

Zip: 60515 -

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: Olivier Coquillo (Agent of Tesla, Inc.)

Telephone: 352-359-3899

Address: 3500 Deer Creek Road

Suite: _____

City: Palo Alto

State: CA

Zip: 94304 -

So Sworn and Attested:

Please see affixed letter of authorization from property owner.

Owner Signature: _____

Date: 6/18/25

Notary:

Please see affixed letter of authorization from property owner.

Notary Signature: _____

Date: 6/18/25

OWNER AUTHORIZATION FORM

I, Christy L. David, Executive Vice President, Chief Operating Officer, General Counsel & Corporate Secretary of InvenTrust Properties Corp., a Maryland corporation, sole member of IVT OP GP, LLC, a Delaware limited liability company, general partner of IVT OP Limited Partnership, a Delaware limited partnership, sole member of IVT Windward Commons Alpharetta, LLC, a Delaware limited liability company ("Owner"), consent to Oliver Coquillo of Tesla, Inc. ("Applicant") to file a Variation Application with the City of Alpharetta to permit the installation of sixteen (16) illuminated Tesla branded electric vehicle charging posts as shown on plans prepared by Dewberry Engineers, Inc. and dated June 2, 2025 at the property known as Windward Commons, located at the northeast corner of Windward Parkway and Alpharetta Highway, with an address of 12850 Alpharetta Highway, Alpharetta, Georgia 30004.

IVT Windward Commons Alpharetta, LLC, a Delaware limited liability company

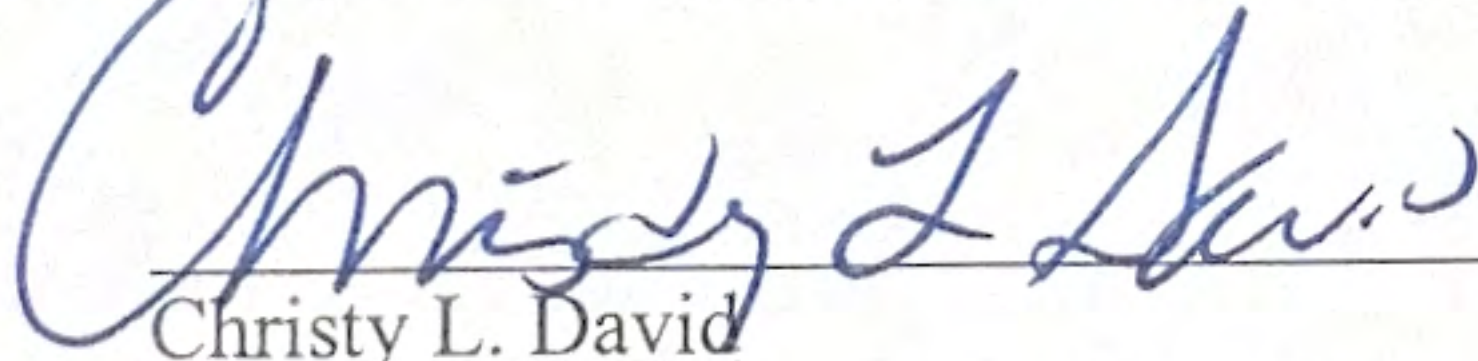
By: IVT OP Limited Partnership, a Delaware limited partnership, its sole member

By: IVT OP GP, LLC, a Delaware limited liability company, its general partner

By: InvenTrust Properties Corp., a Maryland corporation, its sole member

Signature:

Name:

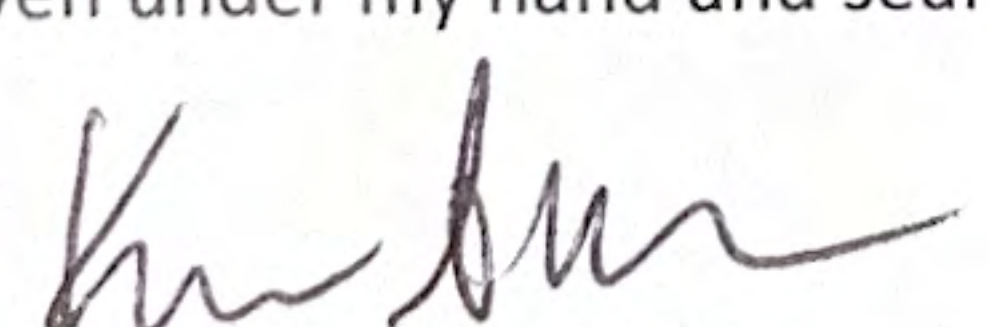

Christy L. David
Executive Vice President, Chief Operating Officer,
General Counsel & Corporate Secretary

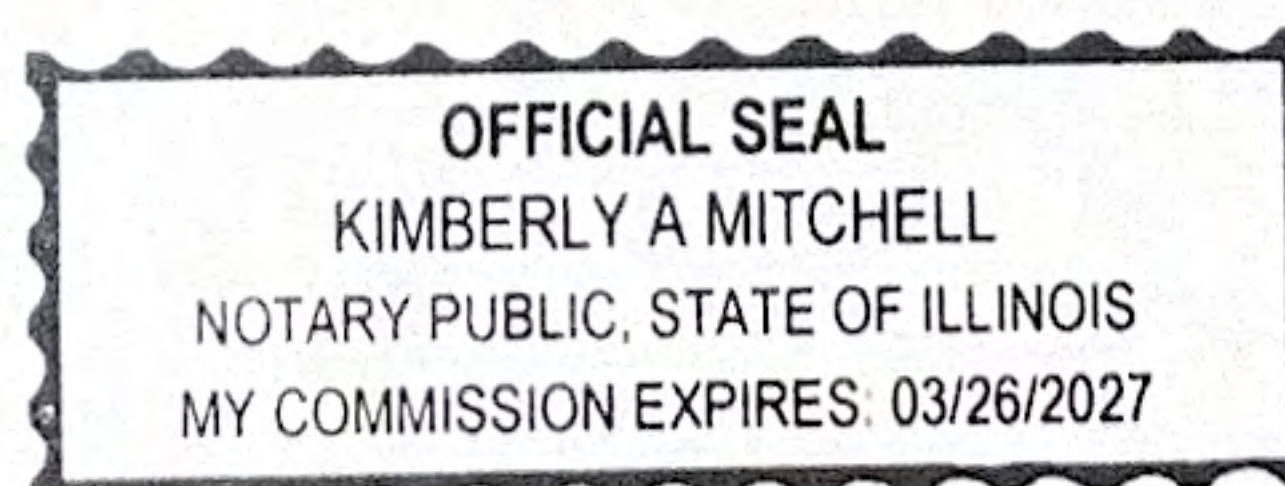
State of Illinois

County of DuPage

Before me, Christy L. David, Executive Vice President, Chief Operating Officer, General Counsel & Corporate Secretary of InvenTrust Properties Corp., a Maryland corporation, sole member of IVT OP GP, LLC, a Delaware limited liability company, general partner of IVT OP Limited Partnership, a Delaware limited partnership, sole member of IVT Windward Commons Alpharetta, LLC, a Delaware limited liability company, on this day known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 18th day of June, 2025.


Notary Public



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: Tesla, Inc.

Subject Public Hearing Case: Setback Variance - UDC Subsection 2.3.1 (D)(1)

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: Olivier Coquillo Position: Staff Design Engineer

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: Olivier Coquillo

Date: 06/05/2025

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 location of the stalls along Windward Parkway was mutually agreed upon by Tesla and the property owner, IVT Windward Commons Alpharetta LLC. These spaces were selected as they are out of the way of the normal traffic pattern and occupied spaces of the shopping center. The requested variance from Subsection 2.3.1(D)(1) of Alpharetta's Unified Development Code (UDC) is the least deviation necessary to achieve functional use of the property while maintaining aesthetic integrity and functionality of the existing parking lot.

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

The hardship is not self-imposed but results from the original lot configuration and existing development patterns. The requested variance represents the least deviation from the setback code necessary to allow for a functional and safe improvement. There is a proposed encroachment of ~61" for the switchgear and cabinets. The charging posts, which are proposed approximately 9' from the property line does not affect neighboring properties or public infrastructure.

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

There are no peculiar conditions on the subject property.

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 proposed Charging Stations are not a detriment to the public or impair the intent and purpose of the Zoning Code. The chargers will provide an amenity to all electric vehicle owners. The proposed improvement will not compromise public safety, sight distance, or fire code compliance. It will remain consistent with the scale and character of surrounding properties.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Tesla EVC at 12870 HWY 9

Contact Name: alpharettainquiries@dewberry.com Telephone: N/A

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.

Please see attached abutters 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.*

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

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

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

SIDDAPPA RAJEEV
101 WINDAM
IRVINE CA 92620

RUCKER RALPH & SARAH
111 HENDERSON LAKE DR
CANTON GA 30115

STATON LLC
12910 HIGHWAY 9 NE
ALPHARETTA GA 30004-3609

KENNY PROPERTIES LLC
140 BLACKLAND CT E
MARIETTA GA 30067

DEERFIELD SQUARE ASSOC LLC
1545 PEACHTREE ST # 250
ATLANTA GA 30309

DEVINE WAY LLC
155 CREAMER WAY
ALPHARETTA GA 30004

TCF CHARITABLE REAL ESTATE
191 PEACHTREE ST NE 1000
ATLANTA GA 30303

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

KUMAR ARVIND & NANDA ANITA
2130 KENSLEY DR
ALPHARETTA GA 30004

KRATKY ZDENEK & NIKOLA
2136 KENSLEY DR
ALPHARETTA GA 30004

DEMART LAURA & JON
2140 KENSLEY DR
ALPHARETTA GA 30004

YANG FIN MING & YANG YENNY KARINA
2144 KENSLEY DR
ALPHARETTA GA 30004

WHM & ASSOCIATES LLC
220 CINEMA VIEW WAY
WOODSTOCK GA 30189

ARC CAFEUSA001 LLC
2325 E CAMELBACK RD STE 1100
PHOENIX AZ 85016

SHUBERT & BOOTH WINDWARD 3 LLC
234 W 44TH ST
NEW YORK NY 10036

KMD ALPHARETTA LLC
2424 N FEDERAL HWY BLDG 101
BOCA RATON FL 33431-7746

KHAN ARSLAN
2485 NORTHWOOD DR
ALPHARETTA GA 30004-8004

HALL SHERLY & JOSEPHINA
255 LANGLEY DR
LAWRENCEVILLE GA 30046

KENSLEY NEIGHBORHOOD ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

KHAN HASAN NEWAZ &
FARHANA SHARITA
2730 AUGERON CT
ALPHARETTA GA 30004

DONIPARTHI NALINIKRISHNA KUMAR &
HEAMLATTABEN D
2740 AUGERON CT
ALPHARETTA GA 30004

SOTO VLADIMIR & OLIVIA
2750 AUGERON CT
ALPHARETTA GA 30004

KHAN NEELAM & KHAN ADNAN
2875 WEBB RD
ALPHARETTA GA 30004

CHEN LAI KUEN & HUI
29 34 170TH ST
FLUSHING NY 11358

SEAN HENRY MALLEAN
REVOCABLE LIVING TRUST THE
305 MAIRS ALY
ALPHARETTA GA 30004

RASPER MICHAEL S & BABROW MEGAN E
309 MAIRS ALY
ALPHARETTA GA 30004

HOLT JAMES C
3108 HUNTINGTON PL
ALPHARETTA GA 30004

WHEELER SCOTT D & LEANNE N
3109 HUNTINGTON PL
MILTON GA 30004

GRAVES TIMOTHY JR &
PEETS JACQUELINE KAYE
3113 HUNTINGTON PL
ALPHARETTA GA 30004

MAYE GERALD LAMOND &
MAYE LASHAWN RADDEN
3117 HUNTINGTON PL
ALPHARETTA GA 30004

DROTHLER ROBYN M
3121 HUNTINGTON PL
ALPHARETTA GA 30004

FULTON GREENS LTD PARTNERSHIP LLC
3121 MICHELSON DR STE 510
IRVIN CA 92612

ONGEWE RAYMOND & SIPOLA
3125 HUNTINGTON PL
ALPHARETTA GA 30004

WILBER J & LAURA R FLOYD
REVOCABLE FAMILY TRUST THE
3129 HUNTINGTON PL
ALPHARETTA GA 30004

JONES SHAMAH KHALID &
DAPHNE NATALIE
3133 HUNTINGTON PL
ALPHARETTA GA 30004

SNIFFIN MATTHEW & SNIFFIN REBECCA
3137 HUNTINGTON PL
ALPHARETTA GA 30004

BATTLE JAISON MOHOMET SR
3141 HUNTINGTON PL
ALPHARETTA GA 30004

TWENTY29 HOLDINGS ALPHARETTA LLC
3482 KEITH BRIDGE RD SUITE 345
CUMMING GA 30041

FIDELITY BANK
3490 PIEDMONT RD NE STE 1550
ATLANTA GA 30305

WINDWARD CENTER LLC
3701 ANTIOCH CHURCH RD
WEDDINGTON NC 28104

ROYCROFT NATHAN PAUL &
BEACH HEATHER BROOKE
401 BURBANK ALY
ALPHARETTA GA 30004

BROWN MICHAEL D
405 BURBANK ALY
ALPHARETTA GA 30004

LUTZ FRANCIS & BARBARA
409 BURBANK ALY
ALPHARETTA GA 30004

DARIN MATTHEW G & SOMER LYNN
4101 STOURBRIDGE COMMON CIR
MILTON GA 30004

PARAMASIVAM AMUDHA &
SHANKAR GANESH SHANKAR GOWRI
4105 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

SMITH JORDAN & LIZAVILLE
4108 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

GOODMAN RAIHANA & WILLIAM P
4109 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

BROUSSEAU MICHAEL & JENNIFER
4112 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

CHO MINGUN & LEE JULIA JUYE
4113 SOUTHBRIDGE COMMON CIR
ALPHARETTA GA 30004

JUNG CHANG WON
4116 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

KRUECK ANTHONY G & KRUECK MICHELLE S
4117 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

FRONTONI ALDO V ROMANO & JUDY E
4120 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

RODRIGUEZ ANABEL J TAVERAS
4121 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

FLOYD ALEX & FLOYD MICAELA
4124 STOURBRIDGE
ALPHARETTA GA 30004

HALL TERRELL & LATASHA WINSTON
4128 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

LEVINE ROBERT M & TEDDI JO
413 BURBANK ALY
ALPHARETTA GA 30004

BELAY DANIEL LEUL & JENISE D
4133 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

PHELPS TINA MARIE &
GUANCIALE JEROME M
4136 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

SEAWRIGHT GREGORY L &
SEAWRIGHT TARRA D
4137 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

KEITH NABIL & CHOUERI CHRISTINE
4140 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

GREEN MANTOUA T & WEAVER TANESHA
4141 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

TAYLOR JUDITH F
4145 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

DALLAS JAMES M & DIANE LYNN
4148 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

SAKA RATNA PAUL
4149 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

NITTURU GURUNATH
4152 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

KIM SUNHYUK & CHANG JUDY MEE YOUNG
4153 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

DARAPUREDDY ESWARA KALYAN &
BHAVANA SUDHARSANA
4161 STOURBRIDGE COMMON CIR
ALPHARETTA GA 30004

GUTHRIE CHRISTOPHER W & DAWN
417 BURBANK ALY
ALPHARETTA GA 30004

LNJ INVESTMENTS LLC
4220 AGARD ST
CUMMING GA 30040

HALLMARK INVESTMENTS WINWARD LLC
4875 WINDWARD PKWY
ALPHARETTA GA 30004

WINDWARD PROFESSIONAL PAVILLION LLC
4895 WINDWARD PKY STE 200
ALPHARETTA GA 30004

PROVIDENCE BANK
4955 WINDWARD PKWY
ALPHARETTA GA 30004

COGBURN WALK HOMEOWNERS ASSOCIATION INC
500 SUGAR MILL RD BLDG/STE B200
ATLANTA GA 30350

KHAN NEELAM
504 GORTON ALY
ALPHARETTA GA 30004

TRUJILLO ROXANA RAMIREZ &
JORGE GUSTAVO
512 GORTON ALY
ALPHARETTA GA 30004

JAI RADHE KRISHNA ENTERPRISES LLC
568 PEACH TREE PKWY
CUMMING GA 30041

JAI RADHE KRISHNA ENTERPRISES LLC
568 PEACHTREE PKWY
CUMMING GA 30041

ANDY & MARCI FRIED REALTY LLC
6105 BLUE STONE RD #211
SANDY SPRINGS GA 30328-5905

WILSON WAY 1200 LLC
85 MARYEANNA DR
ATLANTA GA 30342

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

NAVY FEDERAL CREDIT UNION
P.O. BOX 24526
MERRIFIELD VA 22119-4626

FIRST UNION NATIONAL BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

HAMILTON CHASE ALPHARETTA LLC
P.O. BOX 468
SOLVANG CA 93464

IVT WINDWARD COMMONS ALPHARETTA LLC
P.O. BOX 6035
CHICAGO IL 60606



Dewberry Engineers Inc. | 973.739.9400
600 Parsippany Road, Suite 301 | 973.739.9710 fax
Parsippany, NJ 07054-3715 | www.dewberry.com

June 27, 2025

City of Alpharetta
Attn: Michael Woodman
2 Park Plaza
Alpharetta, GA 30009

RE: PUBLIC HEARING APPLICATION
Tesla Electric Vehicle (EV) Charging Stations
12870 Highway 9, Alpharetta, GA 30009
Tax Parcel # 22 512011120357

Dear Mr. Woodman:

Below, please find a Letter of Intent to accompany a variance application seeking relief from UDC Subsection 2.3.1(D)(1) - Setback Requirements for proposed Tesla Electric Vehicle Charging Station to be located at 2870 Highway 9, Alpharetta, GA 30009.

- Cover letter/Letter of Intent;
- Planning Board application (signed by the applicant);
- Letter of Authorization (signed by the property owner);
- Site plan drawings (2x; 11"x17"), folded to 8.5"x11";
- Payments in the amount of \$325 for legal advertising and \$750 for the variance (to be made by credit card)
- Legal description of property
- Survey of property
- Abutters notification list

If you have any questions or need additional information, please contact me at (973) 434-7209 or LStrauss@Dewberry.com. Thank you.

Sincerely,

Lena Strauss

Lena Strauss
Project Manager
(agent for Tesla)

Letter of Intent

Project Address: 12870 Highway 9, Alpharetta, GA 30009

Supercharger overview and operation:

A Tesla Supercharger Electric Vehicle Charging Station is an electric vehicle fast-charging facility that is owned and operated by Tesla, where EV's can be plugged in to have their batteries charged. The supercharger network provides EV owners with the freedom to travel anywhere.

Tesla's superchargers are simple and safe to use. All Tesla vehicles have onboard navigation connected to the internet that provides a real-time map of all their public superchargers and their availability. The vehicle owner simply selects the supercharger on the map or the final desired destination, and the vehicle will navigate the driver to the supercharger as needed to complete the trip. Once at the supercharger station, the owner will park at any unoccupied charging stall and plug the charging cable into the car. Once the charging session and payment process is complete, the owner will unplug and drive away. A typical supercharger session will last between 10 and 30 minutes.

The supercharger station consists of electrical equipment, including the utility transformer, switchgear, supercharger cabinets, and supercharger posts. All the equipment is rated for outdoor weather conditions. The cabinets perform power conversion from AC to DC power. The posts contain charging cables that plug into the vehicles. In every charging session, the equipment automatically performs safety checks to ensure there are no electrical or mechanical faults, and power only flows into the vehicles if all safety parameters are satisfied. The vehicles cannot drive while the charging cable is plugged. Tesla is responsible for the long-term maintenance of the supercharger equipment, and they have a dedicated service team.

Proposed equipment and other improvements:

The installation will consist of four (4) Tesla Supercharger Cabinets, sixteen (16) Tesla Charging posts, one (1) 2000A, 277/480V switchgear 'EV2', one (1) pad mounted utility transformer (sized by utility) and four (4) light poles.

Parking signs and use of spaces for non-EV vehicles:

Tesla will enable all charging spaces to be used for non-EV vehicle parking. There will be no parking signs installed to restrict non-EV use, only a sign indicating which stall is to be used for accessible (ADA) parking.

Request for Variance:

The applicant, Dewberry Engineers Inc. on behalf of Tesla, Inc. requests a variance from UDC Subsection 2.3.1(D)(1) – Setback Requirements. The request is to permit the installation of Tesla charging stations within the 50-foot setback of Windward Parkway. The address of the site is 12870 Highway 9, Alpharetta, GA 30009 otherwise known as Tax Parcel # 22 512011120357. The current zoning for this parcel is C-2, and there is no proposed change to this designation.

UDC Subsection 2.3.1 (D)(1) states the following:

No building or structure or projection thereof, including porch, deck, terrace or chimney, shall be erected closer to a property line than the applicable setback regulation prescribed herein allows. However, uncovered steps, patio slabs, driveways, walkways, retaining walls of no more than 4' in height, and roof overhangs of up to 18" may be located within setback areas.

There is a proposed encroachment of ~61" to the 50' setback along Windward Parkway for the switchgear and cabinets. The charging posts, which are proposed 9" from the property line will not affect neighboring properties or public infrastructure.

The location of the stalls along Windward Parkway was mutually agreed upon by Tesla and the property owner, IVT Windward Commons Alpharetta LLC. These spaces were selected as they are out of the way of the normal traffic pattern and occupied spaces of the shopping center.

The requested variance from Subsection 2.3.1(D)(1) of Alpharetta's Unified Development Code (UDC) is the least deviation necessary to achieve functional use of the property while maintaining aesthetic integrity and functionality of the existing parking lot.

The proposed Charging Stations are not a detriment to the public or impair the intent and purpose of the Zoning Code. The chargers will provide an amenity to all electric vehicle owners. The proposed improvement will not compromise public safety, sight distance, or fire code compliance. It will remain consistent with the scale and character of surrounding properties.

The property will be screened in line with the existing screening along Highway 9 that extends onto Windward Parkway.

SCHEDULE A (Continued)

File No.: **NCS-801242-CHI2**

Policy No.: **NCS 801242**

Parcel 1

All that tract or parcel of land lying and being in Land Lots 1112 and 1049, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a right-of-way monument found at the intersection of the northwesterly right-of-way of State Route 9 (80-foot right-of-way) and the Land Lot Line common to Land Lots 1112 and 1113, aforesaid district and county; thence leaving said Land Lot Line and along the northwesterly right-of-way of State Route 9, run along the arc of a curve to the left, said arc having a radius of 2,904.90 feet and a distance of 400.07 feet (being subtended by a chord bearing South 65 degrees 26 minutes 39 seconds West, 399.76 feet) to a point; thence leaving said right-of-way, run North 29 degrees 02 minutes 31 seconds West, 189.00 feet to a point; thence South 60 degrees 24 minutes 13 seconds West, 242.89 feet to a point on the easterly line of Proposed Windward Parkway Extension; thence along the easterly line of said Proposed Extension, run the following three (3) courses and distances: North 34 degrees 05 minutes 15 seconds West, 56.15 feet to a point; along the arc of a curve to the right, having a radius of 1100.00 feet and a distance of 487.62 feet (being subtended by a chord bearing North 21 degrees 23 minutes 18 seconds West, 483.64 feet) to a point; along the arc of a curve to the right, said arc having a radius of 1100.00 feet and a distance of 161.90 feet (being subtended by a chord bearing North 04 degrees 28 minutes 21 seconds West, 161.75 feet) to a point at the Southwest corner of property now or formerly Fulton Greens Limited Partnership; thence leaving said Proposed Extension, and with the southerly line of Fulton Greens, run North 88 degrees 30 minutes 18 seconds East a distance of 22.57 feet to a 1/2 inch rebar found; thence North 88 degrees 02 minutes 04 seconds East a distance of 170.96 feet to a 1/2 inch rebar found in concrete at the Southwest corner of property now or formerly Potts; thence with the southerly line of Potts, run North 88 degrees 05 minutes 58 seconds East a distance of 311.88 feet to a half-inch rebar found at the Northwest corner of property now or formerly Hardeman; thence with the southerly line of Hardeman and the southerly line of property now or formerly Kingsolver, run North 88 degrees 04 minutes 09 seconds East, 381.86 feet to a steering rod on the westerly line of property now or formerly Winsberg, said westerly line also being the Land Lot Line common to Land Lots 1049 and 1048, aforesaid district and county; thence along the westerly line of Winsberg and the Land Lot Line common to Land Lots 1049 and 1048, run South 00 degrees 14 minutes 58 seconds East, 256.73 feet to three-quarter inch open-top pipe found; thence continuing along said common Land Lot Line, run South 00 degrees 09 minutes 41 seconds West, 310.18 feet to a right-of-way monument found at the intersection of the northwesterly right-of-way of State Route 9 and the Land Lot Line common to Land Lot 1112 and Land Lot 1113 and the Point of Beginning.

Said tract contains 11.90 acres and is depicted as "Developer Tract Phase I(A)," and "Developer Tract Phase I(B)," and "Kroger Tract" and "Developer Tract Phase II" on that certain ALTA/ACSM Land Title Survey for NationsBank, Faison-Fulton Greens, LLC, and Chicago Title Insurance Company by Armstrong Land Surveying, Inc., certified by Robert T. Armstrong, GRLS No. 1901, dated June 1, 1998, last revised March 17, 1999.

Parcel 2

Easements and other interests in real property contained in that certain Declaration of Restrictive Covenants by Fulton Greens Limited Partnership dated July 1, 1998, filed for record July 13, 1998 and recorded in Deed Book 24781, Page 1, aforesaid records; as affected by Amendment to Declaration of Restrictive Covenants by Fulton Greens Limited Partnership dated May 12, 1999, filed for record May 28, 1999 and recorded in Deed Book 26760, Page 181, aforesaid records.

Parcel 3

Easements and other interests in real property contained in that certain Sanitary Sewer Easement Agreement by and among Pioneer Real Estate Development, Inc., Martha James Stone, Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated August 18, 1998, filed for record August 31, 1998 and recorded in Deed Book 25173, Page 258, aforesaid records; as amended by Amendment to Sanitary Sewer Easement Agreement by and among Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated February 25, 1999, filed for record February 26, 1999 and recorded in Deed Book 26187, Page 186, aforesaid records; as amended by Second Amendment to Sanitary Sewer Easement Agreement by and among Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 305, aforesaid records.

Parcel 4

Easements and other interests in real property contained in that certain Drainage Easement Agreement between Fulton Greens Limited Partnership and G&H Windward, LLC dated February 25, 1999, filed for record February 26, 1999 and recorded in Deed Book 26187, Page 220, aforesaid records.

Parcel 5

Easements and other interests in real property contained in that certain Reciprocal Easement Agreement by and between Faison-Fulton Greens, LLC and Fulton Greens Limited Partnership dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 275, aforesaid records.

Parcel 6

Easements and other interests in real property contained in that certain Drainage Easement Agreement by and between Faison-Fulton Greens, LLC and Fulton Greens Limited Partnership dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 286, aforesaid records.

ITEMS CORRESPONDING TO SCHEDULE B-II

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-801242-CH12
EFFECTIVE DATE: JUNE 13, 2016

12. Terms and provisions of that certain unrecorded lease as evidenced by Subordination, Non-Disturbance and Attornment Agreement by and among The Kroger Co., an Ohio corporation, Windward Commons Inc., a Delaware corporation and Allstate Life Insurance Company, dated October 23, 2001, filed for record December 12, 2001, and recorded in Deed Book 31442, Page 49, Fulton County, Georgia records.
NOT SURVEY RELATED, NOTHING TO PLOT

13. Terms and provisions of that certain unrecorded lease as evidenced by Subordination, Non-Disturbance and Attornment Agreement by and among The Kroger Co., an Ohio corporation, Windward Commons, Inc., a Delaware corporation and Allstate Life Insurance Company, dated October 23, 2001, filed for record January 25, 2002, and recorded in Deed Book 31728, Page 162, aforesaid records.
NOT SURVEY RELATED, NOTHING TO PLOT

14. Easement from Mrs. O. M. Fuller, As executrix of the Will of Robert Anderson Lee Bowen, Deceased recorded in Fulton County Court of Ordinary to Sawnee Electric Membership Corporation, a corporation dated September 15, 1966, filed for record October 10, 1966, and recorded in Deed Book 4651, Page 353, aforesaid records.
NOT ON SUBJECT PROPERTY

15. Permit to Cut or Trim Trees from Fulton Greens Limited Partnership to Georgia Power Company, dated June 10, 1996, filed for record November 12, 1996, and recorded in Deed Book 21762, Page 22, aforesaid records.
NOT ON SUBJECT PROPERTY

16. Terms and provisions of that certain Declaration of Restrictive Covenants, by Fulton Greens Limited Partnership, a Georgia limited partnership dated July 1, 1998, filed for record July 13, 1998, and recorded in Deed Book 24781, Page 1, aforesaid records; as amended by that certain Amendment to Declaration of Restrictive Covenants by Fulton Greens Limited Partnership, a Georgia limited partnership and consented to by The Kroger Co., an Ohio corporation, dated May 12, 1999, filed for record May 28, 1999, and recorded in Deed Book 26760, Page 181, aforesaid records.
NOTHING TO PLOT

17. Terms and provisions of that certain Sanitary Sewer Easement Agreement, by and among Pioneer Real Estate Development, Inc., a Georgia corporation, Martha James Stone, an individual, Fulton Greens Limited Partnership, a Georgia limited partnership and Faison-Fulton Greens, LLC, a Georgia limited liability company, dated August 18, 1998, filed for record August 31, 1998, and recorded in Deed Book 25173, Page 258, aforesaid records; as amended by that certain Amendment to Sanitary Sewer Easement Agreement dated February 25, 1999, filed for record February 26, 1999, and recorded in Deed Book 26187, Page 186, aforesaid records; and as amended by that certain Second Amendment to Sanitary Sewer Easement Agreement dated May 12, 1999, filed for record June 25, 1999, and recorded in Deed Book 26933, Page 305, aforesaid records.
AS SHOWN

18. Terms and provisions of that certain Drainage Easement Agreement, by and between Fulton Greens Limited Partnership, a Georgia limited partnership and G & H Windward, LLC, a Georgia limited liability company, dated February 25, 1999, filed for record February 26, 1999, and recorded in Deed Book 26187, Page 220, aforesaid records.
NOT ON SUBJECT PROPERTY (PARCEL 4, SEE SHEET 3)

19. Sewer Easement from Faison-Fulton Greens LLC to Fulton County, a Political Subdivision of the State of Georgia, dated September 16, 1998, filed for record May 25, 1999, and recorded in Deed Book 26732, Page 25, aforesaid records.
NOT ON SUBJECT PROPERTY (PARCEL 3, PIONEER & STONE TRACTS, SEE SHEET 3)

20. Easement from Faison-Fulton Greens LLC to Sawnee Electric Membership Corporation dated January 14, 1999, filed for record April 26, 1999, and recorded in Deed Book 26823, Page 49, aforesaid records.
NOTHING TO PLOT, NO DESCRIPTION OF LOCATION IN DOCUMENT

21. Terms and provisions of that certain Reciprocal Easement Agreement, by and between Faison-Fulton Greens, LLC, a Georgia limited liability company and Fulton Greens Limited Partnership, a Georgia limited partnership, dated May 12, 1999, filed for record June 25, 1999, and recorded in Deed Book 26933, Page 275, aforesaid records.
IT IS A BLANKET EASEMENT (PARCEL 5, SEE SHEET 3)

22. Terms and provisions of that certain Drainage Easement Agreement, by and between Fulton Greens Limited Partnership, a Georgia limited partnership and Faison-Fulton Greens, LLC, a Georgia limited liability company, dated May 12, 1999, filed for record June 25, 1999, and recorded in Deed Book 26933, Page 286, aforesaid records.
AS SHOWN

23. Easement from Faison-Fulton Greens, LLC to BellSouth Telecommunications, Inc., a Georgia corporation, dated June 17, 1999, filed for record June 25, 1999, and recorded in Deed Book 27196, Page 305, aforesaid records.
AS SHOWN

24. Easement from Faison-Fulton Greens, LLC to Georgia Power Company dated December 21, 1998, filed for record July 13, 1999, and recorded in Deed Book 27281, Page 221, aforesaid records.
IT IS A BLANKET EASEMENT

25. Assignment of unrecorded tenant lease from Faison-Fulton Greens, LLC, a Georgia limited liability company to Windward Commons, Inc., a Delaware corporation, dated December 2, 1999, filed for record January 4, 2000, and recorded in Deed Book 26327, Page 131, aforesaid records.
NOT SURVEY RELATED, NOTHING TO PLOT

26. Easements as conveyed in Right-of-Way Deed from R. L. Bowen to State Highway Board of Georgia dated May 12, 1932, filed for record May 19, 1932 and recorded in Deed Book 1418, Page 403, aforesaid records. (only affects appurtenant easement)
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

27. Conveyance of access rights as contained in that certain Right of Way Deed from William B. Orkin to Department of Transportation, State of Georgia, dated September 29, 1986, filed for record September 30, 1986, and recorded in Deed Book 10350, Page 63, aforesaid records. (only affects appurtenant easement)
IT LIMITS ACCESS TO AN OTHERWISE ABUTTING RIGHT OF WAY FOR SUBJECT PROPERTY AND APPURTENANT EASEMENTS ALONG STATE HWY. 9

28. Conveyance of access rights as contained in that certain Right of Way Deed from William B. Orkin to Department of Transportation, State of Georgia, dated September 29, 1986, filed for record September 30, 1986, and recorded in Deed Book 10350, Page 64, aforesaid records. (only affects appurtenant easement)
IT IS NOT ON OR ADJACENT TO APPURTENANT EASEMENTS

29. Easements as contained in that certain Warranty Deed from Oxford Green, Ltd., a Limited Partnership organized and existing under and by virtue of the laws of the State of Georgia to First Union National Bank of Georgia, a National Banking Association of the State of Georgia, County of Fulton, dated July 15, 1987, filed for record July 21, 1987, and recorded in Deed Book 10949, Page 63, aforesaid records. (only affects appurtenant easement)
IT IS NOT ON OR ADJACENT TO APPURTENANT EASEMENTS

30. Right of Way Easement from Oxford Green, Ltd. to Southern Bell Telephone and Telegraph Company, dated April 6, 1988, filed for record April 26, 1988, and recorded in Deed Book 11486, Page 317, aforesaid records. (only affects appurtenant easement)
IT IS NOT ON OR ADJACENT TO APPURTENANT EASEMENTS

31. Terms and provisions of that certain Declaration of Covenants, Conditions, and Restrictions for Oxford Green, by Oxford Green, Ltd., a Georgia Limited Partnership in which Chatham Investment Company serves as its sole general partner dated October 24, 1988, filed for record October 25, 1988, and recorded in Deed Book 11992, Page 267, aforesaid records; as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Oxford Green by Pioneer Real Estate Development, Inc., a Georgia corporation, as successor in interest to Oxford Green, Ltd., dated December 13, 1996, filed for record December 16, 1996, and recorded in Deed Book 21902, Page 229, aforesaid records; as amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Oxford Green dated July 3, 2000, filed for record August 24, 2000, and recorded in Deed Book 29411, Page 651, aforesaid records; and as amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for Oxford Green dated November 22, 2004, filed for record November 29, 2004, and recorded in Deed Book 38903, Page 481, aforesaid records. (only affects appurtenant easement)
IT IS A BLANKET EASEMENT THAT INCLUDES AREA OF PARCEL 3 (PIONEER EASEMENT AREA, SEE SHEET 3)

32. Terms and provisions of that certain Ingress-Egress Easement Agreement, by and between Martha J. Stone a/k/a Martha Stone, individually, and Martha James Stone a/k/a Martha J. Stone a/k/a Martha Stone, as Trustee of the Trust under the Last Will and Testament of Steven Robert James a/k/a S. R. James (Probated in the Probate Court of Forsyth County, Georgia) in behalf and benefit of Mary Christine James and Cynthia C. Hodge, as Trustee for Cynthia C. Hodge Trust (as to an undivided 25% interest), G. Parker Johnson (as to an undivided 25% interest), Michael J. Franco (as to an undivided 25% interest), William C. Rawson, Sr. (as to an undivided 12.5% interest), and William C. Rawson, Jr. (as to an undivided 12.5% interest), dated November 10, 1997, filed for record December 23, 1997, and recorded in Deed Book 23728, Page 8, aforesaid records. (only affects appurtenant easement)
IT IS NOT ON THE APPURTENANT EASEMENT

33. Terms and provisions of that certain Ingress-Egress Easement Agreement, by and between Pioneer Real Estate Development, Inc., a Georgia corporation and Cynthia C. Hodge, as Trustee for Cynthia C. Hodge Trust (as to an undivided 25% interest), G. Parker Johnson (as to an undivided 25% interest), Michael J. Franco (as to an undivided 25% interest), William C. Rawson, Sr. (as to an undivided 12.5% interest), and William C. Rawson, Jr. (as to an undivided 12.5% interest) and Martha J. Stone a/k/a Martha Stone, individually, and Martha James Stone a/k/a Martha J. Stone a/k/a Martha Stone, as Trustee of the Trust under the Last Will and Testament of Steven Robert James a/k/a S. R. James (Probated in the Probate Court of Forsyth County, Georgia) in behalf and benefit of Mary Christine James, dated November 10, 1997, filed for record December 23, 1997, and recorded in Deed Book 23728, Page 19, aforesaid records. (only affects appurtenant easement)
IT IS NOT ON THE APPURTENANT EASEMENT

34. Easement from Pioneer Real Estate Development, Inc. to Georgia Power Company dated June 1, 1998, filed for record June 30, 1998, and recorded in Deed Book 24847, Page 3, aforesaid records. (only affects appurtenant easement)
IT IS NOT ON THE APPURTENANT EASEMENT

RECORD DESCRIPTION

Parcel 1
All that tract or parcel of land lying and being in Land Lots 1112 and 1049, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a right-of-way monument found at the intersection of the northwesterly right-of-way of State Route 9 (80-foot right-of-way) and the Land Lot Line common to Land Lots 1112 and 1113, aforesaid district and county; thence leaving said Land Lot Line and along the northwesterly right-of-way of State Route 9, run along the arc of a curve to the left, said arc having a radius of 2,904.90 feet and a distance of 400.07 feet (being subtended by a chord bearing South 65 degrees 26 minutes 39 seconds West, 399.76 feet) to a point; thence leaving said right-of-way, run North 29 degrees 02 minutes 31 seconds West, 189.00 feet to a point; thence South 80 degrees 24 minutes 13 seconds West, 242.89 feet to a point on the easterly line of Proposed Windward Parkway Extension; thence along the easterly line of said Proposed Extension, run the following three (3) courses and distances: North 34 degrees 05 minutes 15 seconds West, 56.15 feet to a point; along the arc of a curve to the right, having a radius of 1100.00 feet and a distance of 487.62 feet (being subtended by a chord bearing North 21 degrees 23 minutes 18 seconds West, 483.64 feet) to a point; along the arc of a curve to the right, said arc having a radius of 1100.00 feet and a distance of 161.90 feet (being subtended by a chord bearing North 04 degrees 28 minutes 21 seconds West, 161.75 feet) to a point at the Southwest corner of property now or formerly Fulton Greens Limited Partnership; thence leaving said Proposed Extension, and with the southerly line of Fulton Greens, run North 88 degrees 30 minutes 18 seconds East a distance of 22.57 feet to a 1/2 inch rebar found; thence North 88 degrees 02 minutes 04 seconds East a distance of 170.96 feet to a 1/2 inch rebar found in concrete at the Southwest corner of property now or formerly Potts; thence with the southerly line of Potts, run North 88 degrees 05 minutes 58 seconds East a distance of 311.88 feet to a half-inch rebar found at the Northwest corner of property now or formerly Hardeman; thence with the southerly line of Hardeman and the southerly line of property now or formerly Kingsolver, run North 88 degrees 04 minutes 09 seconds East, 381.86 feet to a steering rod on the westerly line of property now or formerly Winsberg, said westerly line also being the Land Lot Line common to Land Lots 1049 and 1048, aforesaid district and county; thence along the westerly line of Winsberg and the Land Lot Line common to Land Lots 1049 and 1048, run South 00 degrees 14 minutes 58 seconds East, 256.73 feet to three-quarter inch open-top pipe found; thence continuing along said common Land Lot Line, run South 00 degrees 09 minutes 41 seconds West, 310.18 feet to a right-of-way monument found at the intersection of the northwesterly right-of-way of State Route 9 and the Land Lot Line common to Land Lot 1112 and Land Lot 1113 and the Point of Beginning.

Said tract contains 11.90 acres and is depicted as "Developer Tract Phase I(A)," and "Developer Tract Phase(B)," and "Kroger Tract" and "Developer Tract Phase II" on that certain ALTA/ACSM Land Title Survey for NationsBank, Faison-Fulton Greens, LLC, and Chicago Title Insurance Company by Armstrong Land Surveying, Inc., certified by Robert T. Armstrong, GRLS No. 1901, dated June 1, 1998, last revised March 17, 1999.

Parcel 2
Easements and other interests in real property contained in that certain Declaration of Restrictive Covenants by Fulton Greens Limited Partnership dated July 1, 1998, filed for record July 13, 1998 and recorded in Deed Book 24781, Page 1, aforesaid records; as affected by Amendment to Declaration of Restrictive Covenants by Fulton Greens Limited Partnership dated May 12, 1999, filed for record May 28, 1999 and recorded in Deed Book 26760, Page 181, aforesaid records.

Parcel 3
Easements and other interests in real property contained in that certain Sanitary Sewer Easement Agreement by and among Pioneer Real Estate Development, Inc., Martha James Stone, Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated August 18, 1998, filed for record August 31, 1998 and recorded in Deed Book 25173, Page 258, aforesaid records; as amended by Amendment to Sanitary Sewer Easement Agreement by and among Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated February 25, 1999, filed for record February 26, 1999 and recorded in Deed Book 26187, Page 186, aforesaid records; as amended by Second Amendment to Sanitary Sewer Easement Agreement by and among Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 305, aforesaid records.

Parcel 4
Easements and other interests in real property contained in that certain Drainage Easement Agreement between Fulton Greens Limited Partnership and G&H Windward, LLC dated February 25, 1999, filed for record February 26, 1999 and recorded in Deed Book 26187, Page 220, aforesaid records.

Parcel 5
Easements and other interests in real property contained in that certain Reciprocal Easement Agreement by and between Faison-Fulton Greens, LLC and Fulton Greens Limited Partnership dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 275, aforesaid records.

Parcel 6
Easements and other interests in real property contained in that certain Drainage Easement Agreement by and between Faison-Fulton Greens, LLC and Fulton Greens Limited Partnership dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 286, aforesaid records.

THIS BEING THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-801242-CH12 WITH AN EFFECTIVE DATE OF JUNE 13, 2016.

SIGNIFICANT OBSERVATIONS

OBSERVED ENCROACHMENTS ARE AS FOLLOWS:

(A) ELECTRIC TRANSFORMER ENCROACHES OVER PL AS SHOWN: 2'0" x 5'3"

MISCELLANEOUS NOTES

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO: DEED REFERENCES.
DEED BOOK 28894, PAGE 209
ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT OFFICE IN GWINNETT COUNTY, GEORGIA.

2. BASIS OF BEARING: HORIZONTAL DATUM IS ORIENTED TO DEED REFERENCED IN NOTE 1 ABOVE.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. THE LAST DAY OF FIELD WORK WAS MAY 19, 2016.

5. ALL BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ALL SQUARE FOOTAGE SHOWN IS BASED ON GROUND LEVEL FLOOR ONLY.

6. ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH GA. RLS #3105.

7. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 610,100 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,331 FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK ON GOING WITHIN RECENT MONTHS.

9. ADDRESS SHOWN HEREON WAS TAKEN FROM FULTON COUNTY TAX ASSESSOR INFORMATION. SITE ADDRESS IS 12850 HIGHWAY 9, ALPHARETTA GA.

10. THIS PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF GA. HIGHWAY 9 AND WINDWARD PARKWAY.

11. THERE WERE NO OBSERVABLE CHANGES IN THE EXISTING STREET RIGHT OF WAY FOR ANY OF THE STREETS THAT THE SUBJECT PROPERTY ADJOINS.

12. THERE ARE 497 REGULAR PARKING SPACES AND 16 HANDICAP PARKING SPACES FOR A TOTAL OF 513 PARKING SPACES MARKED ON THIS SITE.

13. THERE ARE NO PARTY WALLS ALONG OR NEAR THE PROPERTY LINES OF THE SUBJECT PROPERTY.

14. NO WETLANDS WERE DELINEATED AT THE TIME OF THE FIELD SURVEY FOR PREPARATION OF THIS SURVEY PLAT.

15. ACCORDING TO PREVIOUS SURVEY PLAT, ADDITIONAL ROAD RIGHT OF WAY WAS TAKEN ALONG WINDWARD PARKWAY, BUT WAS NOT REFLECTED IN THE TITLE COMMENT. IT IS THE SURVEYOR'S OPINION THAT ADDITIONAL ROAD RIGHT OF WAY MAY OR MAY NOT HAVE BEEN TAKEN, HOWEVER TITLE COMPANY DID NOT PROVIDE ANY DOCUMENTS TO THE SURVEYOR TO CONFIRM ANY TAKING. FIRST AMERICAN TITLE INSURANCE COMPANY PERFORMED AN EXTENSIVE SEARCH FOR ANY RECORDED RIGHT-OF-WAY EASEMENT OR RIGHT-OF-WAY TAKING AND DID NOT FIND ANY.

16. UNDERGROUND POWER AS SHOWN HEREON WAS TAKEN FROM PLANS FURNISHED TO SURVEYOR FROM UTILITY LOCATE COMPANY.

17. ACCORDING TO PLANS FURNISHED TO THE SURVEYOR BY THE UTILITY LOCATION SERVICE, THERE ARE ATLANTA GAS LIGHT (AGL) LINES ON THE OPPOSITE SIDE OF STATE HIGHWAY 9 AND WINDWARD PARKWAY, FROM THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

Windward Commons
12850 State Highway 9, Alpharetta, GA 30004

Based on First American Title Insurance Company
Commitment No. NCS-801242-CH12
bearing an effective date of June 13, 2016

Surveyor's Certification

To: IVT Windward Commons Alpharetta, LLC, a Delaware limited liability company; InvenTrust Properties Corp., a Maryland corporation, and each of their lenders, successors and assigns; INVESCO Real Estate; First American Title Insurance Company and Bock & Clark Corporation.

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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on May 19, 2016.

Gary S. Harvin

Gary S. Harvin, Jr.
Registration No. 31105
In the State of Georgia
Date of Survey: May 26, 2016
Date of Last Revision: August 5, 2016

Network Project No. 201601679-1

Survey Performed By:
EarthPro Land Surveying
138 Jason Pond Way
Jefferson, GA 30549
Phone: 678-640-5500
Fax: 678-646-8381
Email: gh@earthprolandsurvey.com
COA LSF# 000994



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

SHEET 1 OF 3

ZONING INFORMATION

SITE CURRENTLY ZONED C-2 (GENERAL COMMERCIAL)

FRONT SETBACK - NO SPECIFIC REQUIREMENT NOTED ON PROVIDED SITE PLAN
SIDE SETBACK - NO SPECIFIC REQUIREMENT NOTED ON PROVIDED SITE PLAN
REAR SETBACK - 10 FEET
MAXIMUM HEIGHT - 40 FEET
MINIMUM LOT AREA - NONE
MINIMUM LOT WIDTH - NONE
MINIMUM LOT DEPTH - NO REQUIREMENT NOTED
MAXIMUM LOT COVERAGE - 70%
MAXIMUM FLOOR AREA RATIO - NO REQUIREMENT NOTED
PARKING SPACES REQUIRED - 480 SPACES REQUIRED

ZONING DATA TAKEN FROM ZONING REPORT FOR PROJECT NUMBER: 7201600852; REPORT DATE: JULY 19, 2016; FOR WINDWARD COMMONS PROJECT, 12850 HIGHWAY 9, ALPHARETTA, GA; PREPARED FOR: INVEN TRUST PROPERTIES CORP.; PREPARED BY BOCK AND CLARK ZONING RESOURCE COMPANY.

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

PROJECT REVISION RECORD

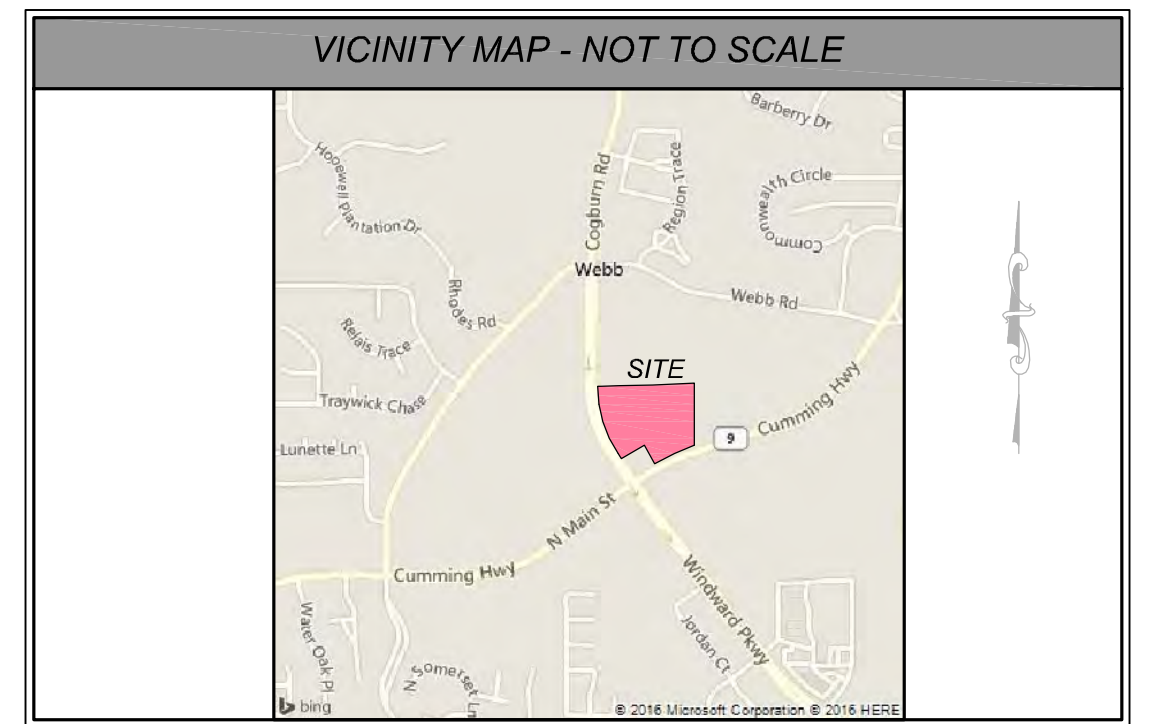
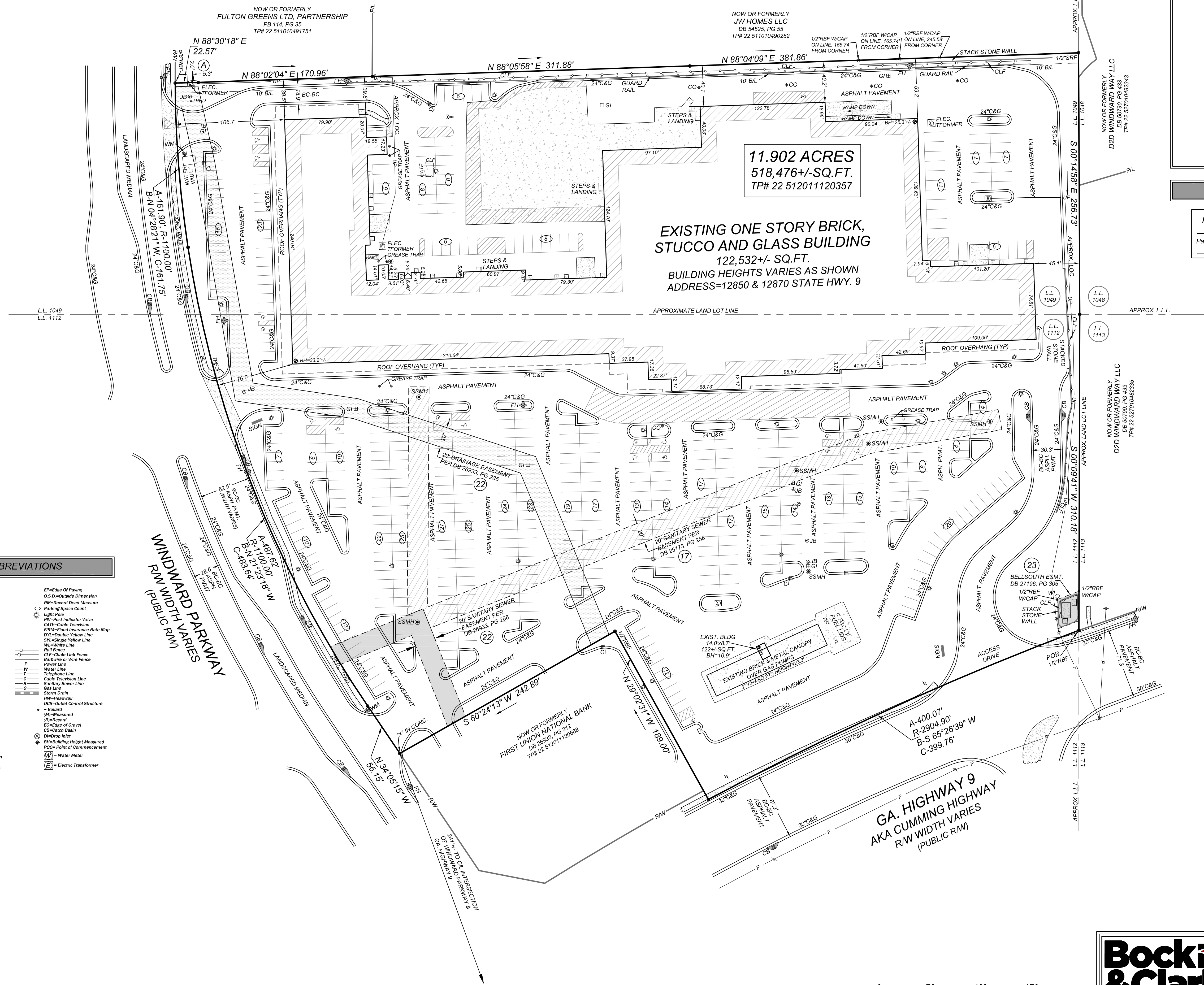
DATE	DESCRIPTION	DATE	DESCRIPTION
05/26/2016	FIRST DRAFT	06/28/2016	ADDRESS CLIENT COMMENTS
06/10/2016	ADDRESS CLIENT COMMENTS	07/28/2016	ADDRESS CLIENT COMMENTS
06/14/2016	ADDRESS CLIENT COMMENTS		
FIELD WORK: RJH	DRAFTED: KRM	CHECKED BY: GSH	FB & PG: 16207

LEGAL

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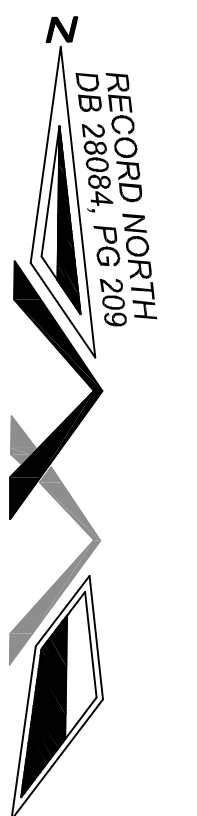


National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200,
Akron, Ohio 44333
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www.bockandclark.com

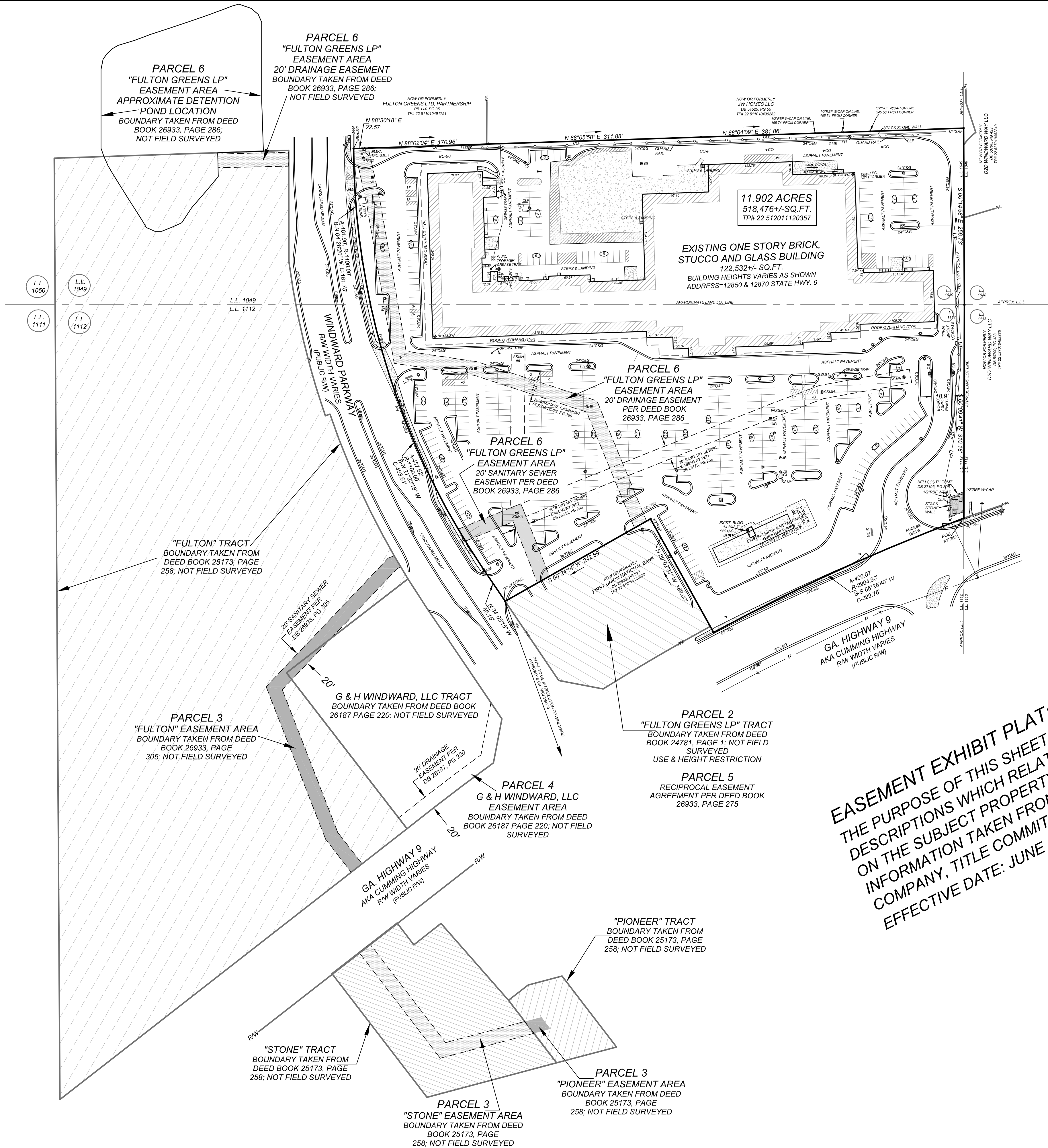


FLOOD NOTE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
"X" of the Flood Insurance Rate Map, Community
 Panel No. 13121C0057F with an effective date of
09/18/2013 and is not in a Special Flood Hazard Area.



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

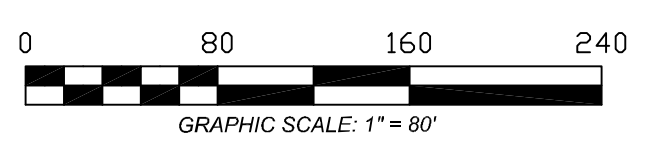


EASEMENT EXHIBIT PLAT:
THE PURPOSE OF THIS SHEET IS TO SHOW PARCELS 2-6 OF RECORD
DESCRIPTIONS WHICH RELATE TO VARIOUS EASEMENTS LOCATED
ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES.
INFORMATION TAKEN FROM FIRST AMERICAN TITLE INSURANCE
COMPANY, TITLE COMMITMENT NUMBER: NCS-801242-CH12, BEARING
EFFECTIVE DATE: JUNE 13, 2016.

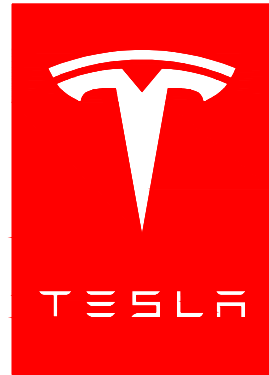
LEGEND OF SYMBOLS & ABBREVIATIONS		
CP=Calculated Point	W=Weir Inlet	EP=Edge Of Paving
NF=Nail Found	BH=Building Height	O.S.D.=Outside Dimension
IPS=Iron Pin Set With Cap	C=Curb Inlet	RM=Record Deed Measure
OTF=Open Top Pipe Found	G=Grate Inlet	Parking Space Count
RF=Rebar Pin Found	JB=Junction Box	Light Pole
CMF=Concrete Monument Found	PP=Pin Pole	PI=Post Indicator Valve
GTF=Grating Top Pipe Found	WV=Water Valve	CATV=Cable Television
SN=Solid Rod Found	FW=Fire Hydrant	FIRM=Flood Insurance Rate Map
N/S=Nail Set	WM=Water Meter	DTL=Double Yellow Line
MAG=Magnetic Nail	CM=Gas Meter	SYL=Single Yellow Line
TBM=Benchmark	GV=Gas Valve	WL=White Line
TPN=Tax Parcel Number	MW=Monitoring Well	RF=Rail Fence
P/L=Property Line	E=Electric Manhole	CLF=Chain Link Fence
C/L=Centerline	CM=Concrete	Power Line
R/W=Right Of Way	S.F.=Square Feet	Water Line
B/L=Building Line	CMC=Curb And Curb	T=Telephone Line
BC=Back Of Curb	P.O.E.=Point Of Entry	C=Cable Television Line
TO=Top Of Curb	EP=Edge Of Paving	S=Sanitary Sewer Line
LL=Land Lot	O.S.D.=Outside Dimension	G=Gas Line
LL=Land Lot Line	RM=Record Deed Measure	Storm Drain
N/F=Now Or Formerly	Parking Space Count	H/W=Handicapped
D.B./P.G.=Deed Book/Page	Light Pole	OCS=Outlet Control Structure
P.B.=Plot Book/Page	PI=Post Indicator Valve	Bollard
POB=Point Of Beginning	CATV=Cable Television	RM=Measured
TRPB=True Point Of Beginning	FIRM=Flood Insurance Rate Map	(R)=Record
SSE=Sanitary Sewer Easement	DTL=Double Yellow Line	EG=Edge of Gravel
DE=Drainage Easement	SYL=Single Yellow Line	CB=Catch Basin
SS=Sanitary Sewer	FDC=Fire Department Connection	BM=Building Height Measured
RCP=Reinforced Concrete Pipe	SSMH=Sanitary Sewer Manhole	PDC=Point Of Commencement
CMF=Corrugated Metal Pipe	DWCB=Double Wing Catch Basin	Water Meter
PVC=Polyvinyl Chloride Pipe	SWCB=Single Wing Catch Basin	Electric Transformer
CO=Clean Out		

Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

National Coordinators
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Bock & Clark Corporation
3550 W. Market Street, Suite 200,
Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com



TESLA



ALPHARETTA, GA - WINDWARD PKWY.

TRT ID: 58952
SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

PROJECT NOTES

- ANY SAW CUTTING/INFILL TO BE RECTILINEAR & PERPENDICULAR TO PARKING STALLS. ALL PATCHES OF EXISTING PAVEMENT TO BE DONE IN FIRST CLASS MANNER & MATCH EXISTING PAVEMENT
- COVENANT AND RESTRICTION TERMS TO BE FOLLOWED, AS APPLICABLE
- EXISTING IRRIGATION IF DISTRIBUTED TO BE REROUTED AND COORDINATED WITH LANDLORD
- BORING PREFERRED FOR ALL UNDERGROUND WORK. IN THE EVENT BORING IS NOT AN OPTION AND TRENCHING IS TO BE PERFORMED WHICH REQUIRES CLOSURE OF ANY DRIVEWAYS, DRIVE AISLES, OR PARKING AREAS SHALL BE PERFORMED AFTER BUSINESS HOURS AND APPROPRIATE PLATING OR FENCING PROVIDED. EXISTING TENANT OPERATIONS SHALL NOT BE DISRUPTED. TRENCHING AND ROAD CLOSURES TO BE COORDINATED WITH LANDLORD. IDENTIFY CLOSED ROADWAYS ON CDs VIA TRAFFIC DIAGRAM. DRIVEWAYS AND DRIVE AISLES SHALL NOT BE CLOSED OR IMPEDED DURING NOVEMBER 20 THROUGH DECEMBER 25 OF ANY CALENDAR YEAR
- PERMANENT STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH EXISTING EASEMENT RESTRICTIONS AND CANNOT SIT UPON EXISTING UTILITY LINES
- HAND DIGGING TO BE PERFORMED AT LOCATIONS WITH EXISTING UNDERGROUND INFRASTRUCTURE AND WITHIN EASEMENTS
- LANDLORD TO BE NOTIFIED IMMEDIATELY FOR ANY UTILITY RELOCATIONS NOT SPECIFIED IN PLANS
- REMOVED TREES SHALL BE REPLACED WITHIN THE SHOPPING CENTER IN LANDLORD APPROVED LOCATION
- WATERING PLAN TO BE COORDINATED WITH LANDLORD FOR ANY NEW OR RELOCATED TREES OR PLANTS



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



SITE INFORMATION

PROPOSED TESLA EV SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

PROPERTY OWNER:
IVT WINDWARD COMMONS ALPHARETTA, LLC
P.O. BOX 6035
CHICAGO, IL 60606

PARCEL ID:
PARCEL ID: 22 512011120357

POWER COMPANY:
GEORGIA POWER
CONTACT: MIKE BUSSMAN
PHONE: (404) 576-2499
EMAIL: MBUSSMAN@SOUTHERNCO.COM
WORK ORDER: TBD

COUNTY:
FULTON COUNTY

LATITUDE*:
34°05'43.2" N

LONGITUDE*:
84°16'45.4" W
*BASED ON GOOGLE EARTH

CONTACT PROJECT MANAGER:
DAVID S. WHELAN
DEWBERRY ENGINEERS INC.
(617) 531-0765
dwhelan@dewberry.com

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
GEORGIA STATE UNIFORM BUILDING & ENERGY CODES, CONSISTENT WITH THE FOLLOWING CODES:
2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA AMENDMENTS (2020)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA SUPPLEMENTS & AMENDMENTS (2020)
2020 NATIONAL ELECTRIC CODE (NEC).
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

- INSTALL (4) TESLA SUPERCHARGER CABINETS
- INSTALL (16) TESLA CHARGING POSTS
- INSTALL (1) 2000A, 277/480V SWITCHGEAR 'EV2'
- INSTALL (1) PAD MOUNTED UTILITY TRANSFORMER (SIZED BY UTILITY)
- INSTALL (4) LIGHT POLES

ZONING INFORMATION

PERMITTING JURISDICTION: CITY OF ALPHARETTA
APN: 22 512011120357

DRAWING INDEX

SHT. NO.	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES I
GN-2	GENERAL NOTES II
C-1	DETAILED SITE PLAN
C-2	EXISTING CONDITIONS PLAN
C-3	EQUIPMENT/PARKING PLAN
C-4	CONSTRUCTION DETAILS I
C-5	CONSTRUCTION DETAILS II
C-6	CONSTRUCTION DETAILS III
C-7	CONSTRUCTION DETAILS IV
C-8	CONSTRUCTION DETAILS V
L-1	LANDSCAPE PLAN
E-1	ELECTRICAL ONE-LINE DIAGRAM
E-2	ELECTRICAL CONDUIT LENGTHS
E-3	ELECTRICAL & UTILITY DETAILS
E-4	ARC FLASH LABELS
G-1	GROUNDING SCHEMATIC & DETAILS

BEFORE SCALING

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE TESLA REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CALL BEFORE YOU DIG

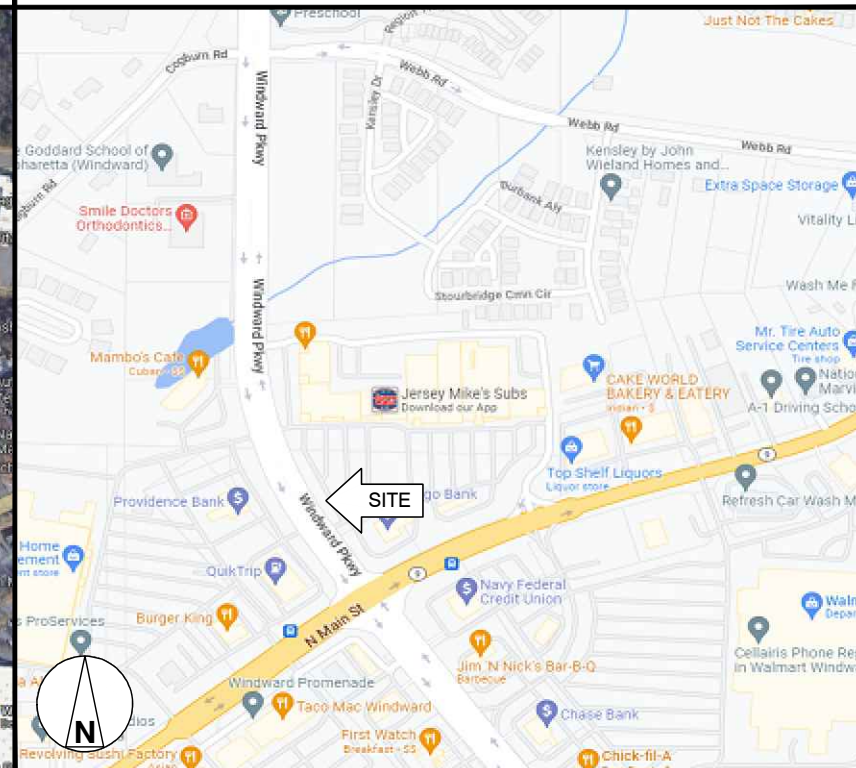


GEORGIA 811
811 OR 1-800-282-7411

AERIAL MAP



LOCATION MAP



CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

SUBMITTALS

REV.	DATE	DESCRIPTION
11	09/03/25	ISSUED FOR PERMITS
10	07/09/25	ISSUED FOR PERMITS
9	06/02/25	ISSUED FOR PERMITS
8	05/05/25	ISSUED PER COMMENTS
7	11/07/23	ISSUED PER COMMENTS
6	07/13/23	ISSUED PER COMMENTS
5	06/16/23	ISSUED PER COMMENTS
4	05/23/23	ISSUED PER COMMENTS
3	05/17/23	ISSUED PER COMMENTS
2	05/11/23	ISSUED PER COMMENTS
1	05/04/23	ISSUED PER COMMENTS
0	04/28/23	ISSUED AS FINAL

SITE NAME:

ALPHARETTA, GA – WINDWARD PKWY.
(TRT ID: 58952)

SITE ADDRESS:

12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR(S) OR SUB-CONTRACTOR(S) – CIVIL CONTRACTOR AND/OR ELECTRICIAN CONTRACTOR
PROJECT OWNER/CONSTRUCTION MANAGER – TESLA
PROJECT HOST – LEGAL PROPERTY OWNER
ENGINEER – DEWBERRY ENGINEERS INC.
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF PROJECT OWNER PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE INSTALLATION AS INDICATED ON THE DRAWINGS FOR A FULLY FUNCTIONAL CHARGING STATION AND COMPLETE PROJECT.
6. THE SUB-CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON DRAWINGS, THE GENERAL CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE PROJECT ENGINEER. ONLY WRITTEN APPROVALS SHALL BE DEEMED TO CONFIRM ANY SUCH CHANGES AS BEING APPROVED.
8. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE. ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT UNIQUE JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK.
9. THE GENERAL CONTRACTOR SHALL REVIEW ROUTING OF CONDUIT, POWER AND GROUNDING CABLES AS SHOWN ON THE POWER GROUNDING PLAN DRAWING. THE GENERAL CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONSTRUCTION MANAGER AND PROJECT HOST.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE PROJECT HOST. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF GENERAL CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
12. APPLICABLE BUILDING CODES:
THE GENERAL CONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
THE GENERAL CONTRACTOR WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
13. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S).
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE PROJECT HOST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
22. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
23. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE PROJECT OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
24. GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES AND ALL SPECIFIED CLOSE-OUT DOCUMENTATION TO THE PROJECT OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
25. THE GENERAL CONTRACTOR SHALL LEAVE THE WORK AREA AND SURROUNDING PREMISES IN A CLEAN CONDITION.
26. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
27. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

SITE WORK NOTES:

PART 1 – GENERAL

- 1.1 REFERENCES:
A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGH-WAY CONSTRUCTION–CURRENT EDITION).
B. AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS)
C. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
D. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING:
A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.

B. ALL WORK SHALL BE INSPECTED AND VERIFIED FOR CONFORMANCE AND RELEASED BY THE ENGINEER WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE GENERAL CONTRACTOR(S) RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:
A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.

B. AVOID DAMAGE AND TAKE PROTECTIVE MEASURES TO THE SITE AND TO EXISTING FACILITIES, IMPROVEMENTS, STRUCTURES, PAVEMENTS, CURBS, AND LANDSCAPING DESIGNATED TO REMAIN. ANY DAMAGED PART SHALL BE REPAIRED AT SUB-CONTRACTOR(S) EXPENSE TO THE SATISFACTION OF THE PROJECT HOST.

C. KEEP SITE FREE OF ALL PONDING OR STANDING WATER.

D. PROVIDE EROSION CONTROL MEASURES, IF REQUIRED, SHALL BE IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.

E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.

F. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUB-CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE GENERAL CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

G. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE PROJECT OWNER AND/OR LOCAL UTILITIES.

H. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE PROJECT HOST OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE PROJECT HOST AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

I. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE PROJECT HOST AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

J. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.

K. THE GENERAL CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS, RUBBISH, DEBRIS, STUMPS, STICKS, AND STONES.

L. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH DEBRIS FROM THE SITE ON A DAILY BASIS.

M. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT TREES, VEGETATION, AND ROOT SYSTEMS DURING CONSTRUCTION.

N. CONTRACTOR TO COORDINATE POST CONSTRUCTION LANDSCAPING FINISHES WITH OWNER AND TESLA.

PART 2 – PRODUCTS

- 2.1 GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2 INCH	100
1 INCH	75 TO 100
3/4 INCH	80 TO 100
3/8 INCH	35 TO 75
NO. 4	30 TO 60
NO. 30	7 TO 30
NO. 200	3 TO 15

- 2.2 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).

- 2.3 ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS SHALL BE SELECT STRUCTURAL FILL MEETING THE GRADATION AND SOUNDNESS REQUIREMENTS IN ACCORDANCE WITH THE FOLLOWING:

SIEVE SIZE	TOTAL PERCENT PASSING
4 INCH	100
NO. 40	0 TO 70
NO. 200	0 TO 40

- 2.4 MATERIALS SHALL BE SUBSTANTIALLY FREE OF SHALE OR OTHER SOFT, POOR DURABILITY PARTICLES. IF TESTING IS ELECTED BY PROJECT OWNER, MATERIAL WITH A MAGNESIUM SULFATE SOUNDNESS LOSS EXCEEDING 30% WILL BE REJECTED.

- 2.5 COARSE AGGREGATE FOR SUBBASE COURSE SHALL CONFORM TO ASTM D2940.

- 2.6 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE ENGINEER. TYPICALLY THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.

PART 3 – EXECUTION

- 3.1 GENERAL:
A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF A RAIN EVENT, NO SEDIMENT WILL LEAVE THE WORK SITE.

B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.

C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR UNDESIRABLE MATERIALS.

- F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH GRANULAR FILL.

- G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.

- H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE ENGINEER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

- I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

- J. DURING EXCAVATION, THE SUB-CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.

- K. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH SPECIFIED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.

C. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW, OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

D. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 12-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN LOOSE DEPTH AND COMPACTED.

E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.

- F. WHENEVER THE DENSITY TESTING INDICATES THAT THE SUB-CONTRACTOR(S) HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE SUB-CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

- G. THE SUB-CONTRACTOR SHALL OBTAIN GRAB SAMPLES OF SUFFICIENT QUANTITY TO PROVIDE TO LAB FOR PURPOSE OF DETERMINING MAX DRY DENSITY. ALL LOOSE AND/OR ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PREPARATION OF THE AREA FOR PLACEMENT OF STRUCTURAL BACKFILL. OVERALL PLAN AREA OF WORK SHALL EXTEND 3'-0" MINIMUM BEYOND THE FINAL DIMENSIONS.

- H. SCARIFY THE EXISTING SOILS TO A DEPTH OF 6" AND RE-COMPACT USING A VIBRATING PLATE OR TAMPER, ANY SOFT AREAS SHALL BE OVEREXCAVATED 12" AND BACKFILLED WITH MATERIALS AND COMPACTION REQUIREMENTS SHOWN ON THE DRAWINGS.

- I. PLACEMENT AND COMPACTION OF STRUCTURAL BACKFILL AND SUBBASE SHALL BE IN 12" LIFTS. EXCAVATE FOR THE FOOTING EDGE AS SHOWN ON THE DRAWINGS.

3.3 TRENCHING EXCAVATION:

- J. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

- K. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

- L. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR MATERIAL.

3.4 TRENCHING BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.

B. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF BACKFILLING.

C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D. PLACE GRANULAR BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS AND HAUNCHES.

E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.

F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.

- H. PER LOCAL REGULATORY AUTHORITY AND AS APPLICABLE, ALL TRENCHES IN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

3.5 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL MATCH SURROUNDING TOPOGRAPHY AND STRUCTURES.

B. UTILIZE GRANULAR FILL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL OR BETTER CONDITION.

D. AREAS OF THE PROJECT HOST'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR PARKING/DRIVING AREAS SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION.

3.6 ASPHALT PAVING ROAD:

- A. AASHTO
B. STATE SPECIFIC ASPHALT SPECIFICATIONS FOR HIGHWAYS
C. THE SUB-CONTRACTOR IS RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING, UNLESS OTHERWISE SPECIFIED.



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GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

SUBMITTALS

REV.	DATE	DESCRIPTION
11	09/03/25	ISSUED FOR PERMITS
10	07/09/25	ISSUED FOR PERMITS
9	06/02/25	ISSUED FOR PERMITS
8	05/05/25	ISSUED PER COMMENTS
7	11/07/23	ISSUED PER COMMENTS
6	07/13/23	ISSUED PER COMMENTS
5	06/16/23	ISSUED PER COMMENTS
4	05/23/23	ISSUED PER COMMENTS
3	05/17/23	ISSUED PER COMMENTS
2	05/11/23	ISSUED PER COMMENTS
1	05/04/23	ISSUED PER COMMENTS
0	04/28/23	ISSUED AS FINAL

SITE NAME:

ALPHARETTA, GA – WINDWARD
PKWY.
(TRT ID: 58952)

SITE ADDRESS:

12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

GENERAL NOTES I

SHEET NUMBER

GN–1

ELECTRICAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS. ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, SUB-CONTRACTOR SHALL NOTIFY THE PROJECT HOST AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE PROJECT HOST HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

2. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE SUB-CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE THE SUBCONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

UL – UNDERWRITERS LABORATORIES

NEC – NATIONAL ELECTRICAL CODE

NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

SBC – STANDARD BUILDING CODE

NFPA – NATIONAL FIRE PROTECTION ASSOCIATION

4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH ENGINEER ANY SIZES AND LOCATIONS WHEN NEEDED.

5. EXISTING SERVICES: THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE PROJECT HOST.

6. THE GENERAL CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE GENERAL CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.

7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER OR BY PROJECT DEVELOPER.

8. THE GENERAL CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE PROJECT HOST'S CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9. CONDUCTORS: THE CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.

10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. SUB-CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.

13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL SUB-CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY THE CONSTRUCTION MANGER.

14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15. THE GENERAL CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

19. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

20. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE CONTRACTOR(S) RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.

21. THE SUBCONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.

22. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

23. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED ALUMINUM & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.

24. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL UNLESS SPECIFIED OTHERWISE. RACEWAYS: ALL CONDUITS SHALL BE SCHEDULE 40 EMT MEETING OR EXCEEDING NEMA TC2 – 1990 UNLESS SPECIFIED OTHERWISE. THE SUB-CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. EMT CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH "BRITE ZINC" OR "GOLD GALV".

25. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
26. CONNECTORS FOR POWER CONDUCTORS: SUB-CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
27. THE SUB-CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC".
28. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
29. ALL BOLTS SHALL BE STAINLESS STEEL.
30. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE SUBCONTRACTOR SHOULD BE NEW AND UNUSED.
31. PER NEC 625.22 – THE USER INTERFACE (CHARGE POST) IS CONTROLLED BY THE ELECTRICAL EQUIPMENT (SUPERCHARGER CABINET) AND THE FOLLOWING PRECAUTIONS HAVE BEEN TAKEN TO ENSURE THE SAFETY OF CUSTOMERS AND THOSE AROUND THE EQUIPMENT. BEFORE ANY VOLTAGE OR CURRENT IS APPLIED TO THE CHARGE POST, THE CABINET MUST COMMUNICATE WITH THE TESLA VEHICLE. THERE IS A 'HANDSHAKE' BETWEEN THE CAR AND THE CABINET CONFIRMING THAT THE VEHICLE IS ACTUALLY A TESLA AND THAT THE VEHICLE CAN HANDLE THE SUPERCHARGING. VOLTAGE IS THEN APPLIED TO THE POWER SOCKETS IN THE CHARGE POST AND ONCE THE VOLTAGE READING FROM THE CAR IS VERIFIED AS THE SAME IN THE CHARGING CABINET, THEN CURRENT BEGINS TO FLOW. IF AT ANY POINT IN THIS PROCESS A FAULT IS DETECTED, THE CHARGING WILL STOP IMMEDIATELY. WITHIN A MATTER OF MILLISECONDS. DURING THE NORMAL CHARGING CYCLE, IF ANY FAULT OR IRREGULARITY IS DETECTED, THE CHARGING WILL AGAIN STOP WITHIN MILLISECONDS OF DETECTION. BEYOND THIS LOGIC PROTECTION, THERE IS PHYSICAL PROTECTION FROM OVER-CURRENT OR OVER-VOLTAGE WITHIN EACH OF THE CHARGERS. BEYOND THAT, FAST ACTING FUSES ALSO PROTECT THE VEHICLE OUTPUTS FROM OUTPUTTING TOO HIGH OF A CURRENT.

REINFORCED CONCRETE NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

2. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOB SITE. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.

3. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

4. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

5. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:

REINFORCEMENT:

NORMAL WEIGHT AGGREGATE:

WATER:

ADMIXTURES:

ASTM C 150, TYPE I

ASTM A 615, GRADE 60

ASTM C 33

DRINKABLE

NON-CHLORIDE CONTAINING

6. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH "DETAILING MANUAL-2004 PUBLICATION SP-66" AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-318-08.

7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B"; ALL HOOKS SHALL BE STANDARD, UNO.

8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH:

CONCRETE EXPOSED TO EARTH OR WEATHER:

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

3 IN.

#6 AND LARGER

#5 AND SMALLER & WWF

2 IN.

1-1/2 IN.

SLAB AND WALL

BEAMS AND COLUMNS

3/4 IN.

1-1/2 IN.

9. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

10. INSTALLATION OF CONCRETE ANCHOR, SHALL BE PER MANUFACTURERS WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.

11. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.

12. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.

13. DO NOT WELD OR TACKWELD REINFORCING STEEL.

14. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.

15. LOCATE ADDITIONAL EXPANSION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.

16. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.

17. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.

18. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.

19. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.

20. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 50 DEGREES AND 90 DEGREES FAHRENHEIT. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.

21. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.

22. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING.

TRAFFIC MANAGEMENT NOTES:

1. ALL TEMPORARY CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS, UNLESS SUPERCEDED BY THESE PLANS.
2. ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
4. TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
5. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, CHANNELIZING DEVICES, BARRIERS, AND CRASH ATTENUATORS MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES" AND/OR "MANUAL FOR ASSESSING SAFETY HARDWARE" (MASH).
6. CONTRACTORS SHALL NOTIFY THE OWNER AND ALL TENANTS OF THIS PROPERTY AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT, AND SIMILAR OPERATIONS.
7. THE FIRST FIVE PLASTIC DRUMS OF A TAPER SHALL BE MOUNTED WITH TYPE A LIGHTS.
8. MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH.
9. MINIMUM LANE WIDTH IS TO BE 11 FEET (3.3m) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.
10. EXISTING PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES THROUGH A COMBINATION OF PEDESTRIAN DETOURS OR PROTECTED SAFE ROUTES. ALL PEDESTRIAN ROUTES SHALL MEET APPLICABLE ACCESSIBILITY REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AT THIS LOCATION. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC SIGNS, DRUMS, CONES, OR OTHER TRAFFIC CONTROL DEVICES TO DIRECT VEHICLES AND PEDESTRIANS AROUND THE WORK ZONE.

HORIZONTAL DIRECT DRILLING NOTES:

1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING AND INSTALLING UNDERGROUND UTILITIES USING THE DIRECTIONAL BORING (HORIZONTAL DIRECTIONAL DRILLING, HDD) METHOD OF INSTALLATION, ALSO COMMONLY REFERRED TO AS GUIDED HORIZONTAL BORING. THIS WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR THE COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.
2. WORK PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MUST SUBMIT TO THE ENGINEER A GENERAL WORK PLAN OUTLINING THE PROCEDURE AND SCHEDULE TO BE USED TO EXECUTE THE PROJECT. PLAN SHOULD DOCUMENT THE THOUGHTFUL PLANNING REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.
3. ENVIRONMENTAL PROTECTION: CONTRACTOR SHALL PLACE SILT FENCE BETWEEN ALL BORING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED FOR SUCH PROTECTION BY CONTRACT DOCUMENTS, STATE, FEDERAL AND LOCAL REGULATIONS. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR BORING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, LINERS, TURBIDITY CURTAINS AND OTHER MEASURES. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS. FUEL OR OIL MAY NOT BE STORED IN BULK CONTAINERS WITHIN 200' OF ANY WATER-BODY OR WET-LAND.
4. UTILITY LOCATES: CONTRACTOR SHALL NOTIFY ALL COMPANIES WITH UNDERGROUND UTILITIES IN THE WORK AREA VIA THE STATE OR LOCAL "ONE-CALL" TO OBTAIN UTILITY LOCATES. ONCE THE UTILITIES HAVE BEEN LOCATED CONTRACTOR SHALL PHYSICALLY IDENTIFY THE EXACT LOCATION OF THE UTILITIES BY VACUUM OR HAND EXCAVATION, WHEN POSSIBLE, IN ORDER TO DETERMINE THE ACTUAL LOCATION AND PATH OF ANY UNDERGROUND UTILITIES WHICH MIGHT BE WITHIN 20 FEET OF THE BORE PATH. CONTRACTOR SHALL NOT COMMENCE BORING OPERATIONS UNTIL THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE WORK AREA HAVE BEEN VERIFIED.
5. SAFETY: CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STATE, FEDERAL AND LOCAL SAFETY REGULATIONS AND ALL OPERATIONS SHALL BE CONDUCTED IN A SAFE MANNER. SAFETY MEETINGS SHALL BE CONDUCTED AT LEAST WEEKLY WITH A WRITTEN RECORD OF ATTENDANCE AND TOPIC SUBMITTED TO ENGINEER.
6. SITE RESTORATION: FOLLOWING BORING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK-SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY. LANDSCAPING WILL BE RESTORED TO ORIGINAL.
7. RECORD KEEPING: CONTRACTOR SHALL MAINTAIN A DAILY PROJECT LOG OF BORING OPERATIONS AND A GUIDANCE SYSTEM LOG WITH A COPY GIVEN TO ENGINEER AT COMPLETION OF PROJECT. AS-BUILT DRAWINGS SHALL BE CERTIFIED AS TO ACCURACY BY CONTRACTOR.



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(650) 681-5000



Dewberry Engineers Inc.
2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

SUBMITTALS

REV.	DATE	DESCRIPTION
11	09/03/25	ISSUED FOR PERMITS
10	07/09/25	ISSUED FOR PERMITS
9	06/02/25	ISSUED FOR PERMITS
8	05/05/25	ISSUED PER COMMENTS
7	11/07/23	ISSUED PER COMMENTS
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3	05/17/23	ISSUED PER COMMENTS
2	05/11/23	ISSUED PER COMMENTS
1	05/04/23	ISSUED PER COMMENTS
0	04/28/23	ISSUED AS FINAL

SITE NAME:

ALPHARETTA, GA – WINDWARD
PKWY.
(TRT ID: 58952)

SITE ADDRESS:

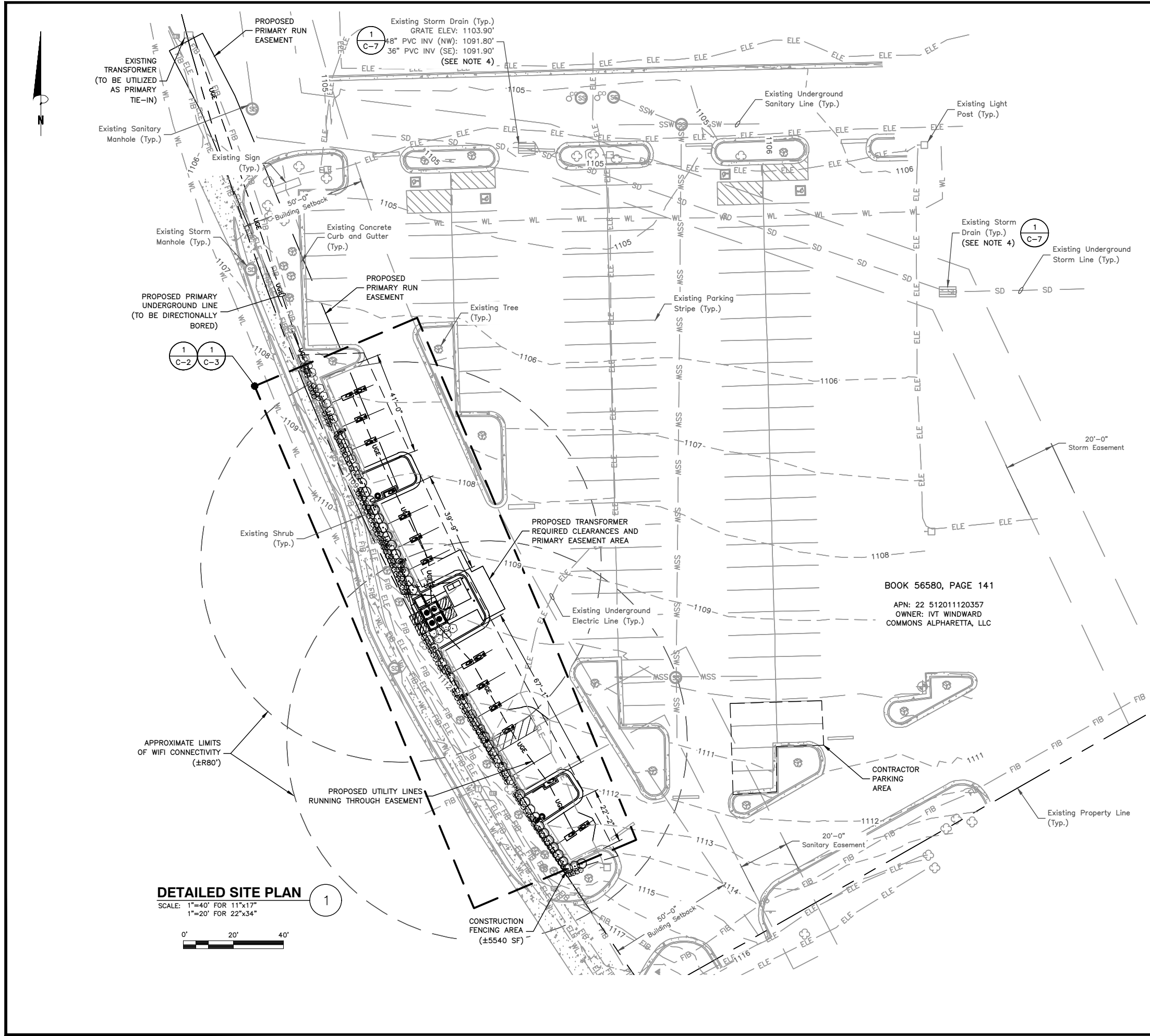
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

GENERAL NOTES II

SHEET NUMBER

GN-2



LEGEND



SITE PARKING ANALYSIS	
EXISTING KROGER (RETAIL)	74,786 S.F.
EXISTING SHOPS (RETAIL)	48,335 S.F.
TOTAL EXISTING BUILDING AREA	123,121 S.F.
EXISTING PARKING	495 SPACES**
PARKING LOST FROM TESLA CHARGERS	- 7 SPACES
PARKING REQUIRED FOR SHOPPING CENTER (MIN. 1 PER 500 S.F.)	247 SPACES
PARKING REQUIRED FOR FUEL CENTER (2/PUMP + 1)	9 SPACES
TOTAL PARKING REQUIRED	256 SPACES
PARKING PROVIDED (AFTER PROJECT COMPLETION)	488 SPACES

*PARKING CALCULATIONS BASED UDO FOR CITY OF ALPHARETTA, GA.
**TOTAL EXISTING PARKING COUNT IS BASED ON AERIAL IMAGERY

NOTES:

- SITE PLAN BASED ON ENGINEERING DESIGN SURVEY: A PORTION OF THE PROPERTY DESCRIBED IN BOOK 56580, PAGE 141, CITY OF ALPHARETTA, FULTON COUNTY, GA BY BECHTLER GREENFIELD SURVEYING, INC. DATED 02/17/2023.
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- EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM ADA/ACCESSIBLE STRIPING & ASSOCIATED STALLS HAVE <2% GRADE IN ALL DIRECTIONS. CHARGE POST AT ADA STALL TO BE ROTATED SO THAT HANDLE IS WITHIN STRIPING.



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Dewberry Engineers Inc.
2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY:	SL
CHECKED BY:	DSW
APPROVED BY:	HJ
PROJECT #:	50123704
JOB #:	50159167

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0	04/28/23	ISSUED AS FINAL

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ALPHARETTA, GA – WINDWARD PKWY.
(TRT ID: 58952)

SITE ADDRESS:

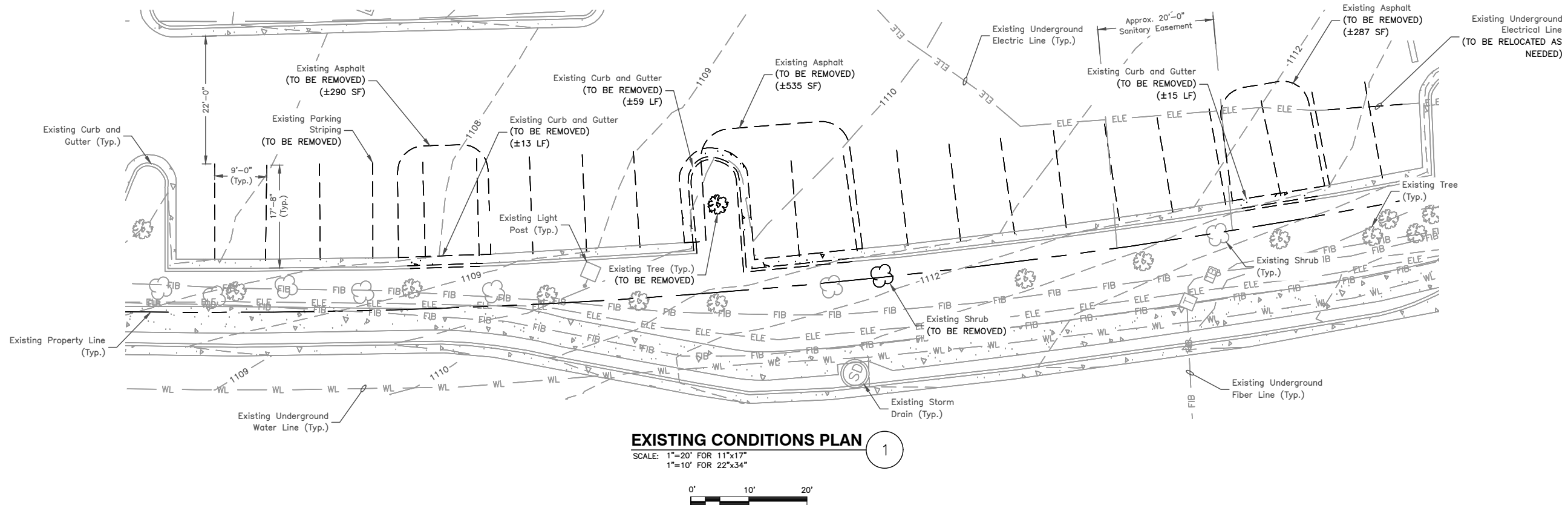
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

DETAILED SITE PLAN

SHEET NUMBER

C-1



EXISTING CONDITIONS PLAN
SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"

- NOTES:**
1. SITE PLAN BASED ON ENGINEERING DESIGN SURVEY: A PORTION OF THE PROPERTY DESCRIBED IN BOOK 56580, PAGE 141, CITY OF ALPHARETTA, FULTON COUNTY, GA BY BECHTLER GREENFIELD SURVEYING, INC. DATED 02/17/2023.
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PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY:	SL
CHECKED BY:	DSW
APPROVED BY:	HJ
PROJECT #:	50123704
JOB #:	50159167

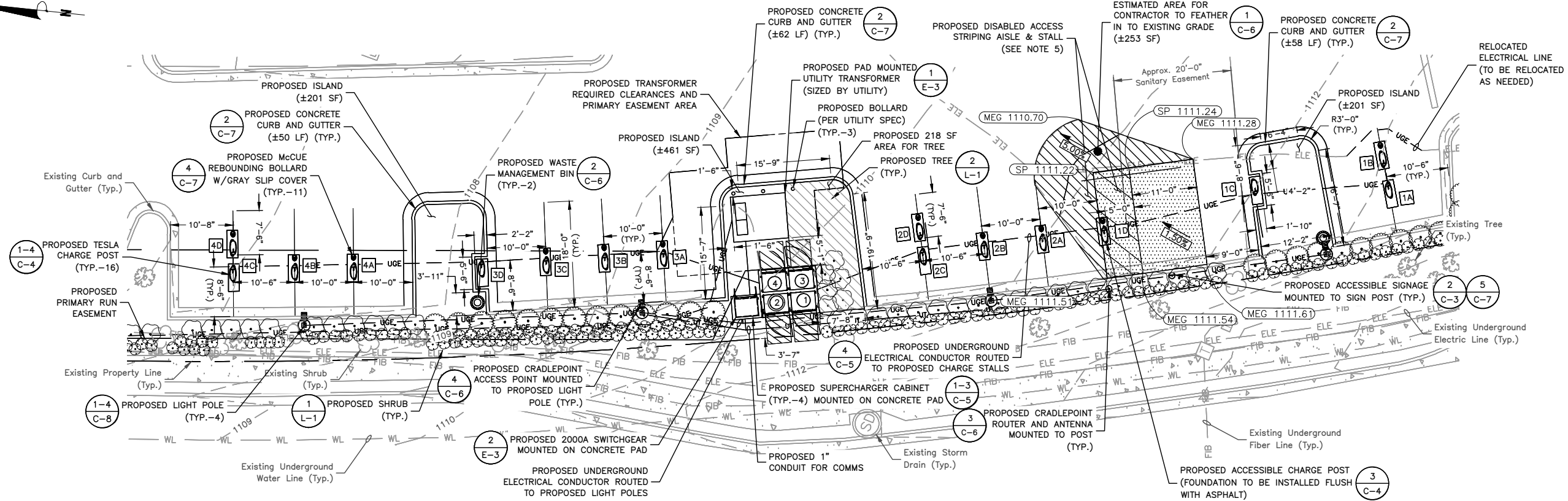
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ALPHARETTA, GA – WINDWARD PKWY.
(TRT ID: 58952)

SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

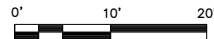
SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-2



EQUIPMENT/PARKING PLAN

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



ACCESSIBLE SIGNAGE DETAIL

SCALE: N.T.S.

2

IMPERVIOUS/PERVIOUS SURFACE CALCS	
DESCRIPTION	AREA (SF)
PROJECT AREA	4,283
AREA OF DISTURBANCE	1,745
EXISTING IMPERVIOUS SURFACE	4,067
EXISTING PERVIOUS SURFACE	216
PROPOSED IMPERVIOUS SURFACE	3,379
EXISTING PERVIOUS SURFACE	904
NET IMPERVIOUS SURFACE SURFACE CHANGE	-688
NET PERVIOUS SURFACE SURFACE CHANGE	+668

LEGEND	
①	TESLA 'STAR-POINT' SUPERCHARGER CABINET #
②	TESLA 'STAR-CENTER' SUPERCHARGER CABINET #
1A	TESLA CHARGE POST
⊥	TESLA CHARGE CABLE TERMINUS

PARKING STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALLS (TO BE MODIFIED)	23
PROPOSED TESLA STALLS	16
ADDITIONAL STANDARD STALLS	0
NET PARKING STALL CHANGE	-7

NOTES:

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Dewberry Engineers Inc.

2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

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ALPHARETTA, GA - WINDWARD
PKWY.
(TRT ID: 58952)

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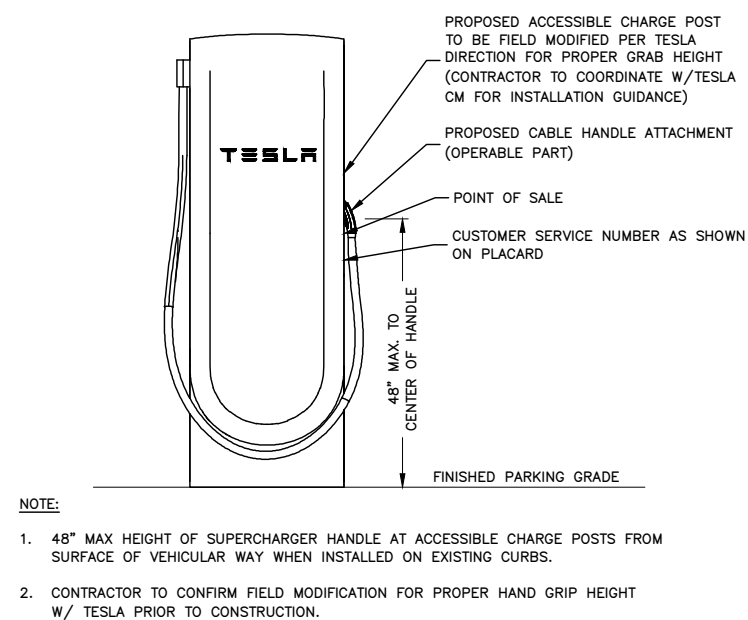
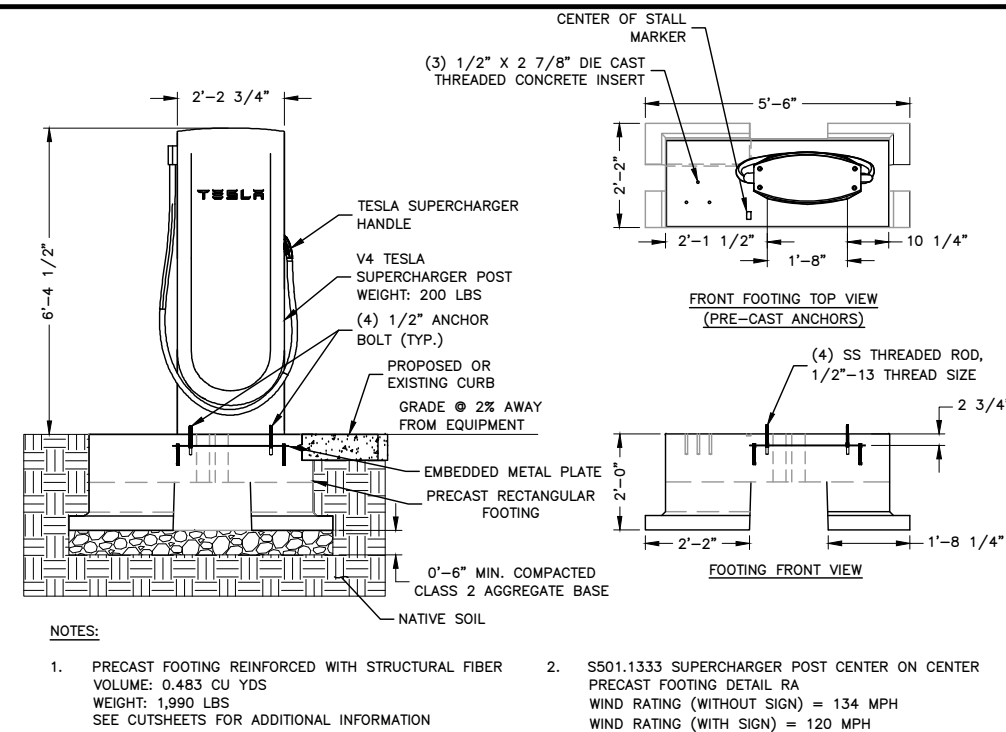
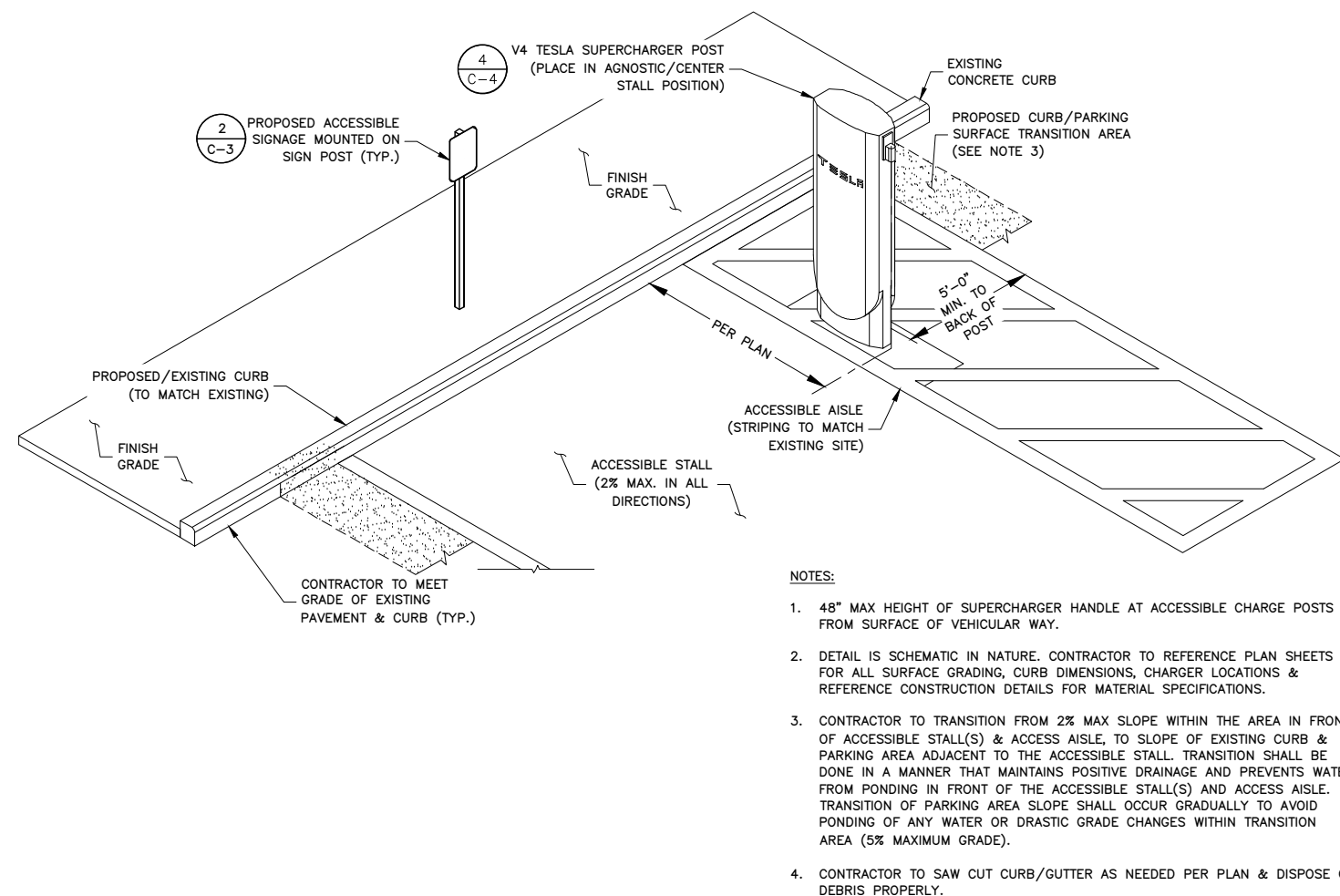
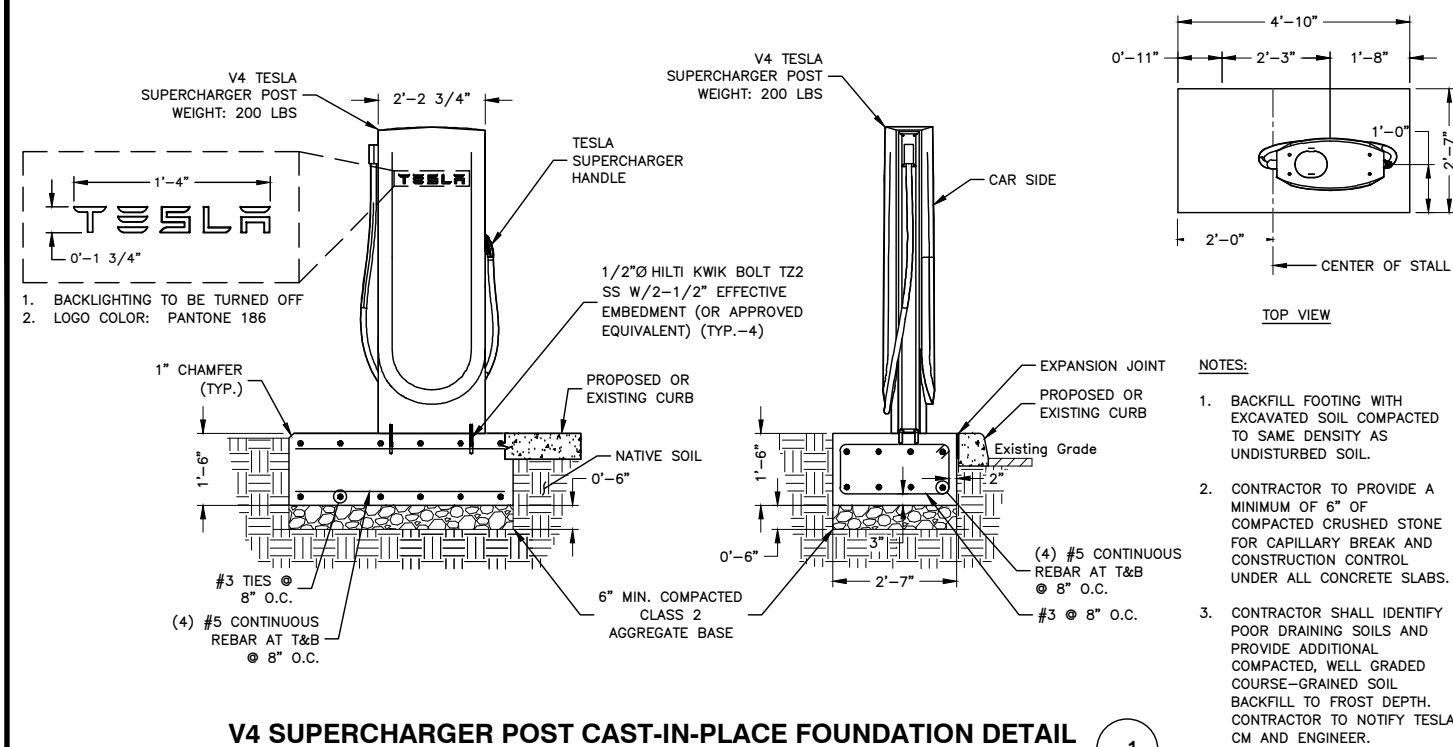
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

EQUIPMENT/PARKING
PLAN

SHEET NUMBER

C-3



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
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SUITE 100
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PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #:	50123704
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JOB #: 50159167

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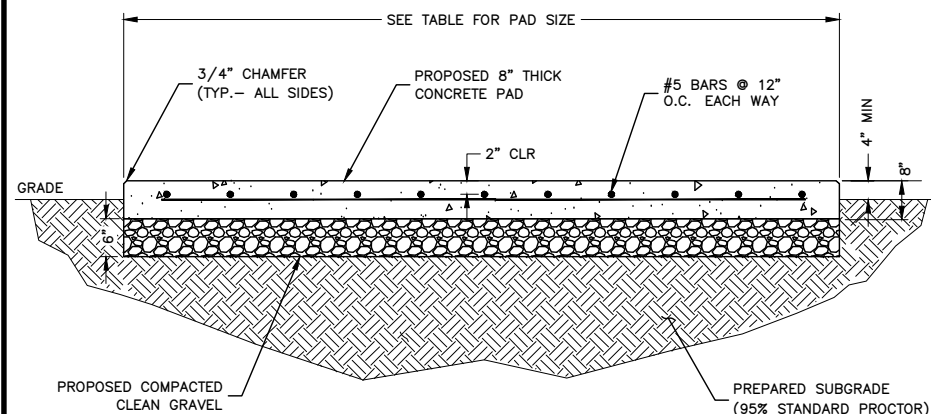
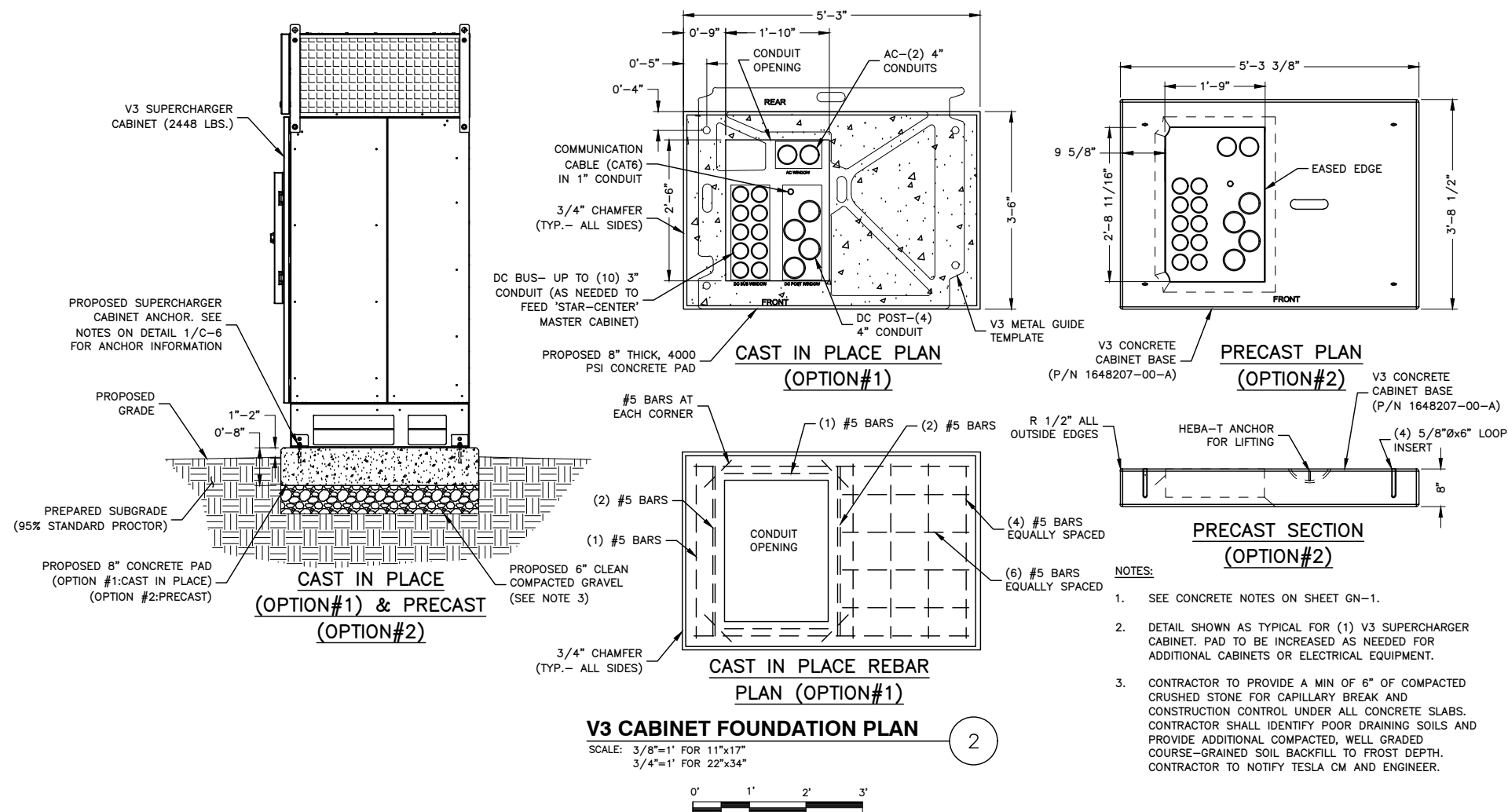
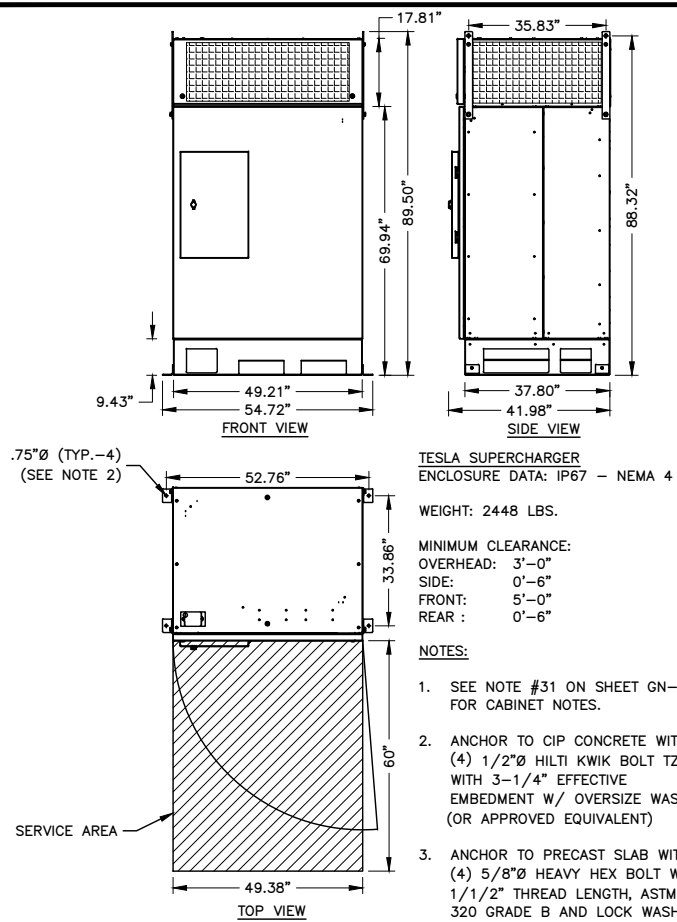
SITE NAME:
ALPHARETTA, GA — WINDWARD
PKWY.
(TRT ID: 58952)

SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

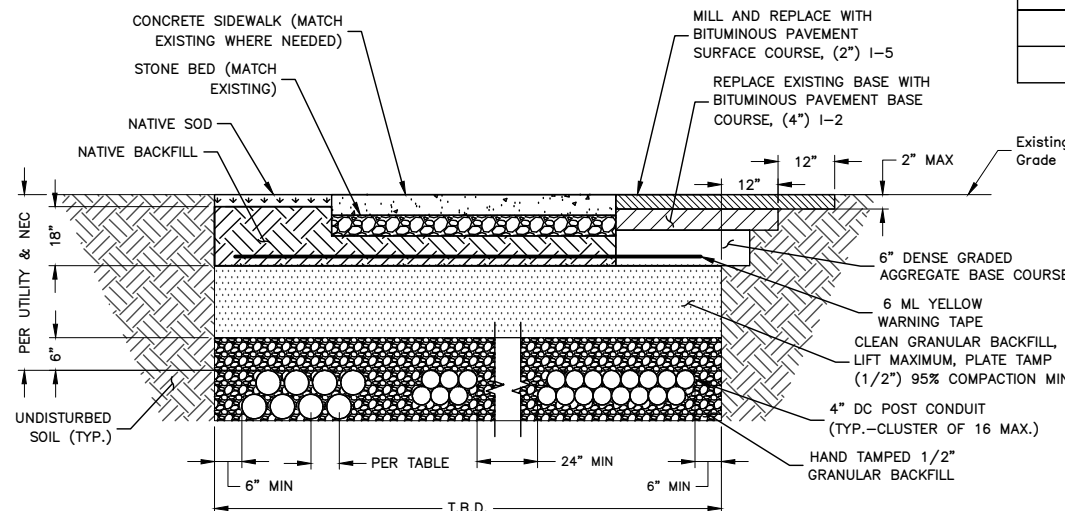
CONSTRUCTION
DETAILS |

SHEET NUMBER
C-4



CONCRETE PAD DIMENSIONS					
PAD TYPE	CONCRETE	L	W	t (THICKNESS)	AREA
CABINET	4000 PSI	8'-0"	9'-6"	8"	76.00 S.F.
SWITCHBOARD	4000 PSI	4'-0"	5'-0"	8"	20.00 S.F.

- NOTES:**
- IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
 - IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
 - CONCRETE ENCASE CONDUIT WHEN TRENCHING UNDER SITE ACCESS ROAD.
 - ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
 - MAINTAIN 12" SEPARATION MIN. BETWEEN AC OR DC CONDUCTORS AND COMMUNICATION CABLES.
 - MAINTAIN 2" SEPARATION MINIMUM BETWEEN OUTER WALLS OF CONDUITS.
 - CONFIRM ALL DEPTHS W/UTILITY & NEC PRIOR TO CONSTRUCTION.



MINIMUM CENTER TO CENTER CONDUIT SPACING	
(SWITCHGEAR TO CABINETS)	7.5" O.C.
DC (BUSS)	7.5" O.C.

- NOTES:**
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GA LIC. NO. PEF002398 (6/30/2024)



09/03/25

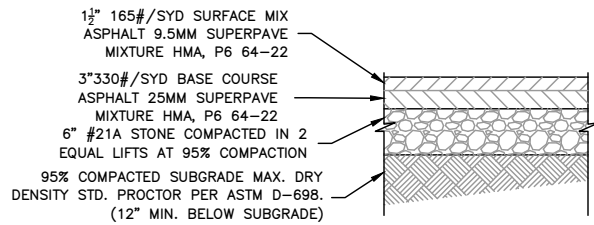
DRAWN BY:	SL
CHECKED BY:	DSW
APPROVED BY:	HJ
PROJECT #:	50123704
JOB #:	50159167

SUBMITTALS		
REV.	DATE	DESCRIPTION
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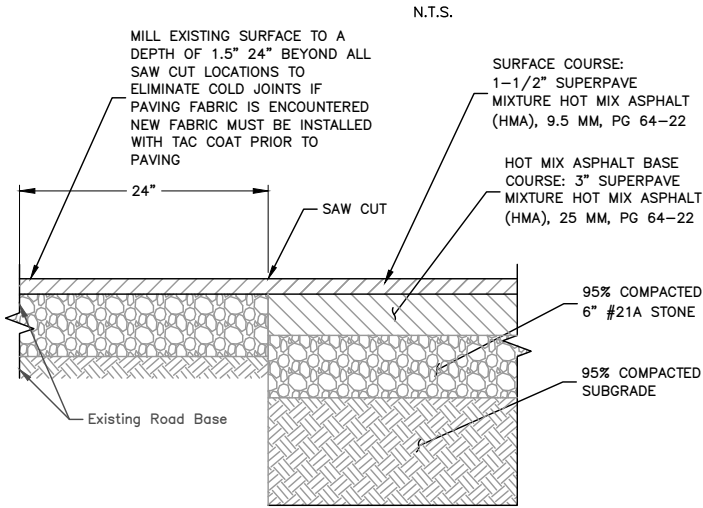
SITE NAME:
ALPHARETTA, GA - WINDWARD PKWY.
(TRT ID: 58952)
SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE
CONSTRUCTION
DETAILS II

SHEET NUMBER
C-5



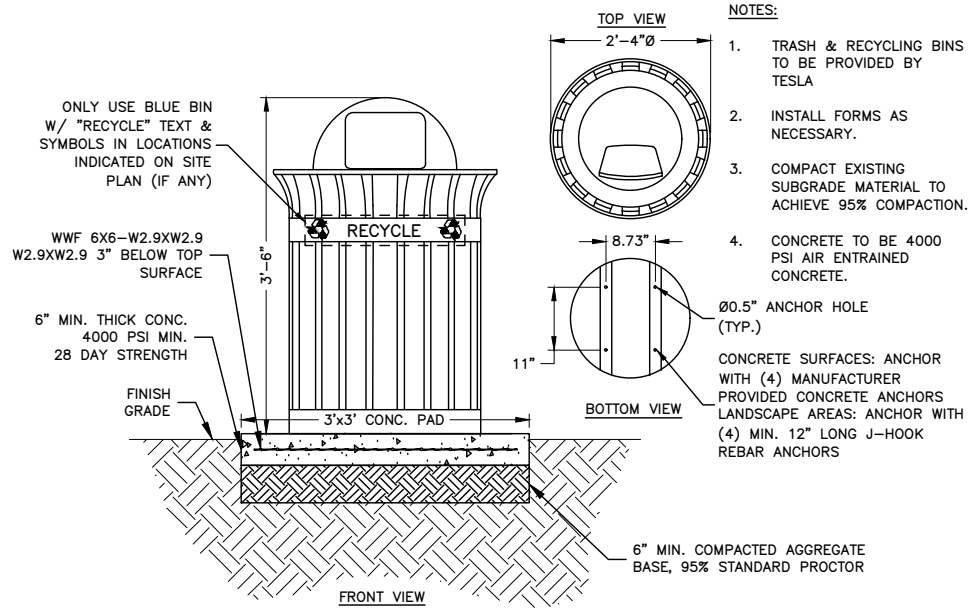
ASPHALT PAVEMENT SECTION



ASPHALT PAVEMENT REPAIR

SCALE: N.T.S.

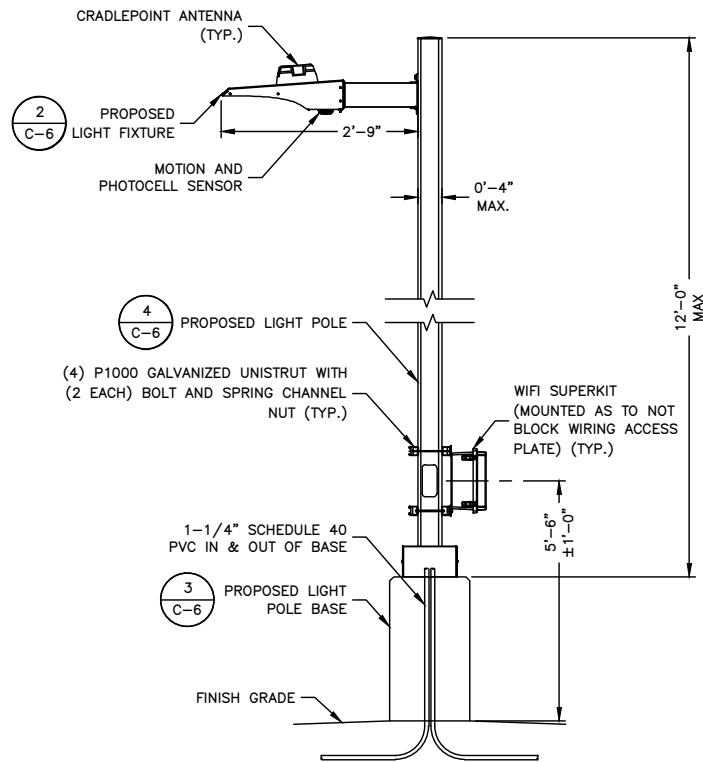
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WASTE MANAGEMENT BIN & PAD DETAIL

SCALE: N.T.S.

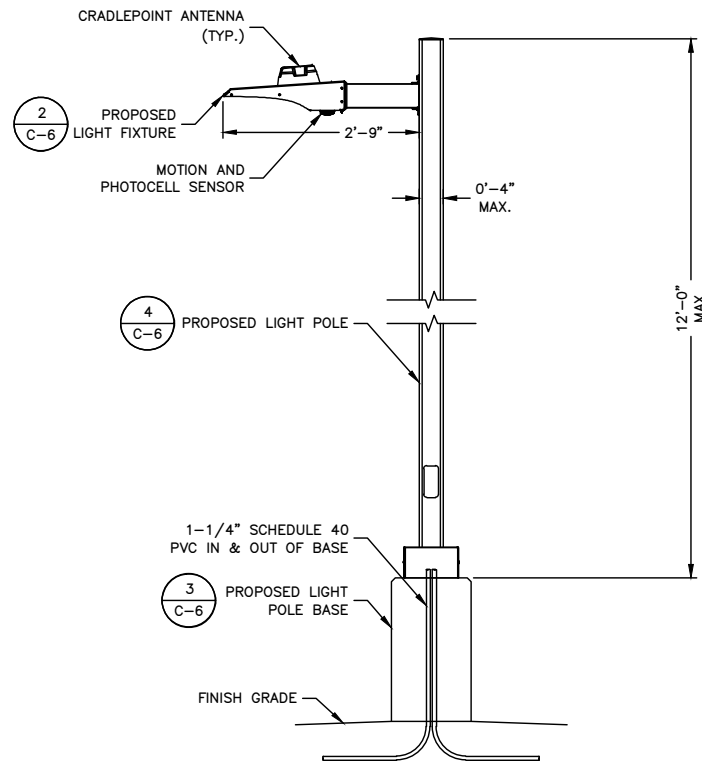
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LIGHT POLE & ACCESSORIES DETAIL

SCALE: N.T.S.

3



LIGHT POLE & ACCESSORIES DETAIL

SCALE: N.T.S.

4



3500 DEER CREEK ROAD
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DRAWN BY: SL

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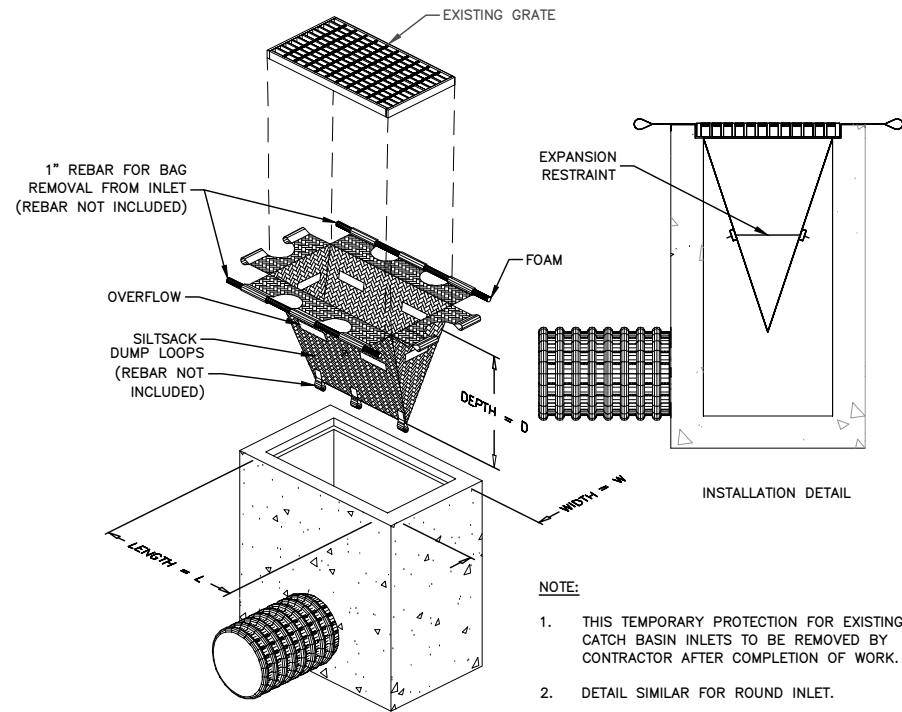
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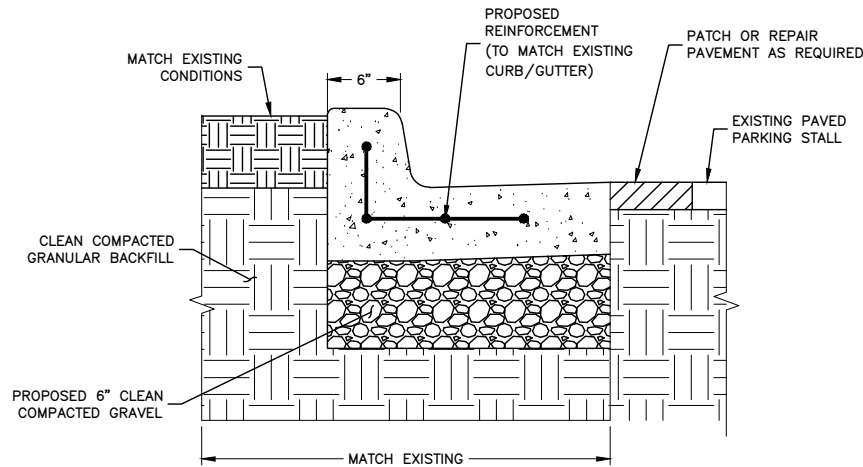
SHEET TITLE
CONSTRUCTION
DETAILS III

SHEET NUMBER
C-6



CATCH BASIN INLET PROTECTION DETAIL
SCALE: N.T.S.

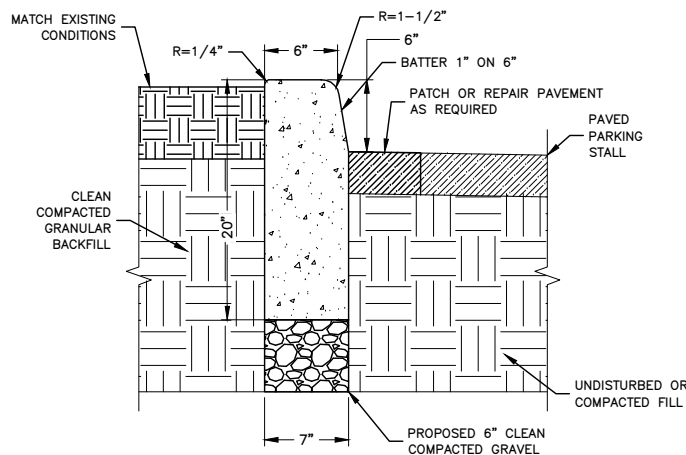
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- NOTES:**
1. SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
 2. INSTALL FORMS AS NECESSARY.
 3. COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
 4. CONCRETE TO BE 4000 PSI AIR ENTRAINED CONCRETE.
 5. INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.
 6. CONTRACTOR TO MATCH EXISTING SLOPE TO ALLOW PROPER DRAINAGE.

CURB & GUTTER DETAIL
SCALE: N.T.S.

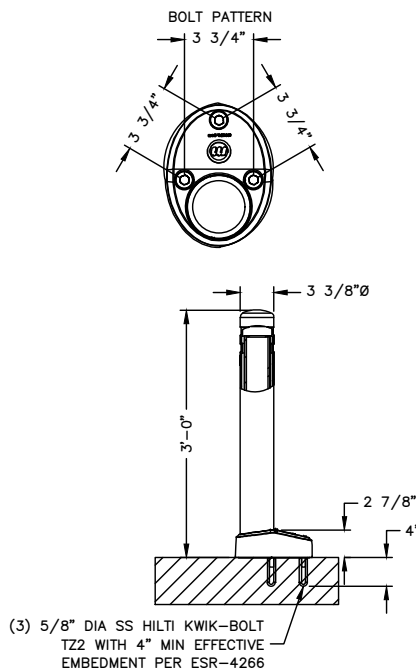
2



- NOTES:**
1. SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
 2. INSTALL FORMS AS NECESSARY.
 3. COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
 4. CONCRETE TO BE 4000 PSI AIR ENTRAINED CONCRETE.
 5. INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.

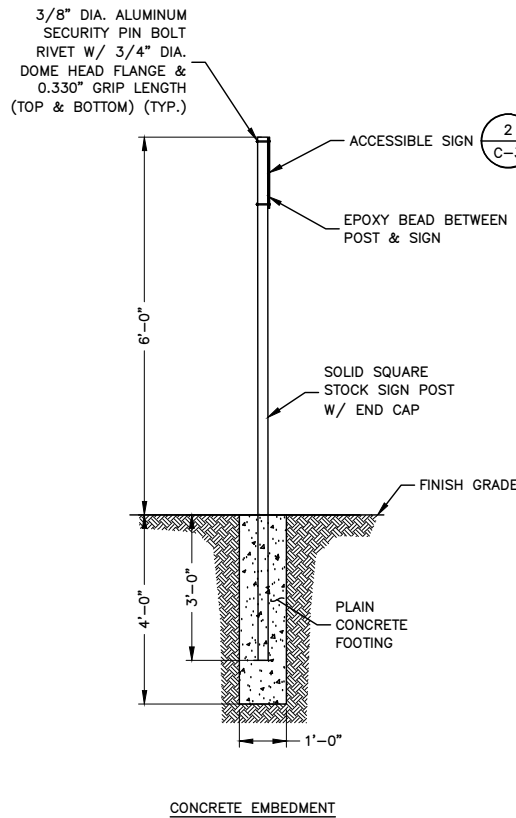
CONCRETE CURB DETAIL
SCALE: N.T.S.

3



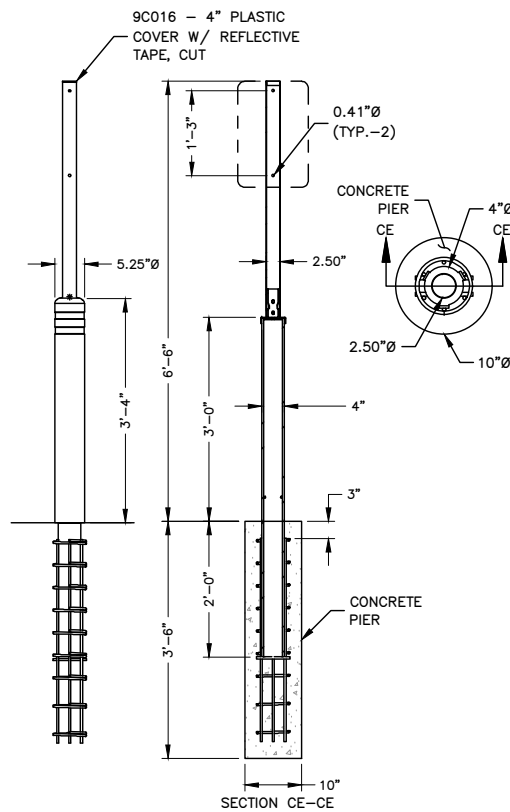
McCUE MINI REBOUNDBING BOLLARD
SCALE: N.T.S.

4



SQUARE SIGN POST DETAIL
SCALE: N.T.S.

5



McCUE CRASH CORE SIGN DETAIL
SCALE: N.T.S.

6



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

SUBMITTALS

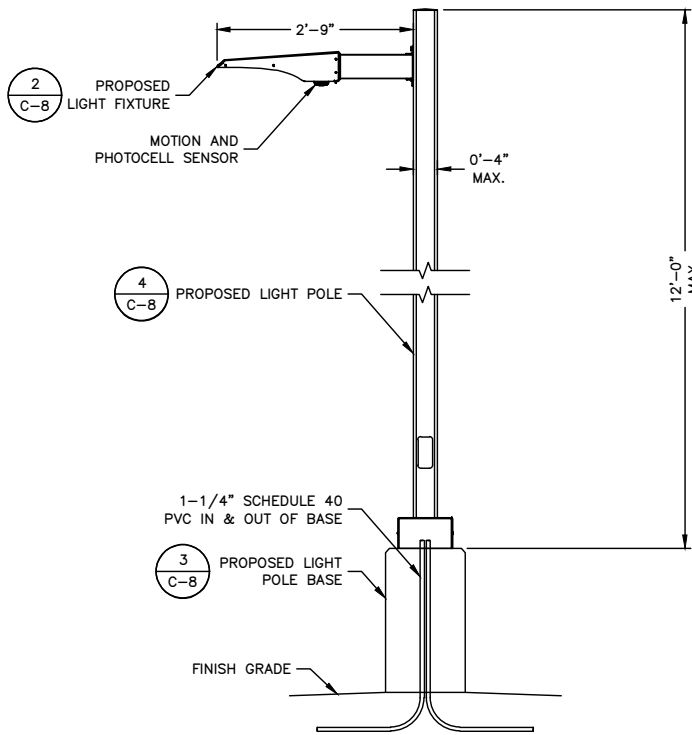
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10	07/09/25	ISSUED FOR PERMITS
9	06/02/25	ISSUED FOR PERMITS
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SITE NAME:
ALPHARETTA, GA – WINDWARD PKWY.
(TRT ID: 58952)

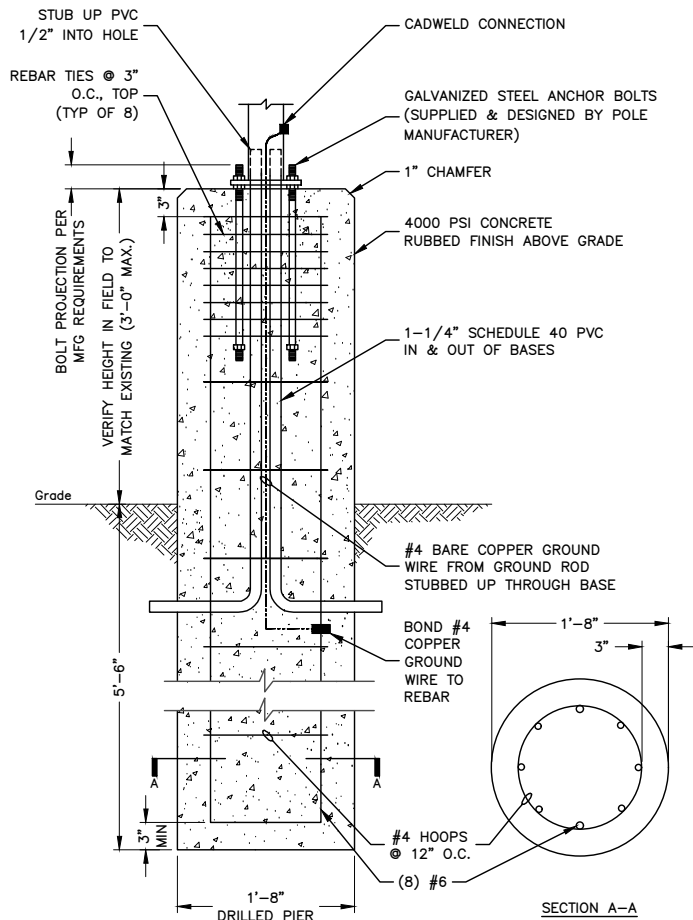
SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE
CONSTRUCTION
DETAILS IV

SHEET NUMBER
C-7



LIGHT POLE & ACCESSORIES DETAIL
SCALE: N.T.S.



PEDESTRIAN LIGHT POLE BASE DETAIL
SCALE: N.T.S.

WILL ILLUMINATION

Area & Flood

NAFCO® SLX SLIM LED LIGHTING

Catalog #

Project

Comments

SLX SLIM LED LIGHTING

Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- Performance coatings and custom color matching of RAL codes and architectural colors
- IP67 rated, photometric reports, and lighting simulations available from factory design team
- Primary heat sink design with low drive current resulting in reported L80 L70 life over 100,000 hours
- Toolless driver access for technology upgrades and maintenance
- Flexible mounting options with custom adapters available

Applications

- Arena, site, and flood lighting
- Roadways and streets
- Parking lots, ramps, and walkways
- Car dealerships, schools, and hospitals
- Hotels and gas stations
- Retail stores and commercial buildings
- Outdoor sports facilities including tennis courts
- Amber and turtle applications

Construction & Finish

- Staged aluminum chassis with excellent heat/impact resistance and forged electrical access
- Architectural grade powder coat enclosure and black anodized heat sink
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully enclosed in potting material for moisture and vibration resistance

Light Poles & Arms

- WILL offers one of the most comprehensive light pole, bracket, and arm catalogs in the industry
- Aluminum, steel, fiberglass, and concrete materials
- Sleight, tapered, and decorative designs
- Custom fabrication, finishing, and accessories available
- Dedicated light pole application support team

Compliance & Warranty

- ETL Certification for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- Meets Bay Area American Act requirements
- Standard 5-year limited warranty with extended factory warranties available
- Turbo and vehicle compliance options (consult factory)
- Vandal resistant and tested to IK08 standards

Light Engine & Electrical

- Premium Fort LED chips for extreme efficiency and high-quality color rendering for a broad range of applications
- Optical assembly constructed of UV stabilized polycarbonate with ellipsoidal lens
- 40°F to +40°C ambient operating temperature
- Standard A0 input voltage of 120-277V (50/60 Hz) up to 480V available
- Isolated 0-10V PWM dimming (consult factory)
- Power factor of 0.98 min
- Total harmonic distortion of 20% max
- Drivers include integral input surge protection of differential mode GND, Common Mode (GND) per UL 61800-4-6
- Thermally protected secondary 150A surge suppression available (optional)
- Always on auxiliary power: 120VAC, 500mA (optional)
- Local specialty engineer recommended for product selection and local compliance
- Licensed electrician required for installation

Control Options

- Integral passive infrared (PIR) sensor for motion, photo, dimming, and daylight harvesting control
- Wireless mesh system for large scale control of zoning, dimming, schedules, and scenes
- DMX control options available from factory

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WILL ILLUMINATION

Area & Flood

EPA Chart

Beam Model	7' Bin	40' Bin	50' Bin
RF-SLX	0.5	0.5	0.5
RF-SLX	0.5	0.5	0.5
RF-SLX	0.5	0.5	0.5

Specifications & Typical Lumen Output (WHITE LED)

Beam Model	Height (ft)	System Watts (W)	Engine Qty	Beam Current (A)	Typical Lumen Output (lm)
RF-SLX-45	15	48	1	0.453	150,000
RF-SLX-100	15	90	1	1.000	150,000
RF-SLX-108	15	108	2	0.880	200,000
RF-SLX-145	15	145	3	0.700	320,000
RF-SLX-150	15	150	4	0.680	400,000
RF-SLX-210	15	210	6	0.475	750,000
RF-SLX-225	15	225	8	0.453	750,000

Dimensional Diagrams

SLX

Area/Flood Light Wall Bracket

Tennis Davit Adapter

House Side Shield

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ORDER INFORMATION:
PRODUCT ID: NF-SLS-100-40-HV-3W-RAL-MPS

LIGHT FIXTURE DETAIL
SCALE: N.T.S.

ITEM NO. **PART NUMBER** **DESCRIPTION** **QTY.**

1	NTS Pole	NTS 4" Square Pole	1
2	4in Square Anchor Base	4 inch Square Anchor Base - Hole Template Included	1
3	4EALV3-Master Assembly-VE	4E Slim Area Light Master Assembly	1
4	NTX Hinge	NTX Fixture Hinge	1
5	5PAH	Slide Pole Arm Hook - NTX Arm	1
6	QA-PTC-SQ-4	4" Square Black ABS Plastic Push In Top Cap	1
7	Flat Hand Hole Cover	Flat Hand Hole Cover	1
8	8598SK121 or Equivalent	Latching Panel Plugs	1
9	8598SK114 or Equivalent	Latching Panel Plugs	2
10	Juniper-AP44-Arm	12in Extruded Arm With Access Point Cut-Out	1
11	4in Square Base Cover-Noted	Aluminum 4 inch Base Cover- Hardware Included	1
12	91771A192 or Equivalent	#8-32 Thread, 0.5" Long, 18-8 Stainless Steel Flat Head Screw	2
13	91099A450 or Equivalent	1/4"-20 Thread, 0.5" Long, Stainless Steel Flat Head Screw	6
14	92240A583 or Equivalent	5/16"-18 Thread, 1" Long, 18-8 Stainless Steel Pan Head Screw	1
15	91772A542 or Equivalent	1/4"-20 Thread, 1" Long, 18-8 Stainless Steel Pan Head Screw	1
16	CatSe-Connector	CatSe Waterproof Connector - Cap Included	1
17	AB-KIT-N2	0.625 x 16.00 x 2.00 Anchor Bolt Set	1
18	Anchor-Bolt-Template	Paper Hole Template For Anchor Base	1

High Volt 277V - 480V Driver

4000k Color Temp

Motion Photo Sensor (Default To Photocell Function Only - Controller To Field Program Motion As Required)

Machined Arm To Accept Anuba or Juniper (Bracket Required)

Pre-Wired Ethernet Internally With Bulkheads

Pole Drilled For Optional Back-side Fixture (Holes Plugged From Factory)

Standard Push-In Top Cap (Pre-installed)

Top Antenna Knock-Out

Handhole Cover Pre-installed

Base Cover (Painted to Match) Included In Box

Grounding Lug

NTX Hinge Closed

4X Cardboard Inserts

4X Bottom Foam Inserts

147.5 X 13.75 X 11.625" Two Piece Outer Box

15X Per Pallet

Single Tesla NTX Assembly

NTX-Tesla-Drawing

SCALE: 1/8" = 1'-0"

WILL ILLUMINATION

ORDER INFORMATION:
TPN: 2136148-00-A LIGHT FIXTURE ASSEMBLY-WLL-NTX

LIGHT POLE DETAIL
SCALE: N.T.S.



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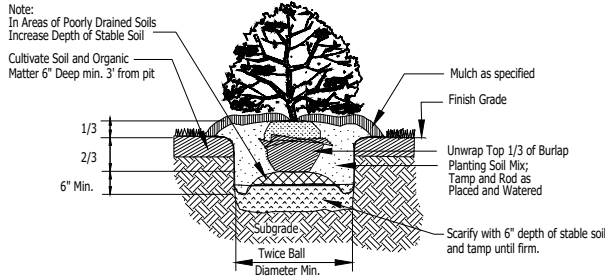
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SITE NAME:
ALPHARETTA, GA - WINDWARD PKWY.
(TRT ID: 58952)

SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE
**CONSTRUCTION
DETAILS V**

SHEET NUMBER
C-8



Notes: (Azalea, Camellia, Dogwood, Rhododendron and in area of poor drainage)

Prepare planting bed 4"-5" wider than root ball size for azalea and rhododendron plantings. Till soil min. 12" deep and work in sand, finely shredded bark, or peat moss until soil is loose and friable.

For dogwoods, camellias, and gardenias, dig hole twice as big as root ball and replace with loose, friable topsoil.

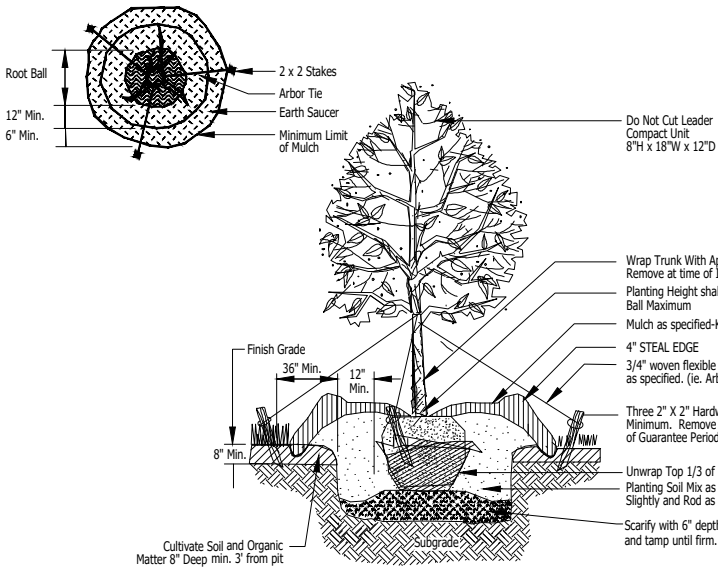
Make shallow excavation and set plant ball in center. Top of root ball should be 3"-5" min. above level of bed.

Mound loose soil in bed around root ball and gently press into place.

Mulch 2" over soil around plant and water.

1 SHRUB PLANTING

L-1 NOT TO SCALE

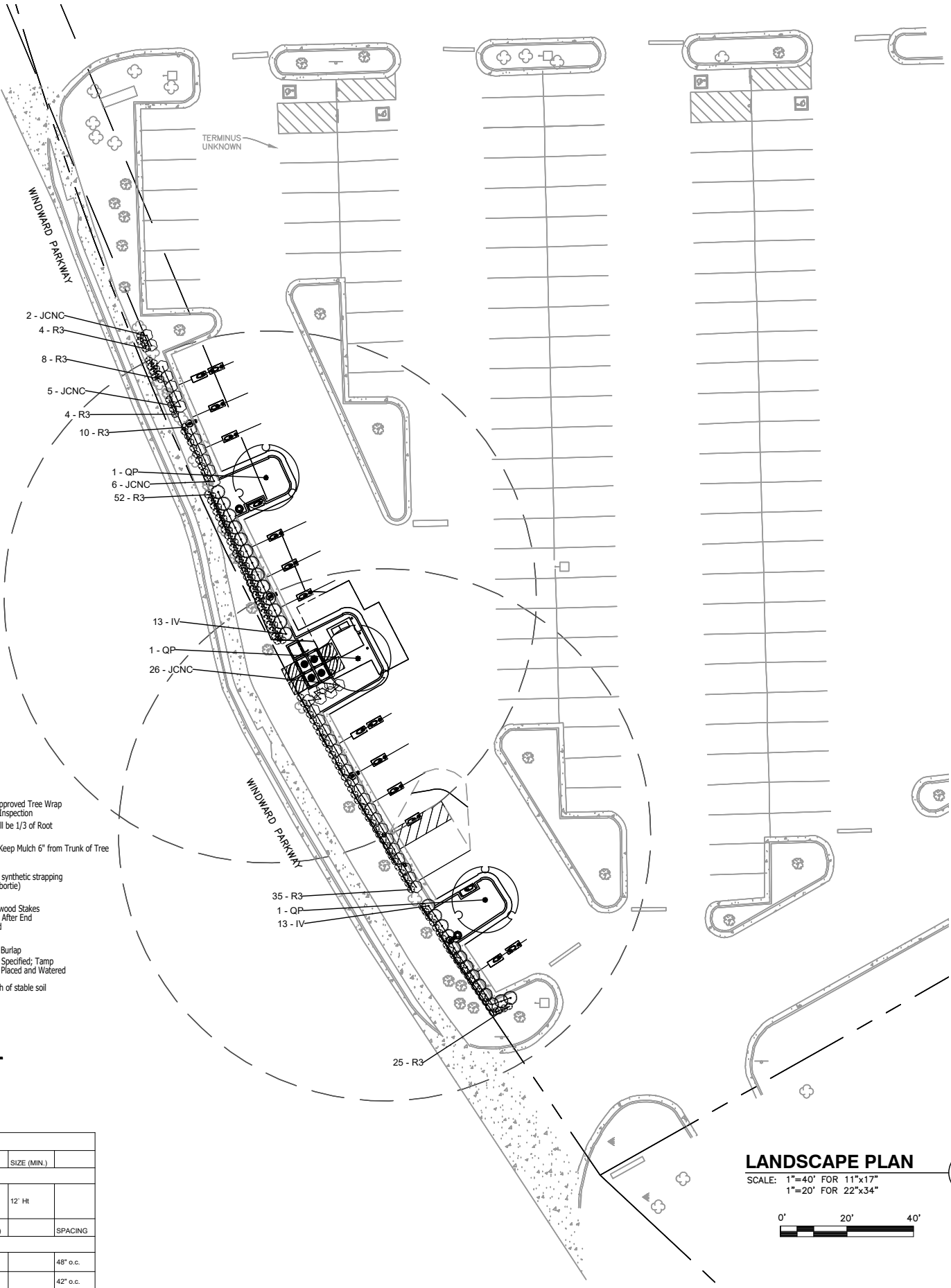


2 TREE PLANTING AND GUYING

L-1 NOT TO SCALE

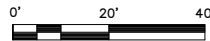
PLANT LIST

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE (MIN.)
TREES						
	QP	3	Quercus phellos / Willow Oak	-	3" Cal	12' Ht
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE (MIN.)	SPACING
SHRUBS						
	IV	26	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	CON	24" HT	48" o.c.
	JCNC	39	Juniperus chinensis 'Nick's Compact' / 'Nick's Compact' Juniper	CON	24" HT	42" o.c.
	R3	138	Rosa x 'Meigkill' / Peach Drift® Rose	CON	24" HT	24" o.c.



LANDSCAPE PLAN

SCALE: 1"=40' FOR 11"x17"
1"=20' FOR 22"x34"



GENERAL NOTES:

- CONTRACTOR MAY ADJUST PLANTING TO AVOID UTILITY CONFLICTS.
- PLANTING MAY BE TIGHTER TO ACCOMMODATE THE COA SCREENING REQUEST.

LEGEND

- 1 - QP PLANT CODE
1 - QP PLANT QUANTITY

PLANTING NOTES:

- PRE PLANTING MEETING: THE PROJECT ARBORIST WILL MEET WITH THE LANDSCAPE CONTRACTOR TO DISCUSS THE QUALITY, SIZES, AND ACCEPTANCE OF THE LANDSCAPE MATERIAL, PROPER HANDLING AND PLANTING TECHNIQUES, STAKING, WATERING, REMOVAL OF FLAGGING AND TREE TAGS, ROOT BARRIER INSTALLATION, ETC. FOR PLAN COMPLIANCE AND THE CITY OF ALPHARETTA SPECIFICATIONS.
- WATERING FOR NEWLY PLANTED LANDSCAPING: ALL NEWLY PLANTED TREES SHALL BE WATERED WITH DRIP OR BUBBLER IRRIGATION OR WATERING BAGS FOLLOWING THE MANUFACTURERS RECOMMENDATIONS. ADDITIONAL WATERING SHALL BE PROVIDED DURING THE SUMMER MONTHS OR DURING TIMES OF DROUGHT.
- MULCHING: AFTER PLANTING 2-4" OF CLEAN ORGANIC NON-SYNTHETIC, WOOD CHIP MULCH SHALL BE APPLIED TO THE ENTIRE CULTIVATED AREA SURROUNDING ALL OF THE NEWLY PLANTED TREES. THIS MULCH SHALL BE FREE OF DEBRIS, INSECTS, AND PESTS. MULCH SHALL NOT TOUCH THE TRUNK OF THE TREE.
- PRUNING 1: NEWLY PLANTED TREES SHALL BE PRUNED FOR FORM AND STRUCTURE. ANY DEAD, BROKEN, OR CROSSING LIMBS SHALL BE PRUNED WITH A BYPASS PRUNER OR LOPPERS. LARGER LIMBS SHALL BE CUT USING THE THREE CUT METHOD AND A SHARP PRUNING SAW. IT IS RECOMMENDED TO PRUNE NEWLY PLANTED TREES PRIOR TO STANDING THEM UP IN THE PLANTING HOLES.
- PRUNING 2: DURING THE LATE WINTER (YEAR) AFTER THE FIRST FULL GROWING SEASON TREES SHOULD BE EVALUATED FOR PRUNING NEEDS AND PRUNED FOR FORM, STRUCTURE, AND CLEARANCE. PRUNING CUTS SHALL BE MADE WITH A BYPASS PRUNER OR LOPPERS. LARGER LIMBS SHALL BE CUT USING THE THREE CUT METHOD AND A SHARP PRUNING SAW.
- POST CONSTRUCTION MONITORING: FOR 2 YEARS FOLLOWING CONSTRUCTION AN ISA CERTIFIED ARBORIST SHALL PERFORM QUARTERLY INSPECTIONS AND PROVIDE A WRITTEN REPORT (EMAIL) TO THE CITY OF ALPHARETTA ON THE CONDITION OF THESE TREES. ACCESS TO THIS TREE SHALL BE PROVIDED BY CURRENT OR NEW PROPERTY OWNER FOR THESE INSPECTIONS. (THESE INSPECTIONS SHALL ALSO INCLUDE IRRIGATION MONITORING FOR THE EXISTING AND NEWLY PLANTED TREES MONTHLY DURING THE FIRST GROWING SEASON.)
- THIS TREE CARE PLAN SHALL BE PRE-PAID PRIOR TO APPROVAL OF THE TREE SAVE FENCING BY THE CITY ARBORIST.
- IN THE EVENT THAT THERE ARE ANY CHANGES TO THE HEALTH AND OR CONDITION OF THE TREE(S) THAT WARRANT ADDITIONAL TREE CARE A NEW PLAN WILL BE PROVIDED TO THE CITY ARBORIST.
- THE CITY ARBORIST MUST BE NOTIFIED WITHIN ONE WEEK OF COMPLETION OF ANY TREE CARE ITEM AS WELL AS PERIODIC UPDATES. PROOF OF COMPLETION MUST BE SUBMITTED TO CITY ARBORIST IN ORDER FOR A CO TO BE ISSUED.
- QUANTITIES IN PLANT SCHEDULE ARE NOT GUARANTIED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIALS SHOWN ON THE PLANS OR OTHERWISE NOTED.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THEY ARRIVE ON SITE. PLANTS THAT HAVE NOT BEEN APPROVED SHALL BE REPLACED IMMEDIATELY PER THE CONTRACT DOCUMENTS.
- ALL PLANT MATERIAL ARRIVING ON SITE MUST BE LABELED AND INSPECTED BY THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PLANTING. PLANTS THAT DO NOT HAVE LABELS WILL BE REJECTED.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSPECT PLANTS AS THEY ARRIVE ON SITE TO ENSURE:
A. PLANTS MATCH THE PLANT LIST ON THIS SHEET.
B. PLANTS ARE IN GOOD HEALTH AND HAVE GOOD FOR. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY WITH ANY NOTED EXCEPTIONS.



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SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

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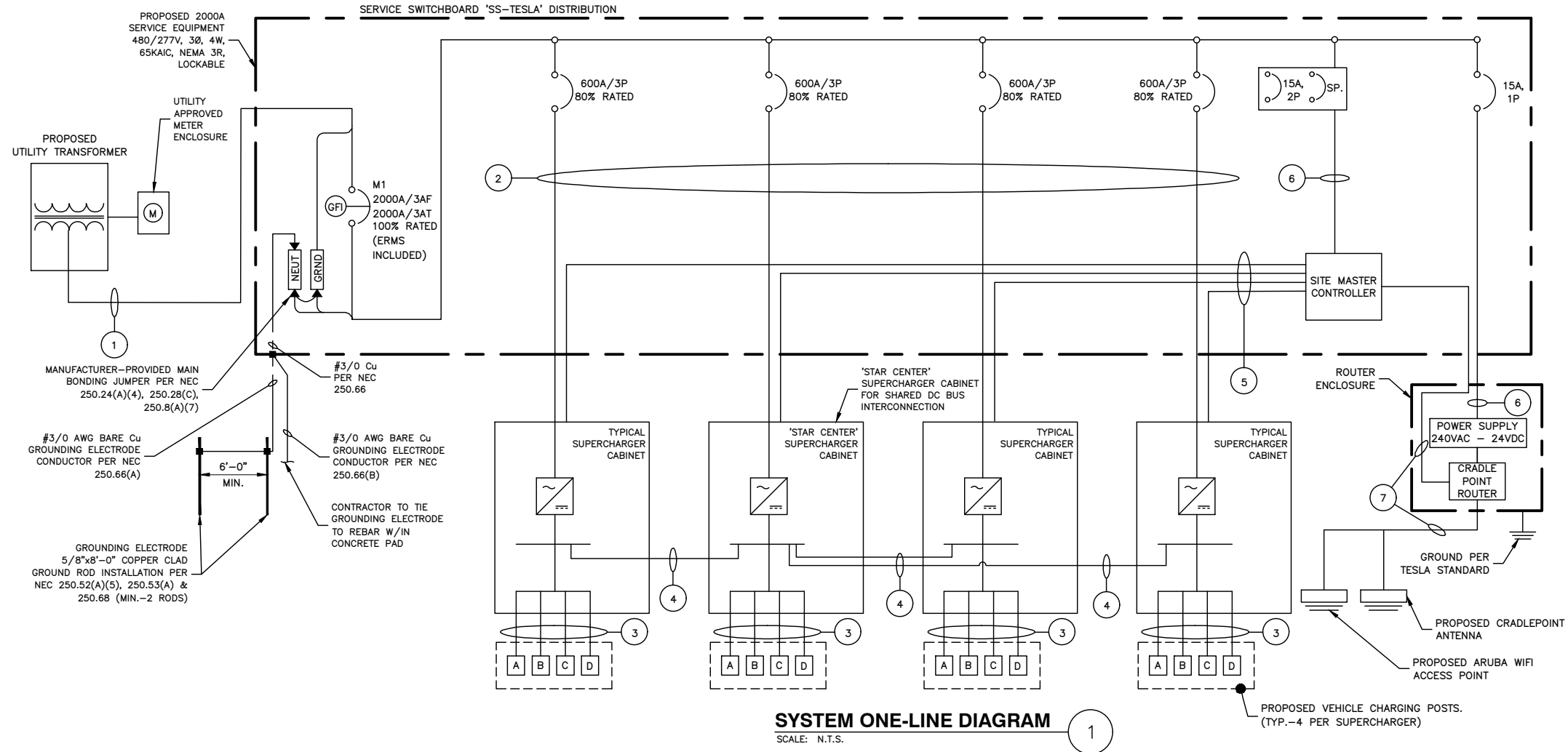
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-1



SERVICE ELECTRICAL CIRCUIT SCHEDULE			
NO:	FROM	TO	CONFIGURATION
1	UTILITY TRANSFORMER	PROPOSED SERVICE EQUIPMENT: INCOMING	[7 SETS] (3) 600MCM AL (THWN-2) & (1) 600MCM AL (THWN-2) NEUT IN 4" PVC CONDUIT
2	PROPOSED SERVICE EQUIPMENT: PANEL (600A, 80% RATED)	PROPOSED TESLA SUPERCHARGER	[2 SETS:] (3) 500MCM AL (THWN-2) (1) 500MCM AL (THWN-2) NEUT (1) 2/0 AL EGC* IN 4" PVC/HDPE CONDUIT**
3	PROPOSED TESLA SUPERCHARGER	PROPOSED TESLA POST (TYP.-16) V4 CHARGE POST	[1 SET PER CHARGING POST] (4) 600MCM AL (XHHW-2) (1000V), (1) #2/0 AWG CU EGC (2) #6 AWG CU (1000V), & (1) 1000V SHIELDED COMM CABLE (PER TESLA) IN 4" PVC/HDPE CONDUIT**
4	STAR CENTER (DC BUS BETWEEN PROPOSED SUPERCHARGERS)	STAR POINTS (DC BUS BETWEEN PROPOSED SUPERCHARGERS)	[2 SETS] (2) 600MCM AL (XHHW-2) (1) 1/0 CU GROUND & (1) 3/0 AWG AL DC MID 1000V RATED IN 3" PVC
5	SITE CONTROLLER	SUPERCHARGER (TYP.)	SHIELDED CAT6E IN 1" CONDUIT**
6	PROPOSED SERVICE EQUIPMENT: PANEL 15(A)	PROPOSED CRADLEPOINT ROUTER	INTERNALLY WIRED CONTROL CIRCUIT (BY MANUFACTURER)
7	PROPOSED CRADLEPOINT ROUTER	PROPOSED CRADLEPOINT WIFI ANTENNA	(1) CAT6 COMM COABLE IN 1" PVC/HDPE CONDUIT **

* MODIFIED PER NEC 250.64(A)(2)
** PER UL 615A AND NEC 253, LISTED HDPE CONDUIT PERMITTED. CONTRACTOR TO CONFIRM USE W/ TESLA CM

SCOPE OF WORK			
UTILITY	GEORGIA POWER		
CATEGORY	ITEMS	TESLA	UTILITY
PRIMARY	PRIMARY TRENCHING		X
	INSTALL PRIMARY CONDUIT		X
	INSTALL PULL ROPE		X
	PROVIDE PRIMARY FEEDERS		X
	INSTALL PRIMARY FEEDERS		X
	PROVIDE ROAD CUTS/ROAD BORES	X	
TRANSFORMER	PAVEMENT REPLACEMENT	X	
	INSTALL TRANSFORMER PAD		X
	PROVIDE TRANSFORMER		X
	INSTALL TRANSFORMER		X
	INSTALL CONNECTIONS-PRIMARY		X
SWITCHBOARD	INSTALL CONNECTIONS-SECD		X
	PROVIDE METER		X
	INSTALL METER	X	
SECONDARY	LAND SECONDARY FEEDERS	X	
	SECONDARY TRENCHING	X	
	INSTALL SECONDARY CONDUIT	X	
	INSTALL PULL ROPE	X	
	PROVIDE SECONDARY FEEDERS	X	
	INSTALL SECONDARY FEEDERS	X	
	PROVIDE ROAD CUTS/ROAD BORES	X	
	PAVEMENT REPLACEMENT	X	

NOTES:

- CONDUCTOR LENGTHS ARE ESTIMATES ONLY. FINAL CONDUCTOR ROUTING PATH AND LENGTHS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FILED BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR TO ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY TESLA INSTALLATION MANAGER).
- ALL ELECTRICAL WORK AND RELATED ACTIVITIES PREFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC) AND UTILITY COMPANY STANDARDS.
- NEUTRAL MUST BE INCLUDED FOR PROPER OPERATION OF TESLA SUPERCHARGERS.
- ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.
- ALL EQUIPMENT SHALL BE HOUSED IN LOCKABLE, NEMA 3R ENCLOSURE.

SECONDARY SERVICE LENGTHS		
TRANSFORMER TO SWITCHGEAR*	10'	35'
TOTAL LENGTH OF AC AL WIRE**:		140'
NUMBER OF WIRE SETS:		7
TOTAL LENGTH OF AL WIRE***:		980'

NOTES:

- SEE SHEET E-2 FOR WIRE CONFIGURATION.

* AC CONDUCTORS: 25 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS.

** ESTIMATED LENGTH OF AL WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SET

*** LENGTH OF AL WIRE PER DISCONNECT =ESTIMATED TOTAL LENGTH OF AL WIRE X # WIRE SETS

- USE OF DURALINE FOR SUPERCHARGER TO CHARGE POST DC CONDUITS IS AN APPROVED ASSEMBLY
- DC RUN LENGTH MAXIMUM IS 340' INCLUDING BURIED DEPTH. ANY DC RUN LENGTHS OVER THE MAXIMUM SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF TESLA.
- UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATION.
- UTILITY CONDUITS, CONNECTORS, TRANSFORMER PAD & TRANSFORMER FOUNDATION TO BE INSTALLED PER UTILITY SPECIFICATION. CONFIRM LATEST SPECIFICATIONS PRIOR TO CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC SAFETY MEASURES THROUGHOUT DURATION OF CONSTRUCTION. COORDINATE ANY ACCESS ROAD CLOSURES W/OWNER.
- CONTRACTOR TO GROUND SYSTEM TO CONCRETE-ENCASED GROUNDING ELECTRODE PER NEC 250.50. GROUNDING RESISTANCE SHALL BE LESS THAN 25Ω PER NEC. CONTRACTOR TO ADD GROUND RODS TO SYSTEM UNTIL PROPER RESISTANCE IS MET.
- THE DC BUS SHALL BE CONFIGURED IN A RADIAL FASHION WHERE ALL CONDUCTORS ROUTE FROM EACH 'TYPICAL' SUPERCHARGER CABINET, TO THE ONE, 'STAR-CENTER' SUPERCHARGER CABINET.
- USE OF DURALINE FOR SUPERCHARGER TO CHARGE POST DC CONDUITS IS AN APPROVED ASSEMBLY. (SEE TUV CERTIFICATION ON SHEET E-2).



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4	05/23/23	ISSUED PER COMMENTS
3	05/17/23	ISSUED PER COMMENTS
2	05/11/23	ISSUED PER COMMENTS
1	05/04/23	ISSUED PER COMMENTS
0	04/28/23	ISSUED AS FINAL

SITE NAME:
ALPHARETTA, GA - WINDWARD PKWY.
(TRT ID: 58952)

SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE
ELECTRICAL ONE-LINE
DIAGRAM

SHEET NUMBER
E-1

AC SUPERCHARGER LENGTHS		
SUPERCHARGER	LINEAR LENGTH BREAKER PANEL TO SUPERCHARGER	ESTIMATED LENGTH*
1	10'	35'
LENGTH OF AC AL WIRE PER CONDUIT**:		140'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE ***:		280'
2	5'	30'
LENGTH OF AC AL WIRE PER CONDUIT**:		120'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE***:		240'
3	11'	36'
LENGTH OF AC AL WIRE PER CONDUIT**:		144'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE***:		288'
4	6'	31'
LENGTH OF AC AL WIRE PER CONDUIT**:		124'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE***:		248'
TOTAL LENGTH OF AC AL WIRE****:		1056'
TOTAL LENGTH OF EGC*****:		264'
NOTES: * AC CONDUCTORS: 25 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS. ** ESTIMATED LENGTH OF AI WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SUPERCHARGER *** LENGTH = LENGTH OF AC AL WIRE PER CONDUIT X # OF CONDUITS **** TOTAL LENGTH = SUM OF AC LENGTHS ***** TOTAL LENGTH OF EGC = LENGTH X # SETS		

DC CHARGING POST LENGTHS			
SUPERCHARGER	CHARGE POST	LINEAR LENGTH	ESTIMATED DC WIRE LENGTH*
1	1A	104'	126'
	1B	108'	130'
	1C	81'	103'
	1D	55'	77'
	2A	45'	67'
	2B	35'	57'
2	2C	24'	46'
	2D	28'	50'
	3A	23'	45'
	3B	33'	55'
	3C	43'	65'
3	3D	54'	76'
	4A	76'	98'
	4B	85'	107'
4	4C	96'	118'
	4D	100'	122'
CONDUIT LENGTH:			1342'
TOTAL CONDUCTOR LENGTH**:			5368'
TOTAL LENGTH OF EGC & COMM CABLE:			1342'
NOTES: 1. ANY DC RUN OVER 340' SHALL BE BROUGHT TO THE ATTENTION OF TESLA CM. * 22 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS. ** ESTIMATED LENGTH OF DC AL WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SUPERCHARGER			

**TÜVRheinland**
Precisely Right.

Letter Report

TUV Rheinland of North America, Inc.
295 Foster St. #100
Littleton, MA 01460, USA
www.tuv.com

11/19/2021

Report No. 32195766.001
Project No. 234176170

Mr. Mark Edwards
Tesla, Inc.
3500 Deer Creek Rd
Palo Alto, CA 94304, USA

Tel: (678) 438 9475
Email: Markedwards@tesla.com

Subject: Duraline Conduits 2", 3" and 4" Testing

Dear Mr. Mark Edwards:

This letter report is to present the results of testing results of Duraline flexible conduit for Tesla supercharger station installation in accordance with the following standards:

- ANSI/CAN/UL1660 Liquid-Tight Flexible Nonmetallic Conduit, 6th Ed. dated 01/30/2019
- UL 651A Schedule 40 and 80 High Density Polyethylene (HDPE) Conduit, 5th Ed. dated 03/10/2017
- UL 1990 Nonmetallic Underground Conduit with Conductors, 3rd Ed. dated 01/20/2017

The project was authorized by the signed PO #4500294467, dated 08/07/2021, for the project proposal # 234041935, the following tests have been completed by 11/02/2021 in the Duraline lab on Knoxville TN.

The following table lists completed tests in accordance with the standards UL 1990, UL 651A and UL 1660.

No.	UL 1990 Clause	UL 651A Clause	UL 1660 Clause	Test description	Test Result
1	10	11.3	--	Water absorption test	Pass
2	11	9.3	--	Low temperature handling test	Pass
3	--	--	5.6	Tension	Pass
4	--	--	5.5	Deflection test	Pass
5	--	--	5.4	Cold Impact	Pass
6	15	13.2	5.11	Moisture penetration	Pass
8	17	--	5.16	Direct burial crush test	Note

Note

- As discussed with Duraline engineers, conduit stiffness varies with wall thickness per Table 5 in the standard ASTM F2369 – 16 Solid Wall High Density Polyethylene (HDPE) Conduit based on Controlled Outside Diameter (OD). The stiffness calculated for conduit 2", 3" and 4" are 101+/-22 psi, 92+/-2 psi

MS0809534 Attachment 1

Page 1 of 2

Rec. B

**TÜVRheinland**
Precisely Right.

Letter Report

TUV Rheinland of North America, Inc.
295 Foster St. #100
Littleton, MA 01460, USA
www.tuv.com

and 61+/-2 psi. The test has been performed per ASTM 2412 as required by both UL 1990 and UL 1660. All samples were visually inspected and no any cracks observed on samples after the test. Those stiffness test data are reference for Tesla engineers to determine conduit burial depth for Tesla supercharger station installation.

The Duraline conduit test report is enclosed.

The above Duraline conduits can be used in the field installation of charge post CS-500-A2 per NEC with adequate depth calculation.

If there are any questions regarding the results contained in this report, or any of the other services offered by TUV Rheinland of North America, Inc., please do not hesitate to contact the undersigned.

Please note, this letter report does not represent authorization for the use of any TUV Rheinland certification marks.

Evaluated by:

Zhiyong Hu
Principal Test Engineer
Email: zhu@us.tuv.com

Reviewed by:

Howard Liu
Manager, Power Electronics Segment – Americas
Email: hliu@us.tuv.com

DURALINE CONDUIT TUV CERTIFICATION

SCALE: N.T.S.

3

SPECIALTY
SMOOTH-COR FLEX

- Flexible Reduces/eliminates the need for sweeps and bends
- Crush resistant: Equivalent to Schedule 40 PVC
- Lightweight: Easier installation, 40% lighter than PVC
- Compatibility: Easily adapts to other conduit materials
- Glueless coupling: Safe, quick assembly
- Gasketed: Air and watertight
- Low COF: Longer cable pulls with lower cable stress

INSTALLATION TYPES

- Underground
- Direct bury
- Concrete Encasement

SIZE RANGE (DURALINE)

- 2.0"
- 3.0"
- 4.0"

STANDARD COLORS

- Outer Wall: 
- Inner Wall: 

FEATURES

STANDARD

DETAILS Manufactured from flexible HDPE (High Density Polyethylene)

SPECIFICATIONS All Smooth-Cor Flex dimensions meet or exceed one or more of the following: ASTM D-5080, ASTM D-4539, ASTM D-3745, ASTM D-1330, ASTM D-1699

CONDUIT MARKINGS Permanent marking along conduit includes material, relevant standards, production info, and sequential feet or meter markings.

CO-EXTRUDED LINING Corrugated exterior with a smooth, co-extruded inner layer

PRE-INSTALLED TAPE Factory pre-installed Bull-Line™ 1200lb Pull Tape comes standard in Smooth-Cor Flex on steel reels. Smooth-Cor Flex coils are only available as empty.

OPTIONS

PACKAGING Available on steel reels or 250' coils

+1 800 847 7441
WWW.DURALINE.COM

TUV RHEINLAND



DL-SMOOTH-COR FLEX 1-2020

3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000

Dewberry Engineers Inc.
2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)

DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

SUBMITTALS		
REV.	DATE	DESCRIPTION
11	09/03/25	ISSUED FOR PERMITS
10	07/09/25	ISSUED FOR PERMITS
9	06/02/25	ISSUED FOR PERMITS
8	05/05/25	ISSUED PER COMMENTS
7	11/07/23	ISSUED PER COMMENTS
6	07/13/23	ISSUED PER COMMENTS
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0	04/28/23	ISSUED AS FINAL

SITE NAME:
ALPHARETTA, GA – WINDWARD PKWY.
(TRT ID: 58952)

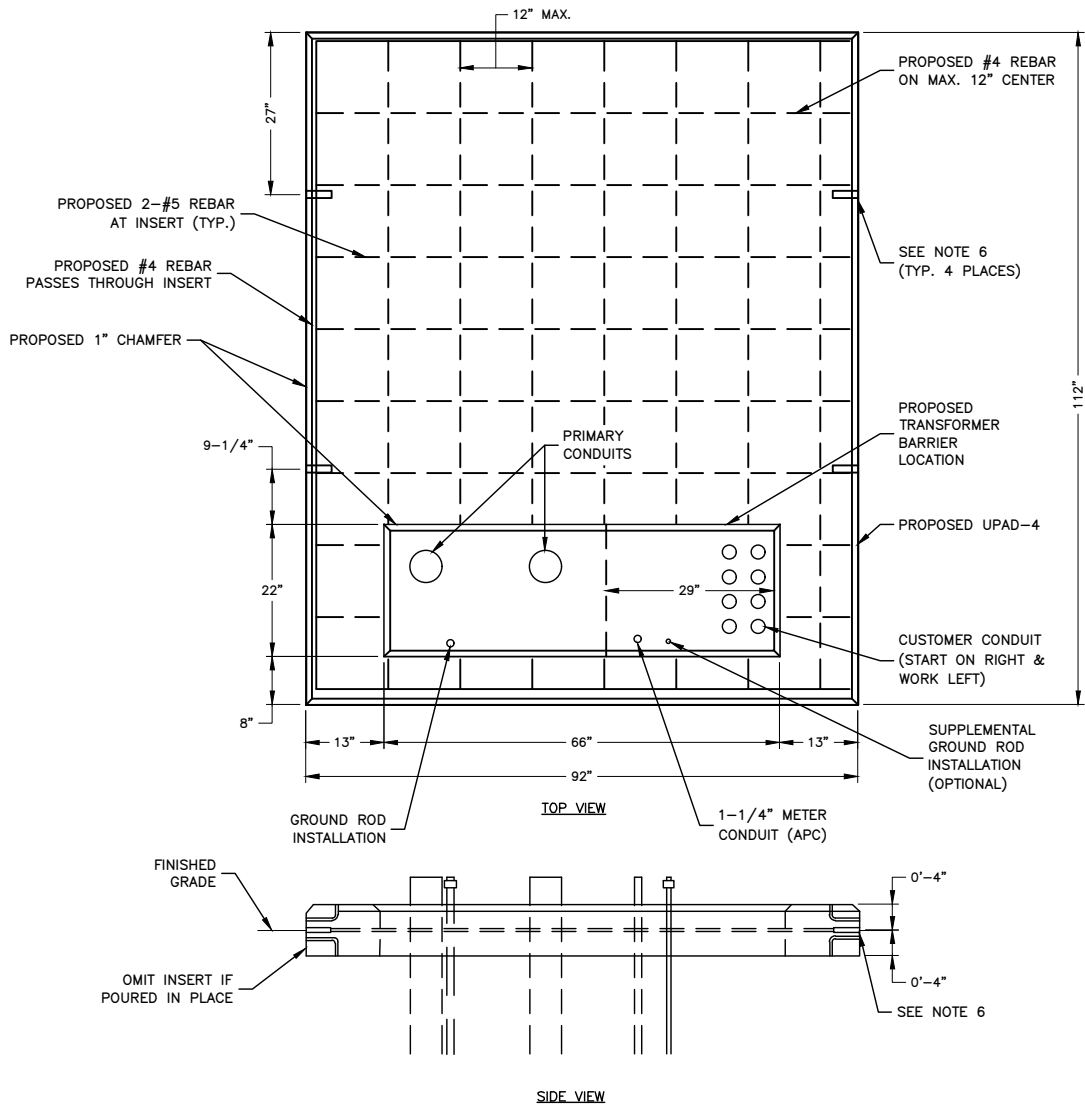
SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE
ELECTRICAL CONDUIT LENGTHS

SHEET NUMBER

E-2

Page 293 of 417



PRECAST OR POURED IN PLACE CONCRETE PAD FOR 3 PHASE
PAD-MOUNTED TRANSFORMER, 12 KV THRU 25 KV PRIMARY VOLTAGE,
500 KVA TO 2500 KVA RADIAL STEP-UP/DOWN, 500-3750 KVA LOOP
FEED

TRANSFORMER PAD

SCALE: 3/8"=1' FOR 11"x17"
3/4"=1' FOR 22"x34"



UTILITY NOTES:

1. MAINTAIN 2 IN. OF CLEAR CONCRETE BETWEEN REBAR AND ALL OUTER SURFACES.
2. REINFORCE WITH No 4 REBARS WITH 12"x12" GRID, 4 IN. BELOW TOP OF PAD EXCEPT AS SHOWN ABOVE.
3. CONCRETE SHALL HAVE A MINIMUM ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI, PAD SHALL BE CURED NOT LESS THAN 72 HOURS.
4. AVERAGE WEIGHT OF PAD IS 5,800 POUNDS.
5. MOUNTING SURFACE SHALL BE LEVEL, SMOOTH AND UNIFORM WITH MINIMAL IRREGULARITIES.
6. LIFTING INSERT FOR 1 IN. DIAMETER THREADED BOLT, 4" DEPTH, MEADOW BURKE FX-14, 4 LOCATIONS (OMIT IF POURED IN PLACE).

* 66" OPENING INCLUDES CHAMFER.

NOTES:

1. SPECIFICATION BASED ON GEORGIA POWER SPECIFICATION A-SUH16001 PRECAST OR POURED IN PLACE CONCRETE PAD FOR 3 PHASE PAD-MOUNTED TRANSFORMER.
2. CONTRACTOR TO VERIFY APPROVED VENDORS W/ UTILITY IF ORDERING PRECAST FOUNDATION.
3. CONTRACTOR TO CONFIRM LATEST SPECIFICATIONS W/ UTILITY PRIOR TO CONSTRUCTION OR ORDERING.

DURALINE NOTES:

1. DURALINE SMOOTH-COR FLEX CONDUIT HAS BEEN CERTIFIED AS A CRITICAL COMPONENT OF THE SUPERCHARGER TO TUV.
2. PRODUCT WILL BE USED TO CONNECT THE SUPERCHARGER CABINET TO SUPERCHARGER POST.

NOTES:

1. DURALINE SMOOTH-COR FLEX CONDUIT HAS BEEN CERTIFIED AS A CRITICAL COMPONENT OF THE SUPERCHARGER POST BY TUV.
2. PRODUCT WILL BE USED TO CONNECT THE SUPERCHARGER CABINET TO SUPERCHARGER POST.
3. PRODUCT SHALL ONLY BE USED FOR HORIZONTAL RUNS WITHIN DC DISTRIBUTION TRENCH. FOR ALL VERTICAL TRANSITIONS INTO/OUT OF EQUIPMENT CONTRACTOR SHALL UTILIZES SCH.40 PVC CONDUIT AND TRANSITION TO DURALINE BELOW GRADE.



11/19/2021

Mr. Mark Edwards
Tesla, Inc.
3500 Deer Creek Rd
Palo Alto, CA 94304, USA

Subject: Duraline Conduits 2", 3" and 4" Testing

Dear Mr. Mark Edwards:

This letter report is to present the results of testing results of Duraline flexible conduit for Tesla supercharger station installation in accordance with the following standards:

- ANSI/CAN/UL1660 Liquid-tight Flexible Nonmetallic Conduit, 6th Ed. dated 01/30/2019
- UL 651A Schedule 40 and 80 High Density Polyethylene (HDPE) Conduit, 5th Ed. dated 03/10/2017
- UL 1980 Nonmetallic Underground Conduit with Conductors, 3rd Ed. dated 01/20/2017

The project was authorized by the signed PO #4390294467, dated 08/07/2021 for the project proposal # 234041515, the following tests have been completed by 11/02/2021 in the Duraline lab on Knoxville TN.

The following table lists completed tests in accordance with the standards UL 1980, UL 651A and UL 1660.

No.	UL 1980 Clause	UL 651A Clause	UL 1660 Clause	Test description	Test Result
1	10	11.3	--	Water absorption test	Pass
2	11	9.3	--	Low temperature handling test	Pass
3	--	--	5.6	Tension	Pass
4	--	--	5.5	Deflection test	Pass
5	--	--	5.4	Cold Impact	Pass
6	15	11.2	5.11	Moisture penetration	Pass
8	17	--	5.16	Direct burial crush test	Note

Note:

- As discussed with Duraline engineers, conduit stiffness varies with wall thickness per Table 5 in the standard ASTM F2360 - 16 Solid Wall High Density Polyethylene (HDPE) Conduit based on Controlled Outside Diameter (OD). The stiffness calculated for conduit 2", 3" and 4" are 101x/22 psi, 92x/2 psi

MS080093A Attachment 1

Page 1 of 2

Rev. 0



and 61x/2 psi. The test has been performed per ASTM 2412 as required by both UL 1980 and UL 1660. All samples were visually inspected and no any cracks observed on samples after the test. Those stiffness test data are reference for Tesla engineers to determine conduit burial depth for Tesla supercharger station installation.

The Duraline conduit test report is enclosed.

The above Duraline conduits can be used in the field installation of charge post CS-350-A2 per NEC with adequate depth calculation.

If there are any questions regarding the results contained in this report, or any of the other services offered by TUV Rheinland of North America, Inc., please do not hesitate to contact the undersigned.

Please note, this letter report does not represent authorization for the use of any TUV Rheinland certification marks.

Evaluated by:

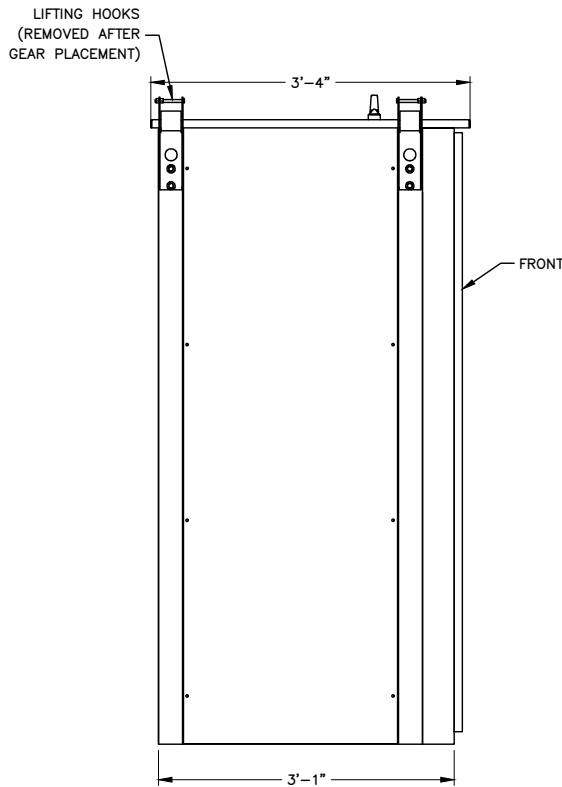
Zhiyong Hu
Principal Test Engineer
Email: zhu@us.tuv.com

Reviewed by:

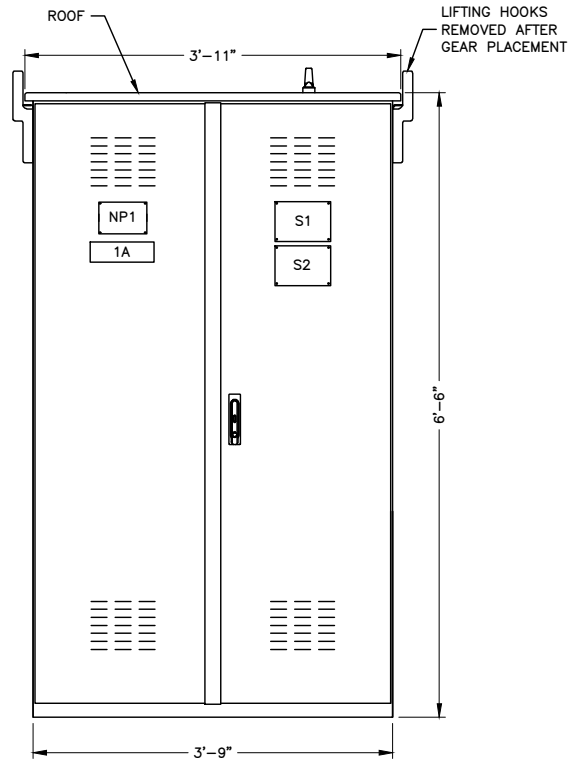
Howard Liu
Manager, Power Electronics Segment - Americas
Email: hliu@us.tuv.com

DURALINE CONDUIT TUV CERTIFICATION

SCALE: N.T.S.



LEFT-SIDE VIEW
(END SECTION)



FRONT VIEW
(EXTERIOR DOORS SHOWN)

EV-1 2000A MCB SWITCHBOARD

SCALE: 1/2"=1' FOR 11"x17"
1"=1' FOR 22"x34"

2



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

SUBMITTALS

REV.	DATE	DESCRIPTION
11	09/03/25	ISSUED FOR PERMITS
10	07/09/25	ISSUED FOR PERMITS
9	06/02/25	ISSUED FOR PERMITS
8	05/05/25	ISSUED PER COMMENTS
7	11/07/23	ISSUED PER COMMENTS
6	07/13/23	ISSUED PER COMMENTS
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3	05/17/23	ISSUED PER COMMENTS
2	05/11/23	ISSUED PER COMMENTS
1	05/04/23	ISSUED PER COMMENTS
0	04/28/23	ISSUED AS FINAL

SITE NAME:

ALPHARETTA, GA - WINDWARD
PKWY.
(TRT ID: 58952)

SITE ADDRESS:

12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE

ELECTRICAL & UTILITY
DETAILS

SHEET NUMBER

E-3

!

WARNING

NO SAFE PPE EXISTS

ENERGIZED WORK PROHIBITED

352 in

139.1 cal/cm²

PPE

480 VAC

0

42 in

12 in

N/A

Arc Flash Boundary

Incident Energy at 18 in

DO NOT WORK ON LIVE!

Shock Risk when cover is removed

Glove Class

Limited Approach

Restricted Approach

Minimum Arc Rating

Location:

MAIN SWBD - LINE SIDE

V4 TESLA SUPERCHARGER_ALPHARETTA, GA - WINDWARD PKWY. - 2000A MCB

TESLA

(4) V4 Chargers & (16) Posts

12870 HWY 9

ALPHARETTA, GA 30004

TRT- 58952

Prepared on:

04/28/23

By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

!

WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

17 in

1.14 cal/cm²

PPE

480 VAC

0

42 in

12 in

N/A

Arc Flash Boundary

Incident Energy at 18 in

Arc-rated shirt & pants + arc-rated coverall + arc-rated flash suit

Shock Risk when cover is removed

Glove Class

Limited Approach

Restricted Approach

Minimum Arc Rating

Location:

SUPERCHARGER

V4 TESLA SUPERCHARGER_ALPHARETTA, GA - WINDWARD PKWY. - 2000A MCB

TESLA

(4) V4 Chargers & (16) Posts

12870 HWY 9

ALPHARETTA, GA 30004

TRT- 58952

Prepared on:

04/28/23

By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

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WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

17 in

1.14 cal/cm²

PPE

480 VAC

0

42 in

12 in

N/A

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Shock Risk when cover is removed

Glove Class

Limited Approach

Restricted Approach

Minimum Arc Rating

Location:

SUPERCHARGER

V4 TESLA SUPERCHARGER_ALPHARETTA, GA - WINDWARD PKWY. - 2000A MCB

TESLA

(4) V4 Chargers & (16) Posts

12870 HWY 9

ALPHARETTA, GA 30004

TRT- 58952

Prepared on:

04/28/23

By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

!

WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

38 in

4.03 cal/cm²

PPE

480 VAC

0

42 in

12 in

12 cal/cm²

Arc Flash Boundary

Incident Energy at 18 in

Arc-rated shirt & pants + arc-rated coverall + arc-rated flash suit

Shock Risk when cover is removed

Glove Class

Limited Approach

Restricted Approach

Minimum Arc Rating

Location:

MAIN SWITCHBOARD SB-1

V4 TESLA SUPERCHARGER_ALPHARETTA, GA - WINDWARD PKWY. - 2000A MCB

TESLA

(4) V4 Chargers & (16) Posts

12870 HWY 9

ALPHARETTA, GA 30004

TRT- 58952

Prepared on:

04/28/23

By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

!

WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

17 in

1.14 cal/cm²

PPE

480 VAC

0

42 in

12 in

N/A

Arc Flash Boundary

Incident Energy at 18 in

Arc-rated shirt & pants + arc-rated coverall + arc-rated flash suit

Shock Risk when cover is removed

Glove Class

Limited Approach

Restricted Approach

Minimum Arc Rating

Location:

SUPERCHARGER

V4 TESLA SUPERCHARGER_ALPHARETTA, GA - WINDWARD PKWY. - 2000A MCB

TESLA

(4) V4 Chargers & (16) Posts

12870 HWY 9

ALPHARETTA, GA 30004

TRT- 58952

Prepared on:

04/28/23

By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

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WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

17 in

1.14 cal/cm²

PPE

480 VAC

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42 in

12 in

N/A

Arc Flash Boundary

Incident Energy at 18 in

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Shock Risk when cover is removed

Glove Class

Limited Approach

Restricted Approach

Minimum Arc Rating

Location:

SUPERCHARGER

V4 TESLA SUPERCHARGER_ALPHARETTA, GA - WINDWARD PKWY. - 2000A MCB

TESLA

(4) V4 Chargers & (16) Posts

12870 HWY 9

ALPHARETTA, GA 30004

TRT- 58952

Prepared on:

04/28/23

By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
2835 BRANDYWINE ROAD
SUITE 100
ATLANTA, GA 30341-4015
PHONE: 678.530.002
GA LIC. NO. PEF002398 (6/30/2024)



DRAWN BY: SL

CHECKED BY: DSW

APPROVED BY: HJ

PROJECT #: 50123704

JOB #: 50159167

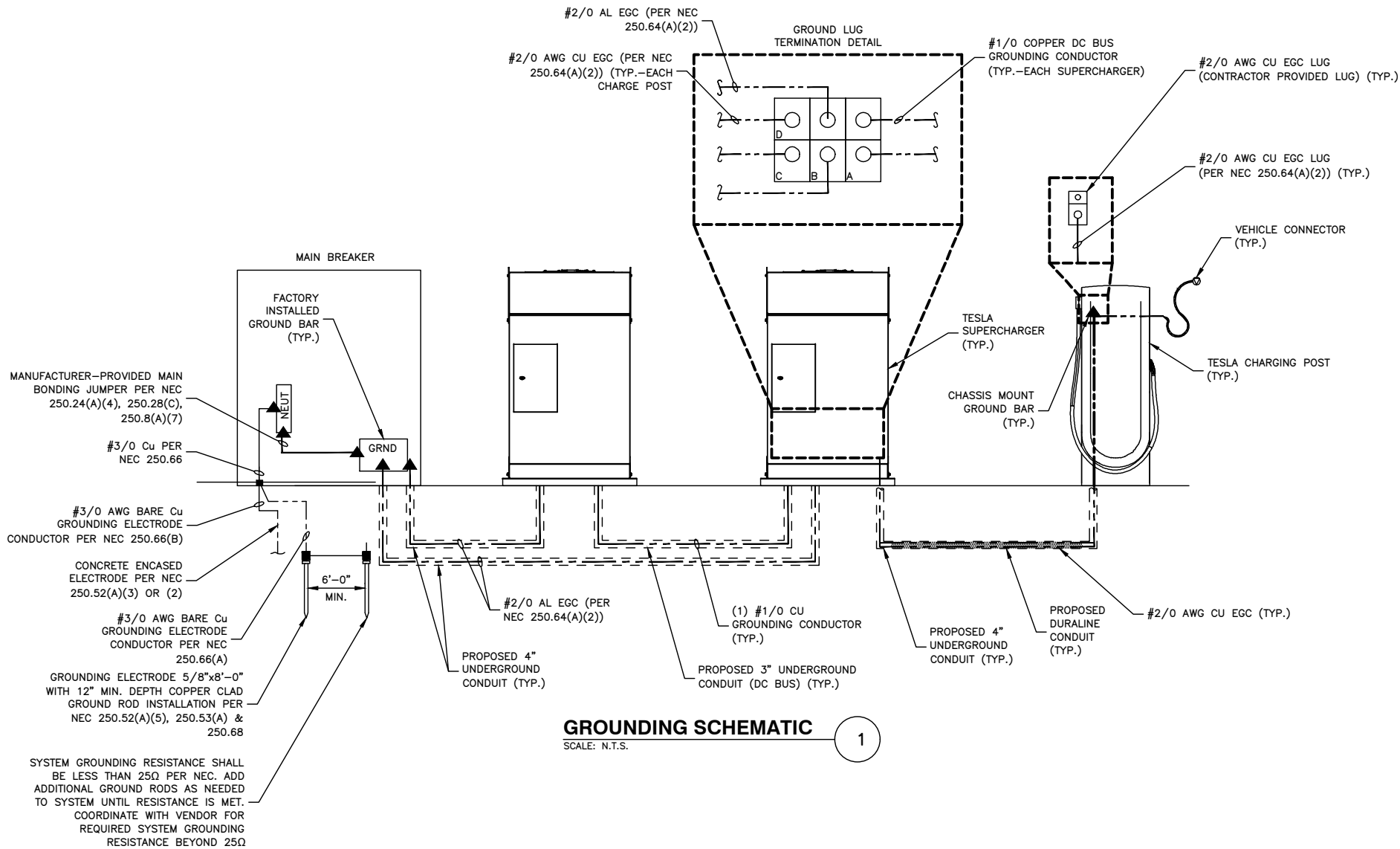
SUBMITTALS		
REV.	DATE	DESCRIPTION
11	09/03/25	ISSUED FOR PERMITS
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SITE NAME:
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(TRT ID: 58952)

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ALPHARETTA, GA 30004

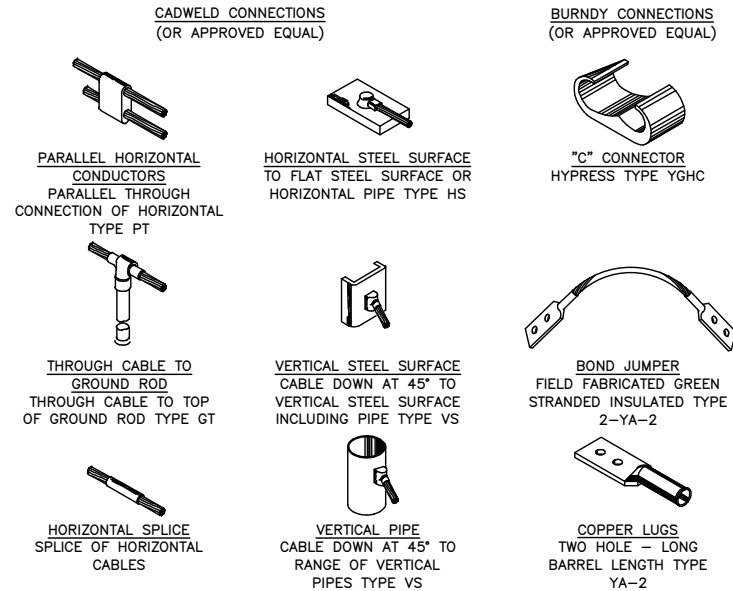
SHEET TITLE
ARC FLASH LABELS

SHEET NUMBER
E-4



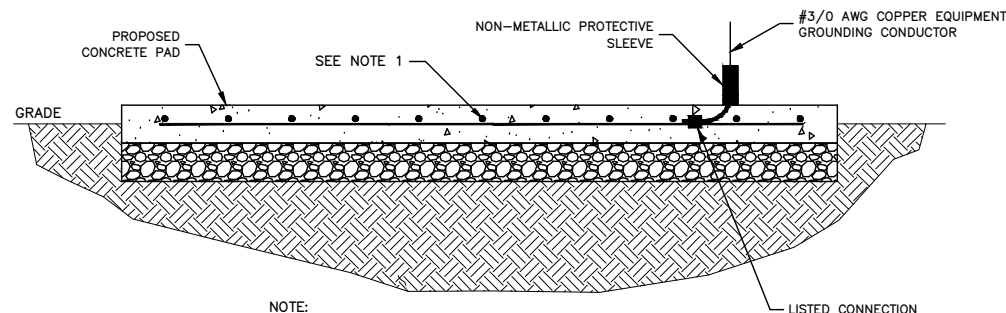
GROUNDING SCHEMATIC
SCALE: N.T.S.

1



GROUND CONNECTION DETAILS
SCALE: N.T.S.

2



NOTE:
1. REBAR BONDED TOGETHER WITH STEEL TIE WIRES.

CONCRETE ENCASED ELECTRODE DETAIL
SCALE: N.T.S.

3



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
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2835 BRANDYWINE ROAD
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PROJECT #:	50123704
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SITE NAME:
ALPHARETTA, GA - WINDWARD
PKWY.
(TRT ID: 58952)
SITE ADDRESS:
12870 HWY 9
ALPHARETTA, GA 30004

SHEET TITLE
GROUNDING SCHEMATIC
& DETAILS

SHEET NUMBER
G-1



EXISTING VIEW



TESLA

ALPHARETTA, GA
12870 HWY 9, ALPHARETTA, GA 30004
VIEW NORTH / PHOTO 1

 **Dewberry**



ALPHARETTA, GA
12870 HWY 9, ALPHARETTA, GA 30004
VIEW NORTH / PHOTO 1





STAFF REPORT

Department: City Clerk

Submitted By:

Meeting Date: September 22, 2025

AGENDA ITEM:

THE FOLLOWING ITEMS HAVE BEEN DEFERRED:

STAFF RECOMMENDATION:

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

ALTERNATIVES:

ATTACHMENTS:



STAFF REPORT

Department: Community Development

Submitted By:

Meeting Date: September 22, 2025

AGENDA ITEM:

Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

DEFERRED: This item has been deferred by staff to the October 27, 2025 City Council Meeting. This item will not be heard or considered.

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units, 20,000 square feet of retail, and 10,000 square feet of restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements and Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

STAFF RECOMMENDATION:

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

ALTERNATIVES:

ATTACHMENTS:



STAFF REPORT

Department: Community Development

Submitted By:

Meeting Date: September 22, 2025

AGENDA ITEM:

MP-25-05/CU-25-07 Northwinds Summit Vertiport

DEFERRED: This item has been deferred by staff to the October 27, 2025 City Council Meeting. This item will not be heard or considered.

Consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

STAFF RECOMMENDATION:

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

ALTERNATIVES:

ATTACHMENTS:



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: September 22, 2025

AGENDA ITEM:

Resolution: City of Alpharetta Arts & Culture Master Plan

Consideration of adoption of a resolution to approval the Arts & Culture Master Plan.

STAFF RECOMMENDATION:

Adopt a resolution approving the City's Arts & Culture Master Plan.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

In January 2024, the Cultural Services Division of the Recreation, Parks & Cultural Services Department initiated the development of an informal Request for Proposals (iRFP) to select a qualified consultant for the creation of a new Arts & Culture Master Plan. Following a competitive review process and multiple submissions, the Division selected Tunnell-Spangler & Associates, Inc. (TSW) to lead the project. TSW had previously developed the City of Alpharetta's Recreation, Parks & Cultural Services Master Plan in 2018, and the Department was highly satisfied with the quality and results of that work. Given their strong performance and familiarity with the community, TSW was considered an ideal partner for this initiative.

In May 2024, a contract was finalized, and work officially began on the Arts & Culture Master Plan. Extensive community outreach and research efforts followed, including surveys, stakeholder meetings, and data collection to assess Alpharetta's current needs and future aspirations in arts and culture. TSW gathered valuable input from City leadership, staff, the Cultural Arts Commission, and community members to ensure the Master Plan was comprehensive and community-driven.

Staff recommends to City Council to adopt the Alpharetta Arts & Culture Master Plan.

ALTERNATIVES:

There is only one alternative:

1. Deny the adoption of the Arts & Culture Master Plan.

ATTACHMENTS:

1. Resolution Arts & Culture Plan
2. Alpharetta Arts & Culture Master Plan



**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF
ALPHARETTA, GEORGIA TO ADOPT THE CITY OF ALPHARETTA
ARTS & CULTURE MASTER PLAN**

WHEREAS, the Cultural Services Division of the Recreation, Parks, and Cultural Services Department partnered with community stakeholders to collect data and survey input to assess the City’s current needs and future aspirations for arts and culture programming and exhibitions throughout the City; and

WHEREAS, throughout this process, the plan committee identified focus areas (public art, performing arts, and culture and heritage), four arts and culture goals, and seven priority strategies to create an environment where arts and cultural initiatives can evolve and adapt to the community’s needs; and

WHEREAS, the Mayor and City Council recognizes that by identifying growth opportunities, creating strategies, and developing an Arts & Culture Master Plan, this document will drive departmental objectives and can guide cultural initiatives as resources are available.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- The City of Alpharetta Arts & Culture Master Plan attached hereto as “Exhibit A,” is hereby adopted.

SO RESOLVED this 22nd day of September 2025.

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 Douglas J. DeRito

Council Member John Hipes

Council Member Fergal M. Brady

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

*At the time this resolution was considered and adopted, Post 2 of the City Council was vacant.



City of Alpharetta Arts & Culture Master Plan



Acknowledgments



CITY OF ALPHARETTA ELECTED OFFICIALS

Jim Gilvin, Mayor
Donald Mitchell, Councilmember
Brian Will, Councilmember
Douglas J. DeRito, Councilmember
John Hipes, Councilmember
Fergal M. Brady, Councilmember
Dan Merkel, Councilmember & Mayor Pro Tem

CITY OF ALPHARETTA STAFF

Chris Lagerbloom, City Administrator
Morgan Rodgers, Recreation, Parks & Cultural Services Director
Kurt Kirby, Senior Operations Project Manager
Kim Zane, Cultural Services Manager
Daniel Dominique, Cultural Services Operations Supervisor
Meghan Vilela, Cultural Services Supervisor
Zeal Parikh, Cultural Services Coordinator

TSW

Allison Stewart-Harris, AICP
Alanna Fairburn
Roxanne Raven

PURPOSE POSSIBLE

Elizabeth M. Low
Audrey Gámez
Susannah Darrow

Table of Contents

Executive Summary



1

Introduction07

Purpose
Elements of Alpharetta
A Brief History
State of Arts & Culture Today



4

Strategies & Recommendations.....39

Our Path Forward
7 Priority Strategies



2

Engagement17

Focus Groups
Online Survey



5

Funding.....63

Funding Types



3

Arts & Culture Vision.....23

Overall Vision
Public Art Vision
Performing Arts Vision
Culture & Heritage Vision



6

Action Plans.....71

Immediate Actions
Short Term (1-2 Years)
Medium Term (2-5 Years)
Long Term (5+ Years)

Executive Summary

Over the past two decades, Alpharetta has grown and changed remarkably: once a small town on the outskirts of Atlanta, it is now a destination and regional job center in its own right. Arts and culture are playing a significant role in this transformation, evidenced by the enviable calendar of special events, a dedicated arts center, a history center, and a growing collection of public art.

As arts and culture have grown, so has the need for a more defined plan—what is the vision for arts and culture in Alpharetta? And how do we best achieve it? The intent of this plan is to create a clear path forward for arts and culture to expand in an intentional manner.

Currently the City is very strong in certain aspects of the arts, notably in the visual arts opportunities provided at the Arts Center and a broad variety of music-based programming. Many arts and culture opportunities come from the City's Recreation, Parks, and Cultural Services Department, and there is a rich network of partner organizations that contribute to the City's growing arts scene.

ARTS & CULTURE GOALS

- **SPARK.** Will be integrated into the daily lives of the community
- **DISCOVER.** Will open doors to learning new skills, experiencing new cultures, and understanding topics in new ways
- **CONNECT.** Will provide opportunities for residents, business owners, and visitors to engage with each other and form connections
- **CREATE.** Will enrich public spaces by installing unique art and activating places with special events

Through this planning process, the community identified a need for more performing arts, a desire to focus on local art and artists, and more diversity both in terms of locations of art and representing the cultural diversity of Alpharetta. To best meet these needs, the City will focus on expanding the following:

- **Public Art:** art-infused infrastructure, murals, sculpture, nature-based art
- **Performing Arts:** music, theater, dance
- **Culture & Heritage:** events, museums & sites, tours, lectures & classes

To expand arts and culture in Alpharetta, this plan recommends seven overarching priority strategies shown in the box below.

PRIORITIES & STRATEGIES

- **Foster partnerships:** Foster a culture of partnership between private business, non-profits, and the public sector in arts and culture initiatives across the city.
- **Serve as a connector:** Facilitate connections between Alpharetta's wide variety of historic, arts and cultural organizations.
- **Reflect the community:** Reflect Alpharetta's diverse collection of cultural backgrounds, interests, and places in all aspects of arts and culture.
- **Boost economic development:** Capitalize on Alpharetta's strong arts and culture climate to boost economic development.
- **Integrate into operational processes:** Further integrate arts and culture into projects and processes to create clear and transparent protocols.
- **Amplify marketing:** Boost public and private arts and culture activities with cohesive marketing and promotional tools.
- **Maintain character:** Utilize arts and culture to maintain Alpharetta's character in the region, while evolving and connecting with its residents.

These seven priorities and strategies admittedly represent an enormous amount of effort, and will be implemented incrementally as the City and its partners have available resources. The plan identifies key actions to undertake in various timeframes: immediate actions within the next 12 months; short-term actions and initiations (1-2 years from now); medium-term actions (2-5 years from now); and long-term actions. Many of the recommended initiatives are organizational, and involve streamlining communications and working more effectively with partners. Others—most notably exploring the feasibility of a dedicated performing arts facility—will require a significant outlay of capital to achieve, and are long-term prospects.

Realizing Alpharetta's vision for arts and culture will require a commitment of staff resources, strong partnerships, and reliable funding. Outside common funding sources for the arts include foundation grants, government grants, public-private partnerships, and corporate sponsorships. In the future, the City should consider a percent-for-art program that will help provide a more consistent funding stream.





1

Introduction

Purpose

Alpharetta is a special place—and one that has witnessed significant growth and change in the past twenty years. Award-winning developments like Avalon and the realization of the Downtown Alpharetta vision have catapulted the community into one of the most desirable places to live and work in the region. It is a hard-to-achieve mix of small-city character with big-city amenities and vitality.

Arts and culture are an increasingly important part of this vitality. The City of Alpharetta strives to be a leading cultural city within the region and a destination for arts and culture events. Achieving this goal will require building upon current strengths, continuing to bolster interest and participation in arts and culture, and growing opportunities for cultural organizations and workers to provide goods and services that can benefit the entire community. This plan:

- Establishes a strategic vision to cultivate Alpharetta’s cultural resources and invest in cultural amenities and activities equitably across the community, improving the quality of life of all Alpharetta residents
- Creates a tactical plan to make reaching those goals achievable
- Develops operational standards for the City of Alpharetta to execute arts and culture activities at the highest level while supporting innovative and inclusive cultural interests
- Drives economic growth by increasing opportunities for arts and culture workers and organizations, and businesses that benefit from increased arts activity
- Engages private business and individuals in support of arts and culture
- Identifies sustainable and reliable revenue to support arts and culture in Alpharetta
- Leverages the special elements of Alpharetta to cultivate a unique destination for arts and culture within the region





Elements of Alpharetta

Small-community feel...

Alpharetta's small-town roots are evident. Though it is no longer a rural community, aspects of small-town life remain, from equestrian and agricultural heritage, to a cozy downtown, and the family-friendly atmosphere.



...with the perks of a city

Though it's not a large community, Alpharetta is a vibrant city with activity all day and well into the evening. This is due in large part to its role as a dynamic job center for the region, with almost 90,000 people commuting to the city for work on top of its approximately 67,000 residents. These businesses have also helped to attract a remarkably diverse population, and contribute to a healthy tax base that supports high-quality amenities and infrastructure.



DIVERSE



VIBRANT & ACTIVE

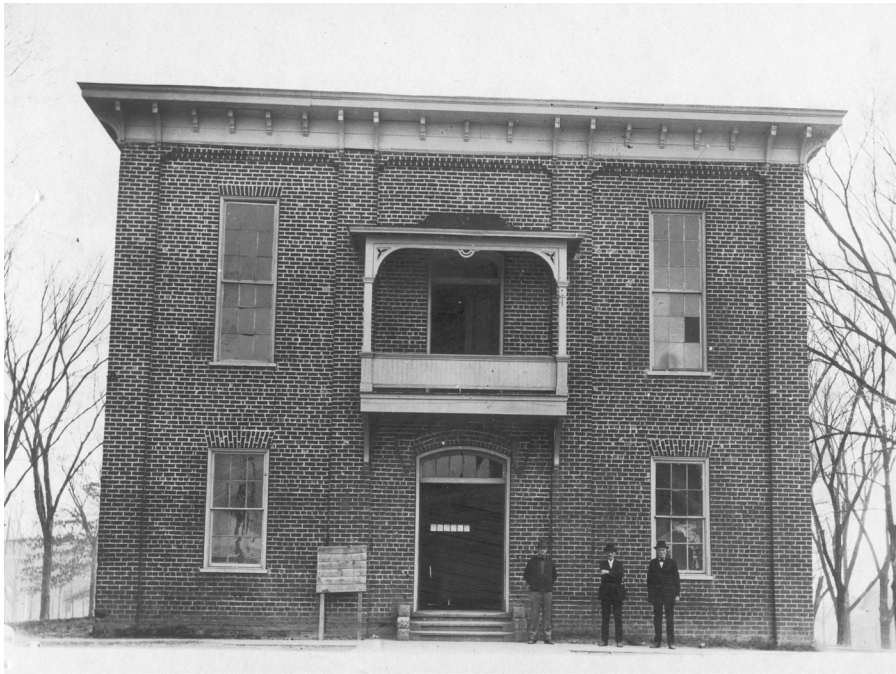


QUALITY INFRASTRUCTURE

A Brief History

The Alpharetta of today has deep roots in the past. Once part of the Cherokee Nation, the City was incorporated in 1858 for the purpose of creating a county seat in the newly formed Milton County.

The new government had barely three years to become established when the Civil War began. Milton County sent two representatives to the secession convention in Milledgeville, then the Georgia state capital. These two men voted against secession but they were in the minority. Soon, residents raised five infantry companies, and soldiers went into battle. These troops fought in some of the war's most deadly engagements including Manassas, Chancellorsville, Gettysburg, Vicksburg, Chickamauga, and Atlanta.



Alpharetta's economy was cotton based for decades. Farmers grew cotton and downtown businesses opened to seed, fertilize, process, sell and ship the product. In 1901, the Webb Guano Warehouse opened for business in the landmark Cotton House building on Milton Avenue. At various times four gins operated in Alpharetta: two in Crabapple, one in Webb and Ocee, and one in the old Farm House community.

Most, if not all, of the existing downtown commercial buildings were built between 1902 and 1914. During this period, the cotton business flourished. In the 1920s and 1930s the cotton market was destroyed by the boll weevil, severe droughts and the Great Depression. Alpharetta's two banks closed, cotton brokers could no longer offer seed and fertilizer to farmers on credit, and the farmers barely survived.

To make ends meet, farmers shifted to livestock and truck farming in the 1930s and 1940s. The demand for food by U. S. troops during World War II led to the growth of the poultry business in much of North Georgia, including the Alpharetta area. The poultry industry provided local residents with a stable source of income for many years even long after the war ended. Two other developments provided jobs for Alpharettans commuting out of the city. The Bell Bomber Plant, now Lockheed Martin, opened in Marietta in 1943; then the General Motors Assembly Plant in Doraville began operations in 1947.

The opening of Georgia Highway 400 in the 1970s marked a major turning point for Alpharetta. With quick, direct access to Atlanta, Alpharetta became a more viable option for people to live in a great small town but work in the city. Large developments such as Windward in the 1980s drew more residents and businesses to the area. The high quality of life, proximity to Atlanta, and highly educated population spurred Alpharetta's transformation into a job center, particularly for the technology sector. Today, Alpharetta is a major regional activity center that boasts a large number of high-paying jobs, a vibrant downtown, quality schools, and beautiful neighborhoods.



State of Arts & Culture Today

The health and vitality of Alpharetta is mirrored in the current state of arts and culture in the community. Steadily growing over the past two decades, the City plays a leading role in providing arts and culture opportunities that is supported by a rich network of hands-on, committed partners.

CITY OF ALPHARETTA PROGRAMS AND FACILITIES

In 2018 the City established Alpharetta Arts & Culture within its Recreation, Parks & Cultural Services Department. This division is the primary City provider of arts and culture opportunities today.

The main hub for arts in the City, the **Alpharetta Arts Center** opened in 2018 enabling children, teens, and adults to choose from a variety of ceramic, painting, drawing, sculpture, theater, music, and writing programming. Since its opening, the Alpharetta Arts Center has welcomed numerous community organizations to its black box theater and the terrace stage to present a diverse array of cultural offerings and performances. Programs include theatrical and dance performances, rehearsals, small-scale performances, dance and music recitals, artist talks, and demonstrations.

The City of Alpharetta has created the **Spotlight Community Stage**, an indoor location for a flexible space for cultural performances in North Point Mall that opened in spring 2025. The usage of the space is for a community stage and theater with a seating capacity up to 150 attendees. Usage will include but not limited to third-party rental applications, City programs (i.e.- Children's Theater), and art leader groups like Arcadia Theater performances or the Alpharetta Symphony String Quartet.

There are two other City facilities of note: the Alpharetta & Old Milton County History Museum and the Future Farmers of America (FFA) Log Cabin. Like the Arts Center, the **Alpharetta & Old Milton County History Museum** also opened in 2018. It has a permanent collection of artifacts and interpretative displays which guide the viewer through a chronological timeline of Alpharetta's past. The City

partners with the Alpharetta & Old Milton County Historical Society to help support the museum.

The **Future Farmers of America Log Cabin (FFA Log Cabin)** is a City-owned historic structure. In 1935, a group of students in the local FFA built a log cabin on the campus of the Old Milton High School. Their log cabin clubhouse quickly became a center of social life for the community hosting proms, weddings, and weekly square dances. Later the cabin became a favorite field trip destination for school children studying local history

The work of Alpharetta Arts & Culture extends beyond the four facilities to parks, downtown and any physical location where arts and culture can be infused. Staff is often working behind the scenes on multiple projects, such as the manhole murals along the Big Creek Greenway, or designing the dog park memorial tag sculpture at Webb Bridge Park. Initiatives also include non-physical projects, like publishing a series of online interactive Story Maps or managing the Music Match Program.



OTHER FACILITIES

Beyond the Alpharetta Arts Center, the Alpharetta & Old Milton County History Museum, and the FFA Log Cabin, the following facilities currently support arts and culture in the community.

- » Alpharetta Adult Activity Center
- » Alpharetta Library
- » Ameris Bank Amphitheater
- » Crabapple Arts Center
- » Innovation Academy Auditorium
- » Lionheart Cottage
- » Mansell House
- » Metropolitan Ballet Theater Studio
- » Preston Ridge Community Center
- » The Scene Art Gallery
- » Various places of worship and senior communities

PARTNER ORGANIZATIONS

Alpharetta has a rich network of partner organizations that play an important role in arts and culture, including:

- **Arts Alpharetta** serves as curator for various public art exhibitions, volunteer recruitment, advisory in public art reviews, grant applications, funding support for receptions, and special programming. It also hosts a Plein air painting competition that draws artists across many experience levels from all around the Southeast, and provides free art kits for local schools.
- The **Alpharetta Arts Guild** supports the growth of local Georgia artists through showing and selling the art of 50-60 local artists at The Scene Art Gallery and Avalon. The Guild also provides free lectures, social activities, and low-cost classes for members and the local community.
- The **Alpharetta City Band** is a non-profit that brings together non-professional local musicians to perform at a variety of City events. It has

two primary groups: the Alpharetta City Band and Alpha Jazz and several smaller ensemble groups.

- The **Alpharetta Symphony** delivers high-quality orchestral performances and community engagement. It is committed to becoming a regional professional orchestra and steadily expanding its programs, increasing revenue, and bringing on more professional staff and musicians. The **Alpharetta Symphony Youth Orchestra (ASYO)** is the Alpharetta Symphony's orchestra comprised of young musicians.
- The **Arcadia Theater**, is an up-and-coming performing arts group producing high-quality theater.
- **Avalon** is a private entity that programs a wide variety of visual art, events, and performances at spaces throughout the Avalon development
- The **Chattahoochee Evening Stars Quilt Guild** provide a community for people who create art through the fiber arts with an emphasis on quilting.
- **Friends of the Alpharetta Library (FOTAL)** strongly supports the arts and culture through the volunteer-based bookstore at the library, monthly book sales, and other culture-based programming.
- The **Georgia Nature Photographers' Association** is a statewide organization with an Alpharetta chapter, which provides free nature photography courses and hosts field trips to site throughout the state and beyond.
- **Lionheart Life Center** offers opportunities for neurodiverse students and young adults to participate in the community, particularly through the arts.
- **Metropolitan Ballet Theater** is a pre-professional dance company focused on classical training, providing live performance opportunities to future dancers and patrons of the arts.

BUSINESSES IN ARTS AND CULTURE

In addition to the City and its many partners, several businesses in Alpharetta contribute to the arts and culture scene. This includes private galleries and many restaurants and bars that host live music and showcase local art.



2 Engagement

Engagement

One of the challenges in planning for arts and culture is that everyone has their own definitions of what art is. What is attractive? What types of art does the community want? What are the best ways to celebrate culture? These are questions that do not have easy answers.

As part of this process, the City posed these questions and more to the community through focus group interviews and surveys in the summer and fall of 2024. The aim was to identify what is already working well in terms of arts and culture in Alpharetta, what may be missing, and what the community wants to see going forward.

FOCUS GROUPS

The project team held 8 focus groups with 60 participants, and gathered an additional 43 responses through follow-up surveys. The discussions included a broad mix of stakeholders, such as elected officials, arts leaders, educators, and local business representatives. Each conversation included four recurring questions on Alpharetta's strengths and areas for improvement regarding arts and culture. These conversations offered valuable insights into Alpharetta's existing strengths and potential areas for growth in the arts.

KEY FINDINGS

Current Strengths:

- » Alpharetta is a small city with big-city amenities
- » Strong offerings in music and visual arts
- » Community is active and engaged--there is real vibrancy
- » The Alpharetta Arts Center is a great asset
- » There are numerous arts organizations and City-sponsored arts events
- » There is increasing City support and investment in the arts
- » The arts community is inclusive and accessible

Areas for Improvement:

- » Need more/better options for performing arts facilities; this is reflected in the relative weakness of dance and theater opportunities
- » Improved coordination among arts organizations is a must, and so is clarifying the City's role in arts and culture
- » The community's diversity is not currently reflected in arts and culture opportunities
- » The "big" business community (major corporations with local offices) lacks involvement in Alpharetta's arts and culture

Identified Barriers:

- » Lack of transparent processes and dedicated funding for arts and culture
- » Limited facility options for performances and practices
- » Lack of a well-used, well-known central "repository" for arts information in the City

AN EMPHASIS ON THE LOCAL

One common theme throughout the engagement process was the community's desire for *local* arts and culture. For the purposes of Alpharetta's Arts & Culture Master Plan, local means...

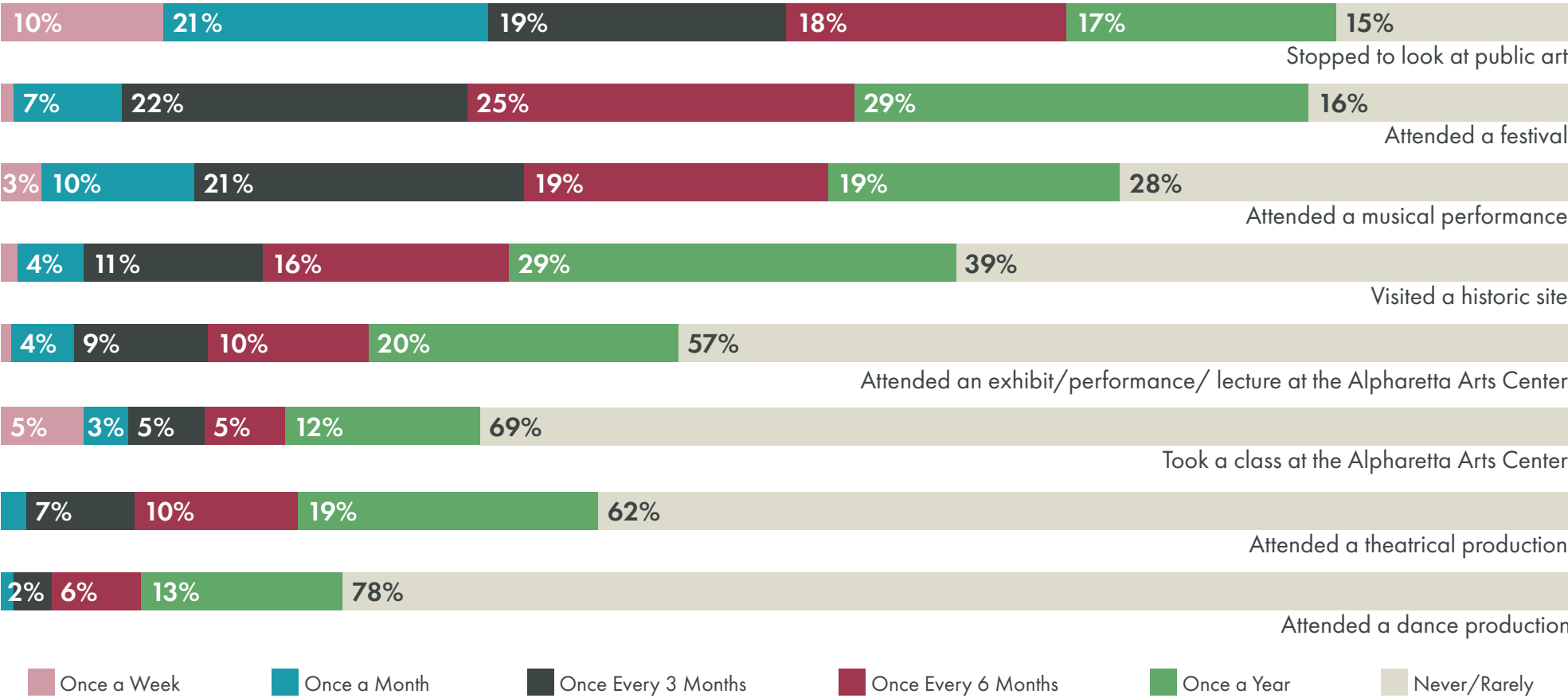
- » Serving local residents
- » Supporting local artists
- » Connecting people to Alpharetta as a place with a distinct culture and history
- » Integrating art into residents' and workers' daily lives and experiences

ONLINE SURVEY

In the fall of 2024, an online survey captured responses from 1,388 people. The majority are long-term residents of Alpharetta (57 percent) and fall between the ages of 40 and 79 (81 percent). More than half did not live with children (55 percent) and most identified as White (77 percent). The survey asked about arts participation, awareness of opportunities, preferred types and locations for art, what the City’s role should be, and support for funding.

Arts Participation: Survey respondents frequently engage with public art, attend festivals, and participate in musical performances, but less so in dance and theater. This is consistent with the focus group feedback regarding performing arts being a weakness currently in Alpharetta.

Survey Question: How often do you participate in these arts and culture activities in Alpharetta?



Engagement

Awareness and Marketing: City social media, email campaigns, and word-of-mouth are the primary ways respondents learn about arts and cultural events in Alpharetta. Many respondents suggested that improving marketing coordination would help increase awareness and engagement.

Preferred Art Types: People are most interested in performance and passive art experiences, as well as local art and visual art. Respondents were also enthusiastic about family-friendly and culturally representative art.

Location Preferences: Residents suggested expanding arts and culture opportunities beyond Downtown Alpharetta, especially in areas east of State Route 400, along trails, and in commercial areas.

City's Role in Arts Support: Most respondents believe the City should actively provide arts events, support arts funding, and coordinate efforts among local organizations. Respondents see the City as a partner, but not the primary funder and/or manager of future major arts facilities.

Funding. A little over half (58%) of respondents indicated that they would support a modest increase on their tax bill (less \$20/year) to fund arts; 31% said they would not support a modest increase; the remainder were not sure.

It should be noted that there is an aspect of "self-selection" to online surveys. In this case, the survey likely attracted people who are interested in the arts. Therefore, its findings--while informative--should be considered with caution. For example, the percentage of people supporting a tax increase is potentially skewed and does not necessarily represent the community as a whole.

MAJOR THEMES FROM ENGAGEMENT

Several important themes emerged from the engagement process, which will help shape the future of Alpharetta's arts and culture:

- » **Facilities Gap:** The community highlighted the need for more performance venues and more general, dedicated spaces for the arts.
- » **Vision and Coordination:** There is a strong desire for a clear, cohesive vision for arts and culture, paired with better coordination between the City and arts organizations.
- » **Equitable Access:** Expanding access to arts opportunities across all parts of the City is important, particularly in areas outside of downtown.
- » **Business and Community Engagement:** There is untapped potential to engage local businesses and residents more effectively in supporting the arts.
- » **Cultural Diversity:** Respondents stressed the importance of ensuring that Alpharetta's public art and events reflect the diversity of its population.





3

Arts & Culture Vision

Overall Vision

Alpharetta’s vision for arts and culture goes far beyond a scattering of sculptures and one-off events. Instead, **the vision is to integrate arts and culture into the places where people spend their daily lives:** lining the sidewalks and roadways people travel down, enhancing the parks residents visit, and enlivening the spaces people frequent. Through arts and culture, the goals are to:

- **SPARK.** *Will be integrated into the daily lives of the community.*
- **DISCOVER.** *Will open doors to learning new skills, experiencing new cultures, and understanding topics in new ways.*
- **CONNECT.** *Will provide opportunities for residents, business owners, and visitors to engage with each other and form connections.*
- **CREATE.** *Will enrich public spaces from installing unique art to activating places with special events.*

GREAT PLACES

Although arts and culture can be at home anywhere in Alpharetta, there are specific areas envisioned as arts and culture hubs: downtown, eastern Alpharetta (particularly around the North Point area), parks, and Avalon.

Downtown is already a vibrant center for arts and culture. Between public art installations along the Alpha Loop, the Alpharetta Arts Center, a diverse music scene, and several special events throughout the year, downtown is—and will remain—the core of the arts in Alpharetta.

The **east side** of Alpharetta (east of State Route 400) is currently lacking arts and culture opportunities. There is a strong desire to better serve this area moving forward, with significant opportunities to leverage the Big Creek Greenway and the North Point Mall redevelopment into hubs for arts and culture experiences. One example of how this is already occurring is the founding of the Spotlight Community Stage, which will help fill the gap for performing arts spaces in the coming years.

Alpharetta has a high-quality system of **parks** located throughout the city. Because the Recreation, Parks & Culture Department has agency over these properties, they can be considered “low-hanging fruit” as locations for enhancing arts and culture opportunities throughout Alpharetta.

Additionally, **Avalon** is a major regional destination with a strong arts and culture component. These offerings are provided by a private entity and are not detailed in this plan, but the City recognizes the role Avalon plays in enhancing arts and culture opportunities in Alpharetta.

FOCAL TYPES OF ARTS & CULTURE

In these hubs, there is a focus on three main types of arts and culture opportunities

- » Public Art
- » Performing Arts
- » Culture and Heritage

Public Art Vision

Public art of all genres can serve many purposes. It can exist for pure beautification of surroundings; contribute to unique community design that solves infrastructure challenges; enhance a sense of purpose within a given space; provide opportunities for reflection and emotional connection; and spotlight a community's authentic cultural identities.

Alpharetta's vision initially focuses on four main types of public art: art-infused infrastructure, murals, sculpture, and nature-based art.

ART-INFUSED INFRASTRUCTURE

Infrastructure is everywhere, and can be a fantastic canvas for art and placemaking. This form of art transforms functional structures into creative expressions that enhance the environment. Most often it involves decorating structural elements of built landscapes, such as crosswalks, fences, pedestrian plazas, bridges, or underpasses. Examples of this currently in Alpharetta are the series of images adorning the elevated manholes along the Big Creek Greenway and the Crosswalks in Parks Program.

The vision is to integrate arts and culture early into City infrastructure projects so that it is baked into the design, ideally in ways that do not just "decorate" the infrastructure but enhance its functionality. Examples could include projects that help slow traffic (like asphalt painting) on streets where speeding is an issue, or using artistic lighting to illuminate dark underpasses that feel unsafe. The key is to involve arts and culture staff early in infrastructure projects to help identify potential opportunities, rather than trying to add art on later as an afterthought.

MURALS

Murals are a powerful form of public art that transform ordinary spaces into vibrant expressions of culture, history, and community. Often large-scale and highly visible—but sometimes also used to brighten small spaces--murals can reflect local identity, and celebrate heritage making them accessible to everyone, regardless of background. They have the unique ability to brighten built environments and turn neglected areas into great places.

Through initiatives like the Crosswalks in Parks Program, murals have begun to emerge throughout Alpharetta, adding both artistic appeal and functional elements to public spaces. Additionally, the City has partnered with the Alpha Loop Foundation, Arts Alpharetta, and the Savannah College of Art and Design (SCAD) to expand mural projects along the Alpha Loop.

The vision is to continue to expand the presence of murals throughout Alpharetta—particularly in the main arts and culture hubs—with an emphasis on providing local artists with opportunities to display their work and tell the story of the community's culture and heritage.

SCULPTURES

Public sculptures can symbolize cultural values, commemorate historical events, or spark conversations. These three-dimensional works can range from abstract to representational in style, and can encourage a more interactive experience by inviting people to move around and explore them from different angles. Having sculpture in public places can help make art more accessible, turning everyday spaces into free galleries. Public sculpture can be permanent or temporary, placed alone as a striking focal point in public spaces, or grouped together into sculpture walks or art corridors.

Alpharetta currently has three main types of sculptures: permanent City-owned, permanent privately owned, and on-loan public art sculptures. There are over 30 sculptures located across the city, with many housed in Alpharetta's parks. They range in type from traditional memorial sculptures to abstract, stand-alone pieces.

The specific vision for sculpture in Alpharetta is to add more pieces in the city, with a focus on sculpture that interacts with and reflects its location and the heritage of Alpharetta. Because of their (somewhat) portable nature, sculpture offers opportunities to experiment with temporary pieces—these can be opportunities to try out more unconventional pieces and to place art in unexpected places.

NATURE-BASED ART

Nature-based art uses the natural environment for both materials and inspiration, engaging with the landscape to create works that celebrate and highlight the beauty of the outdoors. These installations can incorporate living elements like plants, trees, or water, or use natural materials like wood, stone, and earth to create site-specific works. Whether temporary or permanent, this type of art tends to foster a sense of harmony between people and nature.

Most of Alpharetta's current nature-based art is in its parks. Although there are few pieces that are made of natural materials, many murals, sculptures, and crosswalks have nature-based themes and content. The vision is to create more art using living elements, enhancing the City's parks to become nature's art galleries.

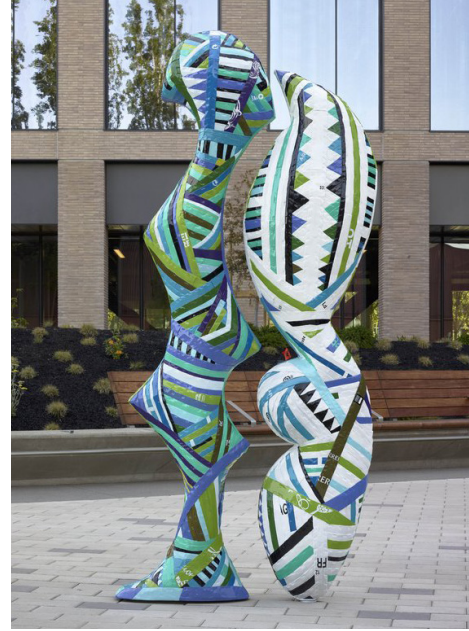
ART-INFUSED INFRASTRUCTURE



MURALS



SCULPTURES



NATURED-BASED ART



Performing Arts Vision

Performing arts can be powerful in building vibrancy, love of place, and belonging into the fabric of a community. Alpharetta already has a strong identity around music, but there is a desire in the community to integrate other types of performance into the City's identity in a more robust way.

Alpharetta's vision for performing arts focuses on three main types: music, theater, and dance.

MUSIC

Local concerts, street performances, and music festivals can provide opportunities for both established and emerging musicians, enriching Alpharetta's cultural life. These performances often reflect the unique identity and diversity of the community, and are arguably one of the most inclusive and accessible forms of art. Music can become a vital part of everyday life, transforming public spaces, and creating moments of connection among residents and visitors alike.

Music is one of the biggest strengths of Alpharetta's arts and culture scene today. From having community art pianos placed at parks, to the City's Music Match Program that oversees daily live music performances, music is alive and well. In addition to pops of music in daily life, there are several larger annual music events such as Wire & Wood and Home by Dark. Several non-City organizations—including Alpharetta Symphony, Alpharetta Symphony Youth Orchestra, Alpharetta City Band, the Arcadia Theater, Friends of the Alpharetta Library, and Alpharetta Arts Guild—further enrich music in Alpharetta through their programs, events, and facilities.

The specific vision for music in Alpharetta is simple: amp it up! In addition to continuing the many existing successful music programs and initiatives, music's presence in the community will grow through its integration with other art forms, performances in unique spaces, and exploration of diverse cultural experiences of music. A key element of this vision is the expansion of the number and types of venues and facilities that can support a variety of performance types.

THEATER

Theater can serve as a vital cultural hub, providing opportunities for local talent to showcase their skills and for audiences to experience live performances that reflect both universal themes and local stories. Community theaters often become gathering places where people of all ages and backgrounds can engage with the arts in an intimate setting. These productions can range from classic plays to experimental works, offering diverse experiences and fostering creative expression.

Most theater opportunities in Alpharetta are provided by non-profit or private organizations as opposed to the City itself. The City's longest-standing theater partnership is with a local community group, ACT1 Theater, which originally began as an outreach of Alpharetta Presbyterian Church and was the main partner for Shakespeare in the Park and other Alpharetta Arts Center Black Box Productions. Arcadia Theater, an emergent, independent theater company that builds on the 30 years of experience of ACT1 Theater will now be the main community theater group in Alpharetta. The City Center Players is another theater group that regularly partners with the Alpharetta Arts Center to offer children's theater productions, classes, and summer camps. Most recently, the Spotlight Community Stage is a new partnership between the City and North Point Mall. During the planning and creation of the Spotlight Community Stage, it became apparent that there is a strong desire from the community for a mid-size performance space.

Looking ahead, the vision for theater in Alpharetta is to embrace this art form more fully—primarily through the improvement of available spaces that can comfortably accommodate the growing number of theater groups. Access to a high-quality, sizable performing arts facility with dedicated space for theater programming will be key to this art form flourishing in Alpharetta.

MUSIC



THEATER



DANCE



DANCE

Dance can be a dynamic form of self-expression and community building, offering a range of performances and classes that engage people of all ages and backgrounds. Local dance groups often blend traditional and contemporary styles, reflecting both the global influences and unique cultural heritage of the area. Dance events, whether professional performances or community-driven initiatives, can transform public spaces and create vibrant, shared experiences. Dance helps to cultivate creativity, bring attention to local talent, and create opportunities for individuals to connect with each other through movement.

Opportunities to experience dance in Alpharetta are growing. The City frequently partners with the Metropolitan Ballet Theatre, which hosts an annual event on the Alpharetta Arts Center Terrace. The City occasionally provides free rehearsal space at the Preston Ridge Facility, a partnership with the YMCA. Additionally, the Recreation Services Division offers a youth dance program, catering to children ages 3–7. While this program introduces dance for young residents, the City recognizes the need to expand offerings and support for dance initiatives.

The vision for dance in Alpharetta is to expand access to this art form, both in terms of viewing dance and participating in it. Like theater, the key to achieving this vision is the availability of a high-quality facility for performances, practice, and administration space for dance organizations.





Culture & Heritage Vision

Alpharetta is proud of the many cultures represented by residents and its historical heritage. The City of Alpharetta supports cultivating its past, present, and future to benefit all of its citizens, and is actively pursuing opportunities to better celebrate its diversity through engaging programs and experiences.

Moving forward, the vision for culture and heritage in Alpharetta hinges on four main types of opportunities: events, museums and sites, tours, and lectures and classes.

EVENTS

Events play a crucial role in bringing the community together, fostering a sense of belonging, and celebrating local culture. Whether it's a seasonal festival, a farmers' market, a street fair, or a live performance, events create opportunities for residents to connect and engage with one another. They also attract visitors, boosting the local economy and showcasing the unique character of the City. Events often reflect the area's history, traditions, and creative spirit, making them integral to the community's identity and vitality.

Special events are one of the hallmarks of Alpharetta's current arts and culture offerings. The City is a major provider of these events, ranging from major events like the Taste of Alpharetta to smaller happenings such as launching gallery exhibits at the Arts Center. Additionally, there are many events that the City does not directly host or sponsor, but serve as a supporting partner. Many other organizations host special events. These include the Alpharetta Symphony, Chattahoochee Evening Stars Quilt Guild, Friends of the Alpharetta Library, Alpharetta Arts Guild, Alpharetta City Band, Arts Alpharetta, Alpharetta Symphony Youth Orchestra. The Alpharetta Business Association's Farmers Market is also a consistent venue for local artists and farmers to bring their creations and products to customers.

The vision for events in Alpharetta is to continue expanding their breadth and diversity. Primarily, the City is looking to partner with other organizations to support and promote their events--particularly those that celebrate cultural diversity and help tell the story of Alpharetta's heritage.

MUSEUMS & SITES

Museums and historic sites offer valuable glimpses into local culture, heritage, and history, helping preserve the unique stories of the community. These spaces provide educational experiences for residents and visitors alike, fostering a deeper understanding of the past while highlighting the City's identity. Local museums often feature exhibits on regional art, industry, or history, while historical sites may preserve landmarks that reflect key moments in the area's development. Together, they play a critical role in shaping--and understanding--the community.

The primary museums and cultural sites in Alpharetta are the Alpharetta & Old Milton County History Museum, Silos Park, and the FFA Log Cabin, all of which showcase various aspects of the community's history and culture. Additionally, the Mansell House is a Queen Anne-style home built in 1912 that is available for special event rentals. The Alpharetta & Old Milton Historical Society is a major partner in making history accessible to the community. Beyond sites focused on history, there are five art galleries that feature rotating exhibitions throughout the year.

A vision for museums and sites is a bit trickier than other forms of arts and culture: it is not feasible to "create" new historic sites and resources, at least in a way that prioritizes authenticity. Instead, the vision focuses on increased programming and interpretation, including expanding the locations where history can be interpreted. For example, hosting a historic foodways workshop at Old Rucker Farm as a joint event that marries the City's agriculture efforts with celebrating heritage.

EVENTS



MUSEUM & SITES



TOURS



LECTURES & CLASSES



TOURS

Tours offer an engaging way to explore the unique history, architecture, and cultural landmarks of a City and help visitors and residents discover hidden gems and learn about Alpharetta's past. Tours often highlight an area's distinctive neighborhoods, historic sites, and artistic hubs, offering an authentic perspective of life in the City. For residents, these tours can also deepen their appreciation for their hometown and provide new insights into familiar places. Combining tours with digital tools and emerging technologies can offer added immersion and interactivity with places.

The City currently offers three self-guided tours: Art Walk, History Walk, and the Alpha Loop Sip and Stroll. However, people can request a docent for an in-person tour. Other organizations in the City also provide tours, such as the Georgia Nature Photographers' Association.

The vision for tours is to expand opportunities to explore Alpharetta, particularly in terms of lesser-visited locations and exploration of new themes. This could include tours that dive into local restaurants, experiencing the growing South Asian community's heritage, or creating self-guided geocaching "trails" built around specific eras or people of Alpharetta's history.

LECTURES & CLASSES

Lectures and classes provide opportunities for lifelong learning, personal growth, and community engagement. Local libraries and centers of arts, education, and culture often host events that bring experts, authors, or thought leaders to share knowledge on a variety of topics, from history and science to arts and philosophy. Art classes offer residents a chance to explore their creativity and develop new skills in a supportive setting, making the arts accessible to people of all ages and skill levels. These educational offerings not only stimulate intellectual curiosity but also encourage connections between residents, helping to strengthen community ties.

The City offers several lectures and classes related to the arts, with the Arts Center serving as the hub. The vast majority of these classes are visual arts instruction, tailored to a range of different age groups. Another major provider is the Alpharetta Library, which hosts several lectures and classes throughout the year. Other organizations that provide arts- and culture-related classes and lectures include the Chattahoochee Evening Stars Quilt Guild, FOTAL, the Arcadia Theater, the Georgia Nature Photographers Association, the Alpharetta Symphony, Alpharetta Arts Guild, Lionheart Life Center, Metropolitan Ballet Theatre, Inc., Arts Alpharetta, and the Alpharetta Symphony Youth Orchestra.

Into the future, the vision is for both the City and its partner organizations to continue providing a wealth of lectures and classes. This would also include educational opportunities to support artists with training on topics like branding and marketing and financial strategies for creative businesses. These can be further bolstered by having a single arts and culture educational portal where all opportunities are posted on a City-wide calendar, and encouraging joint events that mix arts and culture disciplines in innovative ways unique to Alpharetta.





4

Strategies & Recommendations

Our Path Forward

KEY STRATEGIES

The purpose of this plan is to meet the community's arts and culture needs and chart the path for reaching the City's vision for a more cohesive approach to arts and culture. One key to achieving this is to provide **a series of clear, interrelated strategies** that the City and its partners can pursue incrementally over time as resources are available. These strategies—detailed below—will help create an environment where arts and cultural **initiatives can evolve, expand, and adapt to the community's changing needs.**

To move forward, the Arts & Culture Master Plan recommends seven overarching priorities and strategies:

- **Foster partnerships:** Foster a culture of partnership between private business, non-profits, and the public sector in arts and culture initiatives across the city.
- **Serve as a connector:** Facilitate connections between Alpharetta's wide variety of historic, arts and cultural organizations.
- **Reflect the community:** Reflect Alpharetta's diverse collection of cultural backgrounds, interests, and places in all aspects of arts and culture.
- **Boost economic development:** Capitalize on Alpharetta's strong arts and culture climate to boost economic development.
- **Integrate into operational processes:** Further integrate arts and culture into projects and processes to create clear and transparent protocols.
- **Amplify marketing:** Boost public and private arts and culture activities with cohesive marketing and promotional tools.
- **Maintain character:** Utilize arts and culture to maintain Alpharetta's character in the region, while evolving and connecting with its residents.

1.



Foster Partnerships



Foster a culture of partnership between private business, non-profits, and the public sector in arts and culture initiatives across the City. Alpharetta’s robust business community and network of non-profit organizations offer myriad opportunities for partnership to boost engagement with effectiveness of, and prospective funding for the City’s arts and culture initiatives. There is an opportunity to create pathways for businesses to plug into mutually beneficial relationships with the arts and culture sector, helping create more business opportunities in Alpharetta, more opportunities to participate in arts and culture, and help develop and celebrate local artists.

RECOMMENDATIONS:

Encourage giving to the arts and culture sector to benefit the community. Pursue fundraising partnerships and generate resources for the City of Alpharetta’s arts and culture priorities. As outlined in the Funding section, funding mechanisms for arts and culture activities include foundation grants, corporate sponsorships, and corporate and individual donations. In addition to providing much-needed budget for these projects, they also afford the opportunity to connect Alpharetta’s many corporations and nonprofit organizations to the community with direct impact.

- » ***Identify an existing arts umbrella organization which the City can support more robustly and given the charge to fundraise for and administer some City-sponsored initiatives as well as provide funding resources for local organizations.*** A partnership with an anchor nonprofit organization is also a frequent requirement for many grant opportunities, so fostering a seamless relationship will serve Alpharetta well on many fronts.
- » Create and maintain a catalog of sponsorship opportunities for City events. Consider working with an outside consultant to pitch these sponsorships and manage their administration.

FOSTER PARTNERSHIPS RECOMMENDATIONS CONTINUED:

Create pathways for companies to learn more about opportunities to participate in the arts (space sharing, new tenants, residency programs, new partnerships, knowledge sharing, skill development, etc.). While some very enterprising organizations might come to the City with concepts, typically companies need to be presented with ideas of how they might support and participate in arts and culture activities. Being able to articulate these ideas in the context of corporate goals (i.e., cost savings, social responsibility, employee engagement, and environmental stewardship) will help advance these opportunities further.

- » Create and maintain lists of arts and culture needs and ways corporations can plug in, such as space sharing, renting to arts and culture organizations, residency programs, new partnerships, knowledge sharing, skill development, and volunteering. Equip Economic Development staff with this information and work with civic partners (Alpharetta Business Association, Toastmasters, Rotary Club, etc.) to spread the word.
- » Identify new and existing corporate partners and highlight their involvement to the business community and city at large; spotlighting these businesses can strengthen these relationships.

Provide financial support when feasible for arts and culture projects, programs, and happenings. Funding is a major need for all arts and culture organizations serving Alpharetta. Unfortunately, there is no single easy funding source to meet these needs. Instead, the City and its partners will need to pursue multiple opportunities in parallel:

- » Support arts organizations in building internal capacity so that they can increase fundraising for partner organizations and the Arts Center.
- » Consider a marketing campaign to businesses that promotes the benefits of increasing employee's exposure to creativity (increased employee retention, increased employee morale, increased revenue, etc.) and promoting corporate civic participation.
- » Consider collective marketing efforts to drive awareness of the benefits of giving to partner organizations and other arts organizations by highlighting their stories and contributions to the community. Collectively featuring these initiatives during high-profile giving periods such as Arts and Humanities Month (October), Giving Tuesday, winter holidays, or Georgia Gives Day would be especially impactful.
- » Seek grant funding to support arts and culture in Alpharetta from foundations and government funders, particularly those who have opportunities to build a relationship and multi-year support. Doing so may help leverage these relationships to the entire community and spur other institutional giving.
- » Consider multi-organization public partnerships for catalytic or ambitious projects that would help leverage larger institutional investment in the community, such as placemaking projects or large scale development. This is a key area for Alpharetta's Department of Community Development to provide leadership.
- » Advocate for a small amount of funding from the City's General Fund to start a pilot microgrant program. Piloting this type of program for small arts organizations and/or businesses could start with an initial outlay of just \$10K-\$20K, achieving real impact with a \$500-\$1000 investment per business. Recipients could use these funds for small capacity building, business development projects, or artistic production projects.

FOSTER PARTNERSHIPS RECOMMENDATIONS CONTINUED:

Support pipelines for pre-professional and emerging artists to build careers in the arts. To keep Alpharetta's arts ecosystem thriving and local, the City and its partners need to create visible pathways for students and emerging artists to become involved in the creative community and see viable long-term options in Alpharetta.

- » Encourage involvement in arts and culture infrastructure: include artists, especially students, in the planning and selection of public arts-related events. Consider creating student and/or resident art competitions for City-sponsored designs, such as annual event posters and City-wide collateral.
- » Hold a roundtable discussion with local arts educators and principals to explore ways to facilitate arts engagement with schools. Share City event calendars and potential partnership opportunities with arts educators as far in advance as possible. Provide tickets to or help facilitate field trips to arts programs.
- » Create opportunities for networking and skill building: partner with nonprofit organizations or individual artists to host professional development skills-building workshops for artists. Offer workshops for any open public calls to help local artists understand what they need to consider. Consider providing an online toolkit of resources such as a list of local entrepreneurship business development programs (like SCORE, SBA), and artist development organizations. Local organizations include South Arts, Georgia Lawyers for the Arts, Georgia Council for the Arts, and Art is King. National organizations include Creative Capital, Springboard for the Arts, Center for Cultural Power, Artists U, and The Field.
- » Create specific City-sponsored events or juried exhibitions for students or emerging artists. Reserve exhibition space in City buildings for students. Devote a public or publicly accessible mural space for rotating student artwork such as this program in Deerfield, IL, which annually places artwork on the prominent wall of a private building and also serves as a teaching opportunity for the high school visual arts program.
- » Work with the region's cultural institutions (such as the High Museum, the Alliance Theatre, the Center for Puppetry Arts, and the Atlanta Opera) to have staff or visiting artists present to Art Center students (youth and adult).
- » Develop opportunities for teens exploring career paths, including Teen Nights, a teen volunteer program, or a pre-professional club for kids interested in the arts similar to Aurora Theatre's Teen Nation program.

Identify and form networks for collaboration with civic organizations such as the Alpha Loop Foundation, Arts Alpharetta, and more. Alpharetta has a wealth of capable and interested individuals invested in the strength and vibrancy of their community. Creating structured pathways for collaboration with civic organizations can yield additional bandwidth and community engagement through both staff administration and volunteer bases.

- » Work with City staff and community leaders to explore areas where these organizations can make an impact and provide a value-add to existing City efforts. In addition to opening funding opportunities as mentioned above, this may include cataloging Alpharetta's arts assets and resources, maintaining lists of cultural organizations, etc.
- » Financial support for these organizations is necessary to achieve the desired results, but could alleviate some of the need to allocate additional City staff in the short term.

Serve As a Connector



Facilitate connections between Alpharetta’s wide variety of historic, arts, and cultural organizations. The City of Alpharetta is well poised to leverage its position within the community as a nexus for arts and culture organizations to connect with one another—a commonly stated need during this planning process. By creating channels for connection and cross-pollination amongst the arts and culture community, Alpharetta can help support organizations’ growth capacity, push boundaries, and be more effective at achieving the community’s vision for arts and culture priorities.

RECOMMENDATIONS:

Share opportunities for public arts and culture activities with local artists and arts organizations. Information-sharing is key to connection. Stakeholders in the arts and culture community cited their desire to know more about what one another and the City are doing in this space.

- » Work to ensure that the City distributes RFPs and other calls for collaboration to a diverse audience. Ensure that databases include representatives from all of Alpharetta’s cultural communities and include statements within the calls themselves that encourage participation.
- » Add a portal on the arts and culture area of the City’s website specifically for those working in the space (or, eventually, on the website of the arts umbrella organization the City partners with, as mentioned above) to collect and share calendars of events (as far out into the future as possible), RFPs, calls for artists, appropriate City contact information, and the aforementioned list of arts and culture organizations serving Alpharetta.
- » Send regular communications of arts and culture happenings/opportunities to subscribers. This does not need to be overly designed or cumbersome to produce; there are several readily available communications platforms that can help. The key goal is regular, sustained outreach and information sharing.
 - Content could include City-sponsored events and opportunities, spotlight City arts and culture happenings, and--importantly--community submissions of events, news, RFPs, and other opportunities. Set criteria for inclusion in the newsletter, which would not imply endorsement by the City. See the City of Atlanta Office of Cultural Affairs monthly newsletter as an example.
 - Create a subscriber base by sending an initial issue of the newsletter to organizations and individuals already partnering with the City on arts and culture activities, inviting them to share with their networks. Place a subscribe link on the City’s website, include in staff email signatures, and promote amongst the arts and culture community as appropriate.

Offer conduits for arts and culture organizations to connect with each other, the City, and other businesses who would benefit from proximity to arts and culture activity. Stakeholders across disciplines are yearning for structured opportunities to convene and collaborate. Intentional and inclusive gatherings create opportunities for artists, cultural organizations of all sizes, non-arts community organizations, and commercial interests to connect and converse. These result in important creative synergies, greater organizational support, and provide the aggregate effect needed for the community to advocate for itself.

- » Create regular, intentional convenings such as quarterly information-gathering roundtables, workshops, meet-and-greets or town halls with key City personnel, and simple networking gatherings for the arts and culture community. Having a specific topic or focus for each event can provide structure and generate interest in attendance. For example, workshop topics could include marketing and promotion (a stated need by many stakeholders), approaching real estate and space needs, or how to work with the City on events.

Create a task force for performing arts organizations to connect with each other and the City to help address space constraints, boost programming for theater and dance, and co-promote burgeoning new programs. This task force could eventually turn into a body that can help administer a future performing arts center.



Reflect the Community



Reflect Alpharetta’s cultural backgrounds, interests, and places in all aspects of arts and culture. Although Alpharetta already features enviable arts and cultural resources, residents and other stakeholders noted that resources are not distributed evenly across the full geography of the City. In a similar vein, the community appreciates—and wants more—offerings that reflect distinct cultures, ethnicities, and traditions. These assets can make space feel more vibrant and inclusive by helping to define space and unique neighborhood characteristics, driving economic development, connection to place, and desire to be in Alpharetta.

RECOMMENDATIONS:

Distribute the City’s arts and culture resources across Alpharetta. Expanding Alpharetta’s arts and culture assets and resources more broadly demonstrates the importance of all Alphetans, and provides more and different opportunities to expand offerings and styles. The City should site new public art installations with the intention of including more areas and efforts should be made to identify ways to incorporate other forms of arts and culture across Alpharetta.

- » Consider a more detailed planning effort for each of the identified arts and culture hubs: downtown, North Point, Avalon, and parks. A deliverable for this process could include an interactive map with locations identified for new public art and historical markers; existing and potential venues; and a more detailed inventory of programmed gatherings, lectures, classes, and workshops in these hubs. The study should consider empty commercial spaces, religious or educational institutions, municipal spaces, and non-traditional locations for performances and shows such as building courtyards, empty lots, and unused commercial or light industrial spaces.
- » Encourage arts and culture organizations to consider sites in all hubs for events, performances, and installations and provide greater support for happenings in under-utilized areas.
- » In future capital park projects, work with artists to evaluate opportunities for creating more usable outdoor venues and the needed infrastructure (electricity, shelter, etc.) to support potential events, as well as consult on site design elements that could support public art opportunities.
- » Utilize municipal buildings and City-owned grounds to host performances and exhibitions. The City can couple this with other existing activities like the Street Art Fest or the Paint the Town Plein Art Event to increase interest and draw people into civic buildings. When appropriate, the City can match themes of exhibitions or performances to locations that would amplify the tone of the work on display. For instance, the City could sponsor an art-based exhibition about water or experiences with water at a Watershed Management location. These types of projects tend to be enjoyable for employees who look forward to seeing the work and also to promote civic engagement by bringing people into city buildings to engage in dialogue with one another.

REFLECT THE COMMUNITY RECOMMENDATIONS CONTINUED:

Identify community goals where arts and culture can support greater awareness, efficacy, or engage hard-to-reach audiences. Arts and culture are uniquely suited to raise awareness and address challenges of all types from safety, public health, environmental awareness—even keeping people informed and engaged in an area under construction. Working with artists brings a design-minded approach and a fresh perspective. Examples:

- » Work with socially engaged artists to connect with hard-to-reach segments of the population around specific issues of interest through artistic activations.
- » Increase pedestrian safety through painted crosswalks or artistic wayfinding.
- » Murals on park sidewalks to encourage wellness.
- » Artistic benches or bus stops or kinetic installations that encourage seniors to be more active.
- » Educational art installations or murals alongside municipal projects that teach core principles of conservation, watershed, history, etc.
- » Painted storm drains encourage residents to dispose of waste properly.

Identify “high impact/high reward” locations to invest in art-infused infrastructure, using arts and culture to help define spaces. Incorporating art into infrastructure provides more opportunities for vibrancy and community connectedness, often providing maximum impact without much additional expense. Public art and cultural zones can also create gateways into the City and neighborhoods and help foster a sense of identity. Examples of using arts and culture as “gateway” elements into neighborhoods around Alpharetta and/or major roadway entrances to the City could include:

- » Utilize small-scale art projects to infuse a sense of identity into the arts and culture hubs, and neighborhoods that desire it. This can offer opportunities for local artists to get a “first start” on public art projects.
- » Consider a signature sculptural element that the City could replicate in different hubs and painted to reflect each hub’s individual character (e.g., Cows in Houston).
- » Lean into Alpharetta’s “Music City” identity by integrating artwork with the theme of music or sound.
- » Install musical benches (e.g., Dallas teetertotters).
- » Create temporary installations yearly with the theme of sound or music that highlight Alpharetta’s relationship with music. This could coincide with a currently occurring music festival.
- » Sound or light installations in places where it would enhance vibrancy, especially where public safety is a concern.
- » Murals that highlight local music history.
- » Sculpture that defines space suitable for public performance (i.e., Coopers Alley in Chattanooga).
- » Utilize temporary or ephemeral installations to “try on” art styles, such as a lighting installation on City Hall that changes monthly or quarterly (e.g., Chicago’s Art on the Mart) or installations tied to holidays (e.g., Norcross’ Valentine’s Day hearts).

REFLECT THE COMMUNITY RECOMMENDATIONS CONTINUED:

Create a clear process for cultural groups to host their events at City facilities and use engagement channels to distribute this widely. The City, organizations, and stakeholders agree on a desire to integrate more of Alpharetta's cultures, ethnicities, and traditions into events held in the City. While the City's capacity for producing events is at its current limit, there is opportunity to provide more navigational support for groups seeking to host their own events in Alpharetta. The City needs to define and share these resources and processes.

- » Create an internal working group and consider assembling an outside taskforce to evaluate:
 - The types of ways for groups to participate in events in Alpharetta, including participating in or partnering on existing City-planned or City-sponsored events, producing events with some City resources, or hosting their own wholly produced events on City property.
 - The resources (funding, space, equipment, staffing, etc.) that the City can devote to outside events
 - Any parameters for the content of events that organizations hold on City property or with City support
- » Set clear roles and responsibilities within City departments for the execution of these events and transparent protocols for consideration. At a minimum, create an easily accessible and simple form for organizations to submit, but consider establishing a "concierge" service to provide hands-on assistance.
- » If there are events that the City is seeking to add to its own calendar without increasing its own staff burden, utilize the network of arts and culture organizations and convenings mentioned above to disseminate an RFP for the event production.



Boost Economic Development



Capitalize on Alpharetta’s strong arts and culture opportunities to boost economic development. Arts and culture make good business sense, and support Alpharetta’s role as an economic powerhouse. Investing in the arts and culture industry creates an inviting, innovative environment that can drive economic impact to local complementary businesses such as hospitality, retail, restaurants, and technology. Additionally, when the arts and businesses partner, it increases economic activity. While Alpharetta has a good start on harnessing arts and culture to activate economic development, collaborative and transparent processes will make these efforts much more efficient and impactful. The goal should be to create win-win partnerships for development, businesses, and arts and culture.

HOW DO PRIVATE DEVELOPERS AND OTHER BUSINESSES BENEFIT FROM ARTS & CULTURE?

Arts and culture are big business.

- » The most recent estimates by the Bureau of Economic Analysis and the National Association of State Arts Agencies find that arts and culture generated \$31.5 billion to Georgia’s economy, more than utilities or agriculture and forestry. (Source: National Association of State Arts Organizations)
- » In Georgia, spending by non-profit arts and culture audiences generated a total of \$84.9 million in tax revenues for state and local government. (Source: Arts and Economic Prosperity VI)
- » The average non-profit arts event in Georgia generates direct and indirect related spending per person of \$32.77 for local attendees and \$76.43 for non-local attendees. (Source: Arts and Economic Prosperity VI)

Art attracts workforce talent.

- » From Americans for the Arts 2023 *Americans Speak Out About the Arts* Survey, “Half of people with a college degree (49 percent)—a majority of Millennials (52 percent) and Gen X (54 percent)—say they would strongly consider the arts when deciding where to move for a job.”
- » The same study cites that 79% of Americans believe “Arts and culture is ‘important to their community’s businesses, economy, and local jobs.’”
- » The arts stimulate positive company culture and conversation, foster employee well-being, and inspire a healthier work environment through unique and meaningful experiences for human connection. (Source: *Why Partner With the Arts?* by the pARTnership Movement, Americans for the Arts)

Including the arts in private development increases property values, drives interest in properties, and contributes to placemaking.

- » By thoughtfully curating work that reflects the community and/or location, developers immediately communicate to patrons the “vibe” of a place and increase attachment to a place.
- » Artwork provides a marketing incentive for tenants and customers. Distinctive pieces can generate publicity and make businesses memorable amongst their competitors.
- » Art-based events help cultivate a sense of place and community, particularly in newer developments with stories that are just beginning.

HOW DO PRIVATE DEVELOPERS AND OTHER BUSINESSES BENEFIT FROM ARTS & CULTURE? (CONTINUED)

- » Public art can drive interest in properties. A mural painted along a downtown alleyway in Norcross prompted Social Fox Brewing to choose a specific location and even helped name their business—providing even more connection to the space.

Art can signal that the developer cares about the City.

- » By including work that contributes to the local cultural identity, businesses show that they support and participate in their communities. From the above-referenced Americans for the Arts survey, “67% of Americans say ‘the arts unify our communities regardless of age, race, and ethnicity’ and 62% agree that the arts ‘helps me understand other cultures better.’”

Public art reduces crime. Researchers at the University of Cincinnati found a 28% reduction in violent crime in areas where murals surrounded mixed use development compared to an increase in violent crime City-wide during the same period (2010-2018).

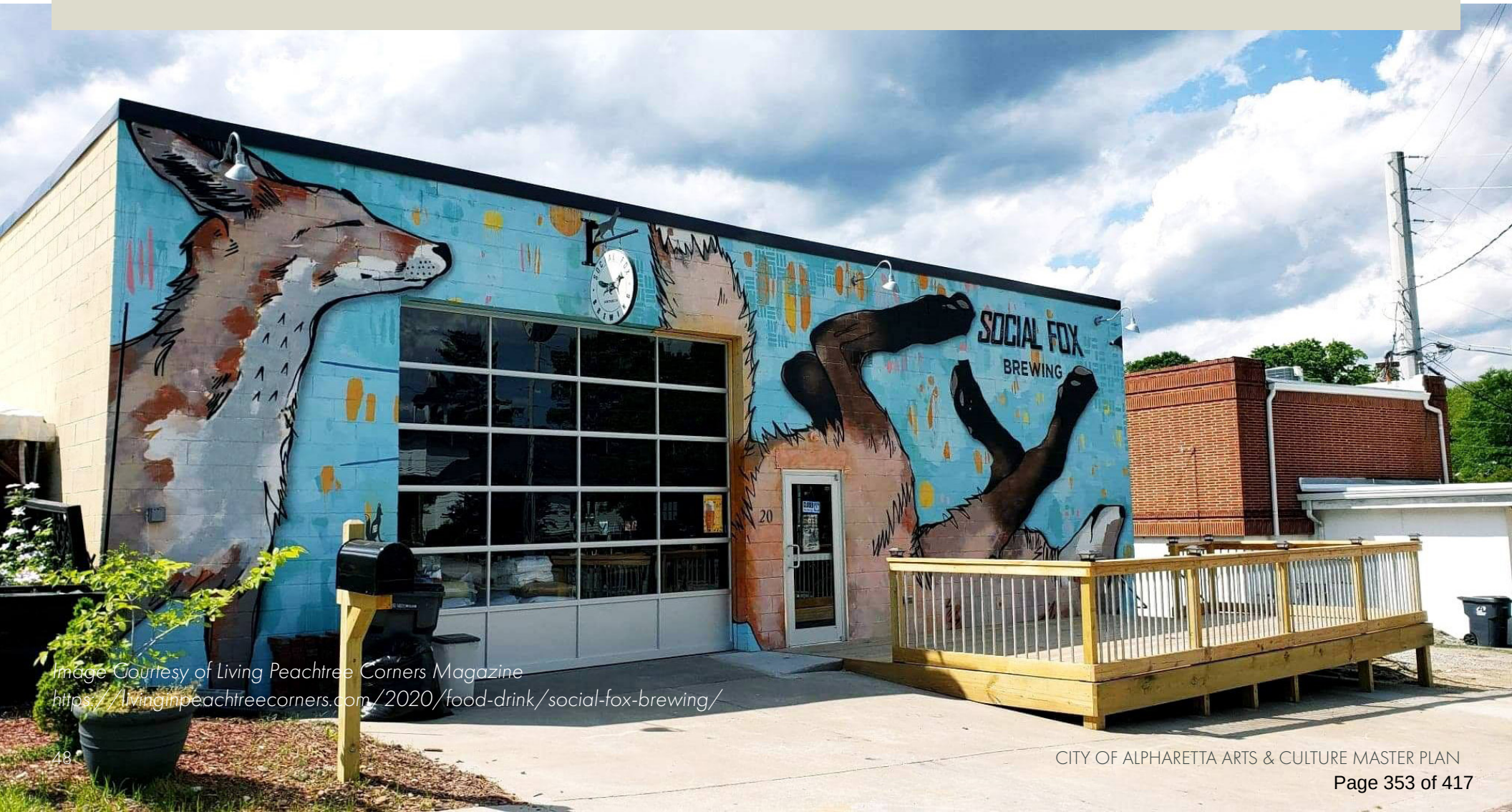


Image Courtesy of Living Peachtree Corners Magazine
<https://livinginpeachtreecorners.com/2020/food-drink/social-fox-brewing/>

BOOST ECONOMIC DEVELOPMENT RECOMMENDATIONS:

Promote arts and culture businesses, programs, and/or events that coincide with City initiatives and placemaking. Attendance at arts events and happenings generates additional spending and more time spent by residents in commercial areas and by non-residents within the community at large. Thus, an investment in boosting arts and culture businesses (galleries, art supply stores, class providers), programs, and events is an investment in the overall economic health of Alpharetta. (See also Strategy #6 Amplify Marketing)

Evaluate opportunities for incentives/tax breaks for artists and art-related businesses. Tax opportunities can incentivize arts-related development and business within the community, building vibrancy and economic growth. Tools to consider include:

- » **Property tax credits** for creating artist workspace or housing. The City can layer these with other real estate incentives, such as Low Income Housing Tax Credits (LIHTC).
- » Creation of **cultural districts** can help with marketing cultural and historical locations in close proximity. With this tool, the City can choose exactly whether the cultural district is simply a marketing or neighborhood designation or whether other incentives are also included. By formally defining a cultural district, the City can include any variety of common incentives to help bring vibrancy to a location through encouraging artists and arts organizations to cluster there. Common incentives include lowered or waived property taxes; waived sales tax for purchase of tickets and art products; reduced or waived costs for artists to occupy space if they commit to a certain time period of occupancy; use of already available tax tools such as LIHTC to develop affordable housing with some set aside for artists; and more. Some communities use these designations to create “open container” zones to attract businesses and visitors, though these can be controversial. The Atlanta Midtown Arts District is an example of a district in which there are no formal government incentives, but local arts organizations and businesses utilize the moniker for marketing purposes and to encourage other business owners to include arts production or artists in residents within their developments. The City can layer these incentives with other existing designations.
- » **Tax Allocation Districts (TADs)** to fund development or redevelopment. This tool is best utilized when paired with a public-private partnership opportunity, and can help develop properties anchored around cultural facilities that include other mixed-use or for hard-to-develop locations that could be suitable for arts work uses. Recently the TAD for the North Point area dissolved because of disappointing returns, but it is still a tool to consider as the market continues to evolve.
- » **Better support for arts businesses and organizations** to take advantage of existing incentives for real estate development and economic development through current or future Alpharetta Economic Development programs.
 - Create a downloadable information sheet (ex., “Development Opportunities for Arts Organizations and Arts-Related Businesses”) on the Economic Development’s website and promote this to the arts and culture community.
 - Have Economic Development and Community Development staff lead an arts community convening or workshop (see Foster Partnerships, page 43) on development and real estate opportunities.
 - Work with other nonprofit partners experienced in working with private landlords to provide artist workspaces to help landlords understand and prepare for working with artists.

BOOST ECONOMIC DEVELOPMENT RECOMMENDATIONS CONTINUED:

Create a tool kit for developers to show how the integration of arts and culture into their projects can boost economic engagement. Property development is often a numbers-driven enterprise with tight margins, and perceived “extras” like public art and other cultural integration often are not priorities. Clearly demonstrating to developers the impact of arts and cultural integration into their projects may help improve and expand these important elements. Including a toolkit as part of the suite of Economic Development materials and planning website can give developers clear direction. A toolkit could include:

- » Statistics showing how the inclusion of arts and culture can boost economic engagement with properties by both tenants and customers
- » Offer examples of different types of successful arts and culture inclusions, such as sculptures, murals, community meeting and maker spaces, interactive art elements, dedicated outdoor performance spaces, etc.
- » An overview of the public art process for private development projects; see Strategy #7-1

City planners should also be proactive in identifying elements of new development and redevelopment projects that could be ripe candidates for inclusion of arts and culture. Consider identifying specific opportunities and proactively reaching out to property owners and developers to gauge their interest in integrating arts and culture opportunities into their projects, even if only in the short term.

- » Identify spaces within growing commercial centers for studios, workspaces, arts retail, and artists-in-residence of all media. A good example of this already occurring is at North Point Mall, where new arts facilities are taking root as part of ongoing plans for redevelopment.
- » Unused commercial and industrial space can be ideal for film production, fabrication, studio space, and other types of arts work.
- » Produce temporary art exhibitions at commercial locations with vacancies to increase vibrancy and encourage interest in the area. This could be a series or a group of pieces by a single artist.

Leverage arts and culture happenings as unique selling points in targeted marketing campaigns to attract tourists seeking cultural experiences. Arts events and vibrant commercial areas are tourism drivers; intentionally including these in tourism marketing campaigns will help cement Alpharetta’s identity in this area. City communications staff should connect regularly with Alpharetta Convention and Visitor Bureau’s staff to understand upcoming promotional campaigns and explore how to plug in Alpharetta’s arts and culture opportunities into the messaging. A simple project is to create and maintain an easily accessible repository of captioned images for ready use by tourism agencies and the media. Consider future surveying at arts and cultural events and performances to understand the audience base and where they are coming from to pinpoint key messages.

STRATEGY 5 Integrate into Operational Processes



Further integrate arts and culture into projects and processes to create clear and transparent protocols. When deployed with strategic purpose in projects, arts and culture can enhance goals for safety, transportation, economic development, connecting with hard-to reach sectors of the community. Considering arts and culture as a lens in major planning efforts from the onset of projects can make them more effective, more cost-efficient, and more impactful. Current capacity may need to expand over time to meet the need for high-quality impact as Alpharetta integrates arts and culture into more priority areas.

RECOMMENDATIONS:

Establish a clear process for private development to incorporate arts and culture in new or redeveloped capital projects. The process for private development projects to contribute to public art is not currently explicit in the City's code. Usually when a developer provides a piece of public art, it is because the City places a condition on the development's recommendation. In this situation, the developer must then work with City staff to create a public art plan, and then go in front of the Cultural Arts Commission for recommendation.

Although this has resulted in an increased amount of public art, the process is imperfect and results are mixed. Requiring an additional approval for development adds time (and uncertainty) to projects, which often represents a hit to the project's financials. Developers also must identify and procure the art themselves. For most developers this is very difficult, as public art is not a typical area of expertise nor are most developers plugged into local and regional artist networks. Because of this, the art that comes out of this process is not always the quality and the type of art the community would like to see. Additionally, because the art comes about as a condition, it starts later in the process—much of the foundational design and programming is already established, and there are few opportunities to really integrate art into the project meaningfully.

In consultation with the City Attorney, Alpharetta should explore developing a better process for adding public art through private development. This new process should reduce the uncertainty around whether a development will be required to provide art, and the City can structure it in a way that results in better quality pieces. The City may wish to explore the following:

- » Rather than requiring art as a condition, consider modifying the code of ordinances to indicate when and where the City requires public art. This provides the development community with a clear expectation from the beginning, and is an opportunity to integrate arts and culture elements into early design work. Two "triggers" for an art requirement could include:
 - **Size/intensity of the project.** Consider requiring art for projects that are above a certain square footage, such as 20,000 square feet.

INTEGRATE INTO OPERATIONAL PROCESSES RECOMMENDATIONS CONTINUED:

Continued. ...

- **Location** (recommended). Consider requiring art in all non-single family projects located in arts and culture hubs identified in this Arts & Culture Master Plan; this would apply to Downtown Alpharetta and North Point, as a private entity manages Avalon and parks have a public process for their capital improvements. The City already has specialized code provisions for Downtown and North Point, so there is precedent for requiring high quality design and an existing framework for requiring special considerations.
- » If a project does “trigger” the public art requirement, consider providing developers with two options for meeting it:
 - **Option 1:** Work with the developer to integrate art into the project at the earliest stage possible. This could include an initial art plan that the City requires as part of a project’s initial submittal package. The process could be similar to how it works now, with the developer working with both City staff and other arts community leaders as advisors in the process.
 - » For this option, consider establishing a point-based system in the code for meeting the public art requirement. For example, public art that is comparatively “easy” to do, such as a mural on the side of the building, may be worth 2 points whereas art integrated into infrastructure may be worth 5 points. The intent would be to provide developers with a menu of options for meeting a total number of art points. The total required could vary as well based on a project’s size and/or location.
 - » Additionally, the City should consider developing a document with clear design guidelines and direction for developers. These guidelines should include recommendations on foot/area ratios, public space amenities and illumination, artist compensation and selection criteria, and project and artwork selection criteria (fabrication, safety, artist vision, and maintenance considerations). This document should also:
 - Identify the City’s specific values or priorities that they would like to amplify through the program; this should include referencing this Arts & Culture Master Plan for Alpharetta’s overall vision and the focus public art types.
 - Clarify duties and responsibilities where more than one committee or board may have jurisdiction over or may advise the art aspect of the project. (what group is doing what, where in the process are there potential for dependencies between committees/boards, etc.)
 - Provide examples of different types of work and what demonstrates high quality. Provide examples of what the City would not approve and include an explanation of why.
 - Share that while the City does not endorse or sponsor use of specific artists or consultants, if more customized advisement is sought, the City could hire public art consultants to support the project.
 - Consider creating a website or webpage linked to both the Arts and Culture and Planning webpages as a portal to host information about this process.
 - **Option 2.** Provide a “fee-in-lieu of” option, similar to how the City offers a fee-in-lieu of option for parking in Downtown Alpharetta. In this scenario, developers could opt out of providing art on their own site and instead pay into a designated City-managed fund. The fund would have stipulations on how/where the City could spend funds to ensure there is a rational “nexus” between the fee a developer is providing and a benefit that the site receives.
 - A designated City-managed fund should cover public art procurement, maintenance, curation, and administration so that the City can use fees flexibly to support both strategic priorities for public art and procurement of public art.

Should the City choose to update its code to require art in certain projects, it is important that the requirements are reasonable. The goal is to not deter or bog down development, but to layer in art as a value add for all parties.

INTEGRATE INTO OPERATIONAL PROCESSES RECOMMENDATIONS CONTINUED:

Integrate arts and culture as part of the standard process for new and updated infrastructure and planning projects. The City should require consideration of arts and cultural in its plans and initiatives. Rather than departments layering it in after projects are planned, including arts and culture from the start signals that it is a municipal priority; yields more integrated, impactful, and often more cost-effective inclusion; and also potentially unlocks budget dollars for arts-related project elements in placemaking.

- » Include arts and culture as a standard element in future comprehensive plan updates.
- » Develop and refine over time a workflow for project types and levels and the inclusion of arts and culture experts to review plans and make suggestions. Depending on the type and complexity of various projects, this may draw from existing City arts staff, a roster of community partners or artists, or a hired consultant. Consider and set standards for types of projects that the Cultural Arts Commission would need to vet.

Plan for the future hiring of an additional staff member to administer arts and culture initiatives and boost engagement within the arts and culture community. Current Recreation, Parks & Cultural Services staff are already producing a vast amount of programming and coordination with other City departments. To achieve the levels of community connection that is desired--and deeper, sustained integration of arts and culture into economic development and City planning processes--the City will need more staff and specific expertise. The City should begin to make plans for the addition of one or more staff members in the years ahead. Eventually, a dedicated arts administrator will also be able to manage funding opportunities and network with regional peers for idea-sharing in project ideas and funding and partnership opportunities. Until there is support and funding to expand in-house staff, there are ways to expand the arts and cultural capacity:

- » Hiring outside consultants to perform some arts administration duties and create workflows and annual calendars; outside consultants are also an excellent option for “one-off” projects that require more technical expertise and/or access to specialized data sources
- » Consider a paid internship program. Interns are well-suited for discrete projects such as the cataloging of existing assets, development of a maintenance plan, etc. Area arts administration programs that could yield candidates include:
 - Augusta University, Certificate, Arts Administration
 - Georgia State University, B.I.S. Arts Administration
 - SCAD, MA Creative Business Leadership

Amplify Marketing



Boost public and private arts and culture activities with cohesive marketing and promotional tools. Community members described a desire to make finding information about available programs, events, and resources easier. In addition, local arts and culture organizations expressed a need for assistance with marketing and promotion. By leveraging all activity across the community, Alpharetta can better market its activities to residents, workers, and those from surrounding communities to enhance economic impact.

RECOMMENDATIONS:

Work with an organization such as the Alpharetta Convention & Visitors Bureau or an arts and culture organization to create an online arts and culture hub with a searchable and contributory calendar of events, with maps, lists of local resources, etc. The public and Alpharetta's arts and cultural organizations desire a go-to resource that shares more in-depth information on arts and culture events, happenings, and sites.

- » Set sights on creating, maintaining, and sharing a comprehensive, searchable calendar of arts and culture events and happenings in Alpharetta. The calendar should be categorized by type and location and ideally offer the ability for users to export events to their personal calendars or subscribe to categories. The calendar should be in an easy-to-find location on the City website and be accessible via QR codes located on information kiosks and bulletin boards. For example, see Roswell365.com.
- » Using the current Public Art Story Map as a starting point, promote interaction with public art, historical sites, and other cultural assets to create a comprehensive, searchable map that people can use to explore and interact with the City's assets virtually, create walking tours, set meeting points, and create educational curricula. People can also use the map for interactive promotions such as scavenger hunts and passport promotions.

AMPLIFY MARKETING RECOMMENDATIONS CONTINUED:

Continue to use the City's existing channels to promote and market the City's own and partnered arts and culture programs and events. Alpharetta's residents are already tuned into the City's existing communications; therefore, the City amplifying and focusing attention on arts and culture should yield more engagement and give Alpharetta's cultural institutions a sought-after boost.

- » Send a regular communication about arts and culture opportunities as described above.
- » Intentionally include less talked-about arts and culture types in marketing, especially theater and dance.
- » Develop and maintain a social media communications calendar for coordinated and differentiated content across various channels. Tell Alpharetta's arts and culture story through the lenses of various stakeholder types: residents, artists, performers, and educators. Incorporate more inclusion of community organizations and resident artists via strategies like partnered posts and takeovers. Consider expanding social media presence to additional platforms to take advantage of the reach to younger adults as patrons and emerging professionals. Creative use of social media is a terrific pathway to involve teenage volunteers and interns.
- » Consider the use of annual (or biannual) themes to connect all types of City's arts and culture offerings with those from the community. These can tie into or complement broader City initiatives or the City can source ideas from the community. Themes can offer built-in opportunities for creative endeavors across all art types and even historical look-backs at how these concepts or ideals shaped in Alpharetta in previous times.

Create an Alpharetta arts and culture marketing toolkit for organizations to employ. Make it easy for organizations to talk about and promote their place within Alpharetta's arts and culture community. Include an easily accessible document with messaging about the City of Alpharetta and its arts and culture vision and identity. Create and maintain a repository of pre-approved, downloadable captioned images to make it turnkey for entities like Economic Development, the Alpharetta Convention and Visitors Bureau, and community organizations to include photos of Alpharetta's arts and culture assets and offerings.



Maintain Character



Utilize arts and culture to maintain Alpharetta's character in the region, while evolving and connecting with its residents. Alpharetta has abundant resources, culturally diverse residents, and unique amenities to offer. By identifying and preserving the character that makes the City unique, Alpharetta can harness what makes it distinctive to drive economic growth and vibrancy.

RECOMMENDATIONS:

Define Alpharetta's arts and culture identity. Creating a more detailed document that defines what Alpharetta's arts and culture identity is—and is not—will equip the City with consistent messaging and provide parameters for planners, developers, artists, culture bearers, and other participants in Alpharetta's arts and culture scene. Although this Arts & Culture Master Plan is a start, there is a need to establish art guidelines, the kinds of art (media, format, style, etc.) accepted and not accepted, and how Alpharetta wants to define local art.

Alpharetta's unique history should be celebrated as a key element of its arts and culture core identity and should be included in the vision and identity documents as well as in marketing toolkits.

- » Ensure that Alpharetta's diverse cultural backgrounds and interests is reflected in all aspects of arts and culture through historic organizations, heritage organizations, and any other culturally specific organization.
- » Consider ways to incorporate historical stories, traditions, and events into new public art, art showcases, or works of performing art.
- » Ensure the City includes historical sites when cataloging arts and cultural assets. Place markers with QR codes at these locations to enable viewing of historical photographs of these locations where possible.
- » Intentionally include members of Chattahoochee Evening Stars Quilt Guild and similar heritage craft groups in meetings to help preserve this part of Alpharetta's history and ensure they are actively part of telling the community's story.

Promote Alpharetta's arts and culture identity locally, regionally, and nationally. Keeping arts and culture in the forefront as Alpharetta grows will help solidify its reputation as a vibrant, diverse City with a small-town feel. The City can achieve this in small and large ways from signaling arts and culture's primacy with its consistent inclusion in City language and images to facilitating connections between businesses and local organizations to amplify the impact of arts and culture. A great starting point is leveraging Alpharetta's strength in music through development and creation of a Music City Plan (see pages 57-59).

MAINTAIN CHARACTER RECOMMENDATIONS CONTINUED:

Create a plan to digitize, maintain, curate, and promote public arts and cultural resources. An essential part of maximizing the City's resources is understanding all of the available assets and how best to deploy them. A comprehensive catalog of public art (current and past, permanent and temporary) and the City's arts and cultural resources, as well as a maintained list of arts and cultural organizations serving Alpharetta will become an essential resource for arts and culture stakeholders as well as a platform for programming and promotion.

Public Art (current and past, permanent and temporary) is a key component of a comprehensive catalog of the City's arts and cultural resources. This catalog should become an essential resource for arts and culture stakeholders as well as a platform for programming and promotion.

- » The catalog should include comprehensive information on each artwork. Ensure that each artwork has informational signage with a QR code linking to its page in the catalog.
- » Create and periodically update a plan for the preventative and ongoing maintenance of all artworks, including ready resources for responsive repair or cleaning and the budget for these activities. An up-to-date catalog also ensures complete insurance coverage. Develop or update policies for acquisition and deaccession. Work with an arts consultant as needed.
- » Consider the creation of a public trust fund for public art that would allow corporations and individuals to make contributions. The trust could be utilized in perpetuity to fund the maintenance and acquisition of public art for Alpharetta.
- » Expand the Public Art Story Map to include a broader collection of arts and culture assets. This can serve as a database for the City and partner organizations the ability to easily reference assets for publicity, make connections with artworks and resources, and create programming such as art walks or interactive activations.

Explore ways to build on the success of the Arts Center. Alpharetta's Art Center is an enviable asset and is already well-utilized with varied programming and classes. The City may need to make some modifications with pricing to sustain growth and remain competitive.

- » Consider a new membership model that would enable more competitive pricing for non-residents
- » Engage with an outside consultant to conduct a study on pricing for residents vs. non-residents as well as work to identify opportunities to expand marketing in and around Alpharetta. Consider a membership model.
- » Internally or with a consultant, consider implementation of a sponsorship program of the Arts Center programming and facilities and a partnership program to connect patrons with promotions or discounts.
- » As part of the push to identify additional locations for arts and culture in under-utilized areas of Alpharetta, consider a satellite location of the Arts Center with different offerings, such as a membership-based maker space and associated classes. In particular, consider expanding arts and cultural opportunities at Preston Ridge Community Center and other facilities on the east side of Alpharetta.
- » Offer extended facility hours for groups seeking to use the Arts Center for lectures and meet-ups.
- » Consider development of a Culture City Pass that bundles an Arts Center membership with other popular City services and programs

Revise and implement the Alpharetta Music City strategy. Development and implementation of this type of model will cultivate a sense of place that enhances Alpharetta's Music City identity and connect businesses who benefit from increased arts activity with local arts organizations to help better coordinate arts activity and economic impact.

MAINTAIN CHARACTER RECOMMENDATIONS CONTINUED:

Address the need for a Performing Arts Facility. A breadth of arts and culture organizations in Alpharetta feel the facilities gap, most notably for the performing arts. The gap is particularly acute for spaces for performance, rehearsal, storage, education, and administration, and is as a key issue limiting the growth of many organizations. The City should engage an outside consultant to conduct a feasibility study to understand the needs of a performing arts facility and make recommendations for an appropriate size, amenities, and possible locations. A study should incorporate references to past studies (such as previous studies conducted by the Alpharetta Convention and Visitors Bureau) and include all City staff, partner organizations, and local businesses. Major considerations will include budget, programming models and potential partnerships with neighboring communities. Creative solutions will be necessary to satisfy the current needs of these organizations while planning for future growth.

- » Establish the aforementioned task force of performing arts organizations and set a regular, sustained meeting schedule with a dedicated City staff liaison. This move is a key signal to these organizations that Alpharetta recognizes the acute needs of this sector and should provoke goodwill and fellow cooperation and innovation.
- » Conduct an audit of existing public and private facilities in Alpharetta that performing arts organizations could be use. Consider non-traditional spaces, space-sharing, and locations in adjacent municipalities.
- » Serve as a facilitator between performing arts organizations and property owners (including other municipalities) as the City explores creative options.

WHAT IS A “MUSIC CITY”?

“Music City” isn’t simply a self description. In short, Music Cities aren’t just places where there is a lot of live music, but areas where active placemaking occurs to enhance the benefits of proximity to the music economy to build vibrancy, economic growth, social benefits, and prosperity across the entire City.

According to IFPI, “A Music City, by its simplest definition, is a place with a vibrant music economy. There is growing recognition among governments and other stakeholders that Music Cities can deliver significant economic, employment, cultural and social benefits.” In their 2020 report *The Mastering of A Music City*, IFPI highlights key elements of a Music City, which include:

- » Artists and musicians
- » A thriving music scene
- » Access to spaces and places
- » A receptive and engaged audience
- » Record labels and other music-related businesses.
- » It is also important to have multi-level government support, a broader City infrastructure conducive to the sector, and music education programs.”

Some examples of Music Cities include large, well-known music centers like Austin, TX and Nashville, TN, but also smaller cities like Denton, TX, and Chattanooga, TN, Olympia, WA and Eau Claire, WI.

WHY SHOULD ALPHARETTA BE A MUSIC CITY?

Alpharetta already enjoys a strong reputation for having great live music. This distinction is a differentiating factor for Alpharetta amongst other North Atlanta Metro cities. By building upon this reputation through planning and placemaking efforts and partnering with the local music community to capitalize on existing assets, all Alpharettans stand to benefit from an enhanced local economy, music tourism, increased access to arts and culture opportunities, job creation, and living in an even more dynamic community.

HOW DOES ALPHARETTA BECOME A MUSIC CITY?

Music Cities vary widely in the strategies that they have pursued to achieve success, so it will be crucial for Alpharetta to identify the plans that best help the City achieve both arts and culture and broader economic and social goals to achieve the best outcomes. Based on field research from reports like *The Mastering of A Music City*, and analysis of feedback from interested parties, the planning team recommends the following strategies:

- » Convene interested parties in an interactive and ongoing process to better understand the policy and social environment affecting the music industry in Alpharetta.
- » Create an advisory board of interested parties that can provide a link between City government and the Alpharetta music community.
- » In partnership with the local music community, identify needed policy goals, possible hurdles, and barriers to access. Consider investment in a music census study or other research to inform policy decisions.
- » Consider establishing a music officer within City government that can address music related concerns in the community and issues and provide recommendations to City council and the mayor's office on policy.
- » Inventory existing music assets and identify assets from which to build and gaps in the music ecosystem. Assets can include: available commercial music work and practice space, live performance venues (number, size and audience served), music education programs, music events and festivals, music businesses located in and nearby Alpharetta, historic music assets, recording facilities, professional and pre-professional music opportunities.
- » Create or update a Music City plan for Alpharetta that not only includes recommendations and goals for increasing economic development, but policy and planning recommendations which support developing a music and musician-friendly environment City-wide.
- » With music community partners and the Alpharetta Convention and Visitor's Bureau, develop a plan for music tourism in Alpharetta.
- » Identify audience and economic development goals specific to cultivating the local music industry. Identify existing programs in economic development and community development that the music community could access more easily, along with the need to tailor information or outreach to attract more music industry participation. Add gaps identified from the music asset inventory to priorities for economic development in Alpharetta.





5

Funding

Funding

There is a variety of innovative ways to fund arts and culture in Alpharetta. Long term, the City should consider providing funding support to a dedicated arts and cultural organization as it provides to other initiatives such as Tech Alpharetta. This sort of dedicated, consistent funding stream would be transformative for arts and culture in the city.

In the short to medium term, staff and partners can generate funding using multiple approaches. The City will need to create a roadmap to allocate these funds in dynamic ways to execute the seven major strategies of this Arts & Culture Master Plan.

FUNDING TYPES

Foundation Grants

Some foundations grant to municipalities, particularly to fund catalytic and cross-sector projects in arts and culture that can benefit communities in multiple ways. Additionally, funding also exists to support historic and cultural preservation for cities like Alpharetta. Cross-sector foundation grants may be appropriate for projects where arts and culture partners with other sectors to achieve broad community goals, such as improved public health or safer walking infrastructure.

Additionally, some Foundation grants may require partnership with local nonprofits, artists, or other cross-sector partnerships. The City may also choose to work with a nonprofit partner such as Arts Alpharetta on grants for other advantages such as simplification of grants management.

Below are some examples of the types of grants available to cities like Alpharetta:

- » **Bloomberg Philanthropies** (Asphalt Art) - Bloomberg provides opportunities for cities to apply for grants to make transportation and pedestrian infrastructure safer through arts improvements.
- » **Project for Public Spaces** (Placemaking Grants for Public Spaces) - Project

for Public Spaces provides grants and technical assistance for placemaking.

Government Grants

Governments provide grants that can help support cultural activities, renovation or acquisition of new arts facilities, or cross-sector collaboration with artists or arts organizations. Increasing grant seeking capacity could help Alpharetta generate new sources of revenue from these opportunities. Federal grants typically provide the largest awards, but also require the most resources for grant management, while smaller county or state grants may be helpful for smaller artistic projects. Alpharetta should consider whether opportunities for grants are appropriate for the amount of time and resources needed for grant seeking and grant management and plan to propose projects accordingly.

- » The **National Endowment for the Arts** and **National Endowment for the Humanities** offer multiple grants to which cities may apply for a wide range of creative purposes.
- » **Georgia Council for the Arts** offers Bridge and Arts Project grants to which cities can apply. These are smaller grants than those made by federal agencies.
- » **Fulton County** provides grants through Contracts for Services to cities, and Alpharetta has successfully won funding previously for arts and culture programs.
- » **South Arts**, the regional arts agency, offers cross-sector arts grants for which municipalities can be eligible if applying in partnership with a nonprofit organization or artist.

Public-Private Partnership

Broadly speaking, public-private partnerships are collaborations between public entities, such as cities and nonprofit organizations with private entities, like non-profit organizations, corporations, and individuals. Public-private partnerships can be structured in many different ways depending on needs to accomplish goals that a jurisdiction cannot achieve alone. Cities can use public-private partnerships for large multi-year projects or catalytic projects that require collaboration with the private sector to achieve needed goals. Other



cities have utilized public-private partnerships to create art, produce public performances and install exhibitions in government buildings. Additionally, they have successfully raised corporate resources to update arts facilities in order to reach city-wide energy conservation goals while combining public, private and nonprofit resources. These actions have resulted in the funding of construction of new arts facilities while matching corporate and public funds to produce public art experiences for the entire community.

Examples of successful public-private partnerships include:

- » Central Atlanta Progress uses a public-private partnership with the City of Atlanta and media companies to fund arts and culture in Downtown Atlanta through revenue-sharing agreements and partnerships with media companies and property owners.
- » Bethlehem, PA redeveloped a 10-acre industrial site into a vibrant dedicated arts site with multiple festivals and events year-round through the establishment of a Tax Increment Financing (TIF) district to fund the project.
- » The City of Minneapolis partnered with Downtown landlords to subsidize rents and fill vacant storefronts with artists and arts businesses to increase vibrancy.

Corporate Sponsorships and Donations

More and more, cities are utilizing corporate donations and corporate sponsorship to achieve public goals while achieving corporate goals for social responsibility and help expose employees to opportunities for creativity. A “Friends of” group could structure sponsorship and donation opportunities around designated initiatives such as capital campaigns, naming rights, or helping to create endowments or trusts that can fund new facilities or ongoing maintenance of public art.

In order to be successful and generate needed revenue, this “Friends of” group would need to develop a compelling statement of need along with a plan for marketing the fundraising campaign to potential donors. Campaigns can also target cultivation of corporate or individual volunteerism and in-kind gifts. Event sponsorship opportunities, such as for festivals or large productions, offer an incentive for more “eyes on the brand” to local businesses, as well as an opportunity to show community participation is a priority.

Funding

Using corporate sponsorships and donations in a public setting could include:

- » Establishing a **public trust** can allow corporations and individuals to donate to trusts that fund acquisition and maintenance of public art such as the City of Suwanee's Public Art Capital Campaign that allows corporations, small businesses, and individuals to be a part of the City's acquisition of new public art for the Town Center Park Expansion Project.
- » A **sponsorship program** of the Arts Center, including naming rights of the building, classrooms and spaces, programming and even equipment.
- » **Buy-a-brick campaigns** to fund capital projects.

Percent-for-Art

Percent-for-Art programs are highly effective in providing a steady opportunity to fund arts and culture within cities. Percent-for-art programs work by utilizing a percentage (typically .1%) of total spending on new capital projects to fund art or to pay into a fund that can pay for public art or other City-produced arts and culture activities.

There are two main types of percent-for art programs: private development percent-for-art programs and public development percent-for-art programs. Programs can be voluntary or mandatory, and may also have a threshold for minimum capital expenditure or exclusions for specific types of capital spending. These program can have flexible structures, and the City could design it to meet specific goals.

- » **Private development percent-for-art programs:** In these programs, private developers participate in contributions to percent-for-art funds whenever they build new developments. Some cities opt for voluntary participation while others, like LA, have made participation mandatory. (Mandatory participation generates more public art for the community. However, communities must take care to ensure that the expenditures for arts and culture do not discourage development.) Many programs also either encourage or require developers to meet with a public art council or to

work with a City-approved public art consultant to ensure that developers understand the benefits both they and the community receive through the program as well have access to expertise to help them choose quality art activations that will complement their development. Clear expectations are vital to help developers and businesses navigate the program.

- » **Public development percent-for-art programs:** Some cities have a percent-for-art requirement for capital outlay projects, usually .1% to 1% is incorporated to pay for public art. These programs are highly effective at generating public art for communities, particularly since it's an opportunity for including public art at the beginning of each project. Public art can be incorporated into the project itself (such as art-infused infrastructure or as an adornment) or the budget allotment can be paid into a fund that pays for public art in other locations if a suitable project for the current capital outlay is not available.
- » This database for model ordinances from other places offers many examples: <https://explore.publicartarchive.org/papd-database>



Fees for Service

Fees for service include any fees generated by offering art-making, art events, or art activities to the public. These include facility rental fees, class tuition, service fees, ticket fees, and any other fees charged for quid-pro-quo exchange of services or goods. Cities like Alpharetta often subsidize these fees from the true market rate to make community resources affordable and equitable, however these fees can provide important sources of regular cashflow.

- » Increasing enrollment, rentals, attendance will increase revenue.
- » COVID-19 impacted service fees and participation for the City of Alpharetta just like most other arts organizations, and the Art Center continues to meet or exceed budgeted goals for fees and participation.
- » Consider offering additional programs or services as demand increases to increase revenue if capacity is available.
- » Through partnership with other arts service organizations, Alpharetta could extend workshops or professional development opportunities to its artist community without having to develop a new curriculum from scratch to meet the need.
- » In addition to budgeted General Funds, grants can help offset program costs from market rates. Soliciting corporate sponsorships can also help offset market rates and further expose corporate employees to more creative offerings in the community.

Funding

Bonds

Bonds are a method commonly utilized to pay for capital projects whereby municipalities sell local bonds to fund project construction.

By including public art, beautification, or art-infused infrastructure in project plans from the very beginning, Alpharetta can use these public funds to pay for art as part of the project. By including art in capital outlays, Alpharetta not only increases the overall amount of art residents have access to, but the City can plan for types of art that will contribute to the goals of the project.

Tax Revenue

Property taxes and sales taxes generate the majority of Alpharetta's tax revenue, with a small amount also generated from Hotel/Motel Tax revenue. Property Tax and Sales Tax revenue goes into the General Fund, which is the primary fund for the City's budget. The 8% Hotel/Motel occupancy tax revenue is split between the City of Alpharetta (37.5%), debt service on the Alpharetta Convention Center (18.75%), and the Alpharetta Convention and Visitors Bureau (43.75%). The City's portion of the revenue is transferred from the Hotel/Motel Tax Fund to the General Fund after satisfying expenditures to ACVB and convention center debt service. Public surveying during this planning process indicated that there could be support for a modest tax increase to support arts and culture in Alpharetta.

TADs

Tax Allocation Districts (TADs), called Tax Increment Financing (TIF) districts in other parts of the country, allow for bonds to be sold that would be repaid utilizing future anticipated tax payments to allow financing of current development projects. This option is popular for vacant, blighted, or mostly unused properties to be redeveloped into future projects. Communities have successfully used this option to redevelop projects for arts and culture that include anchor organizations, which can encourage arts and culture activity in the area. They often require public-private partnership and legislation to designate the

TAD. There are potential downsides if tax revenue shifts significantly from what was anticipated after the state approves a TAD or if communication with the community about the purpose and activities around the TAD project are not seen as transparent. If the North Point TAD returns in the future, this could be a viable funding source for art projects in eastern Alpharetta.

Other Government Programs and Tax Credits

Some government programs allow inclusion of arts and culture projects when utilizing the grant or tax funding for another purpose, or have specific provisions for artists (such as the Low Income Housing Tax Credit (LIHTC)). It is important to be aware of these opportunities if the goal is to be creative in funding future projects for the City of Alpharetta. The City can layer these credits into direct funding or other opportunities that the City chooses to pursue directly to increase the feasibility of the project.





↑ ATHLETIC
FIELDS
↑ POOL
↑ WACKY
WORLD
→ MANSELL
HOUSE

GRAND
PAVILION
DOG PARK
COMMUNITY
CENTER
PEDESTRIAN
TROOMS
:EN LOOP
RED LOOP

6

Action Plans

Immediate Actions (Next 12 Months)

To implement the Arts & Culture Master Plan, the City should begin with tasks that signal immediate momentum to stakeholders, along with key actions that will serve as the foundation for the rest of the plan.

IMMEDIATE ACTIONS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Create an initial schedule for arts and culture convenings. Signal readiness to engage with the arts and culture community by scheduling an initial set of convenings, such as networking opportunities or listening sessions. The City should plan future events based on the group's feedback and interest areas.	Recreation, Parks & Culture staff	Arts and culture organizations, arts educators, arts-related businesses, cultural and historic heritage organizations	Staff Time	N/A	3
Identify a lead arts and culture non-profit group for fundraising. Many key elements of the Master Plan rely on a more robust partnership with an organization with capacity to fundraise. Work with the organization to determine its current and future capacity, identify areas that require more support from the City and/or community partners, and lay the groundwork for increasing staff and resources. Consider working with an outside consultant to develop a strategic plan for the organization's elevated role in the City's future arts ecosystem.	Recreation, Parks & Culture staff, arts and culture non-profit	Outside consultant	Additional funds needed	City of Alpharetta: General Fund; arts and culture non-profit: donations, earned revenue, capacity building grants	2

IMMEDIATE ACTIONS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Define Alpharetta’s arts and culture identity. A clear, articulated identity for Alpharetta’s arts and culture is a foundational step for execution of the Master plan. Establish a project lead and timeline, involving an outside consultant as needed, to create a document defining what Alpharetta’s arts and culture identity is—and is not—to equip the City with essential messaging language and provide parameters for planners, developers, artists, culture bearers, and other participants in Alpharetta’s Arts & Culture scene.	Recreation, Parks & Culture staff and City Communications staff	Alpharetta CVB, Economic Development staff, arts and culture organizations; potential outside consultant	Additional funds needed	General Fund (could be incorporated into normal marketing costs)	7
Create a plan to catalog, maintain, curate, and promote public arts and cultural resources. An essential part of maximizing the City’s resources is understanding all of the available assets and how best to deploy them. Establish a project lead and timeline, involving an outside consultant as needed, to create a plan for the comprehensive documentation of Alpharetta’s public art (current and past, permanent and temporary), the City’s arts and cultural resources, as well as a maintained list of arts and cultural organizations serving Alpharetta. This could also be a project for a summer intern.	Recreation, Parks & Culture Staff	Potential outside consultant	Additional funds needed	General Fund	7

Short Term (1-2 Years)

In 1-2 years, the City should embark on critical planning tasks that will form the foundation of the Master Plan, including forming a performing arts task force, conducting a feasibility study for a Performing Arts Center, establishing clear processes, developing a communications and marketing plan, and exploring opportunities to build on the success of the Arts Center.

SHORT TERM TASKS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Establish a clear process for private development to contribute to arts and culture in Alpharetta. Establish a timeline and assign a project lead to work with the City Attorney. Once finalized, the City should adopt the new process into the code of ordinances (if applicable) and accompanied by a developer toolkit outlining requirements, approval procedures, and guidelines for incorporating art into projects.	Community Development staff	Cultural Arts Commission, Recreation, Parks & Culture staff, arts and culture non-profit	Staff Time	N/A	1, 5
Establish a Performing Arts Task Force. Create a taskforce for performing arts organizations to connect with each other and the City to help address immediate space constraints, boost programming for theater and dance, and co-promote burgeoning new programs. The task force could also become the steering committee for the Performing Arts Center feasibility study. As part of the vetting process, City personnel should meet with neighboring North Fulton jurisdictions to explore the potential for a combined facility.	Recreation, Parks & Culture staff (to start task force)	Performing arts organizations, Community Development staff, Economic Development staff, City of Milton, City of Roswell, City of Johns Creek	Additional funds needed for feasibility study	General Fund	3, 7

SHORT TERM TASKS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Establish process for arts and culture integration in new and updated Public Works projects. With the support of Community Development staff, begin meeting with Public Works staff to determine opportunities for integrating arts and culture early in capital projects. These discussions should identify the types of projects that are candidates for arts and culture components, any proposed projects of this type, identification of a pilot project for integrating arts and culture in the early phases of programming and design, and the identification of a staff person to represent the arts on the pilot project team.	Department of Public Works staff, Community Development staff	Recreation, Parks and Culture staff, Cultural Arts Commission	Staff Time	N/A	5
Create a plan to address communications and marketing needs. Integrated marketing and promotion of arts and culture activities will provide support across this plan's strategies. Create a coordinated plan to streamline the work and avoid duplicating the creation of assets, which include: • Promotional/editorial calendar • Monthly arts and culture email + submission form • Creation of arts and culture online hub (for public and for artists and organizations) • Create promotional toolkits for Economic Development, Alpharetta Convention & Visitors Bureau, use by organizations, etc.	Recreation, Parks & Culture staff	Alpharetta CVB, arts and culture non-profit, Economic Development staff, outside consultant	Additional funds needed	N/A	1, 6

SHORT TERM TASKS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Create a clear process for cultural groups to host their events within the City. Establish a project lead, working group and timeline to evaluate the types of ways for groups to participate in events in Alpharetta, resources that can be devoted to outside events, and any parameters for the content of events that organizations host on City property or with City support. Set clear roles and responsibilities within City departments for the execution of these events and transparent protocols for consideration and create an easily-accessible and simple form for organizations to submit.	Recreation, Parks & Culture staff	Arts and culture organizations	Staff Time	N/A	4
Explore ways to build on the success of the Arts Center. Establish a project lead, working group and timeline to evaluate near- and long-term options for sustaining the growth of the Arts Center, including possible modification of programming, pricing and hours, implementation of a sponsorship program, and a possible satellite location.	Recreation, Parks & Culture staff	Arts and culture organizations	Staff Time	N/A	7
Create pathways for companies to learn more about opportunities to participate in the arts (space sharing, new tenants, residency programs, new partnerships, knowledge sharing, skill development, etc.).	Economic Development staff	Recreation, Parks & Culture staff; businesses	Estimated cost to be determined	N/A	2

Medium Term (2-5 Years)

Medium-term priorities include the addition of a staff member, establishing a clear path for the Performing Arts Center, fully integrating new policies and processes, updating previously existing plans, and deepening marketing and communications.

MEDIUM TERM TASKS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Add a staff member. Hire an additional staff member to administer arts and culture initiatives and boost engagement within the arts and culture community. Consider this role being part of the Economic Development Department to reflect the focus of arts and culture as an economic development tool, and help encourage collaboration with Recreation, Parks, and Culture staff.	City Administration, Economic Development staff	Recreation, Parks & Culture Staff	Salary equivalent to Pay Grade 310	General Fund	5

MEDIUM TERM TASKS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Pursue funding for Performing Arts facility. Assuming the feasibility study supports a Performing Arts Center, it will likely take multiple years to acquire funding and identify a plan for operations. As part of this process, the City should also begin to lay the groundwork by identifying and acquiring a site (as needed), gathering sponsorships, and solidifying partnerships. To secure the most beneficial funding for Alpharetta's taxpayers, the City should also define an ideal sustainable operations plan for the facility, including whether the City or an external operator will manage it, which will then help determine the optimal timeline for forming partnerships to leverage funding opportunities like grants or philanthropic donations during construction.	City Administration, Economic Development (new staff person)	Recreation, Parks & Culture staff, Community Development staff, arts and culture organizations, Performing Arts Task Force	Estimated costs to be determined	General Fund; City Land Donation (if appropriate); Tax Credits; Philanthropy; Corporate Investment; Private Donations; potential bond	7
Participate in update of the City's Parks, Recreation, & Culture Master Plan. The City's master plan for its parks system is due for a 10-year update in 2028. Because parks are one of the four major recommended arts and culture hubs, this process is the ideal opportunity to plan for art in parks in greater detail, with a particular focus on nature-based art and art-based play opportunities for children.	Recreation, Parks & Culture staff	Outside consultant	Estimated costs to be determined	General Fund	4, 5

MEDIUM TERM TASKS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Update LCI Plans for Downtown Alpharetta and North Point Area. The Atlanta Regional Commission (ARC) provides planning funding and technical support to jurisdictions through its Livable Centers Initiative (LCI) program. This program supports the development of multi-modal transportation, smart land use planning, and enhancing quality of life through placemaking. Both Downtown Alpharetta and North Point are already designated LCI areas; when the time comes to update each area's plan, there should be a concerted effort to layer in more detail on how these areas will grow as arts and culture hubs, with specific recommendations for locations for art, preferred types, and potential place-based themes for this art to explore. At a minimum this should include arts and culture asset and resource inventories and opportunity maps for more arts and culture.	Community Development staff	Atlanta Regional Commission (ARC), Recreation, Parks & Culture staff	Estimated costs to be determined; City responsible for 20% match of LCI funds	General Fund	4, 5
Update and implement Music City plan. Fully develop and implement a Music City Model to activate and amplify this key element of Alpharetta's community and economy.	Recreation, Parks & Culture staff or Economic Development staff	Potential outside consultant	Estimated costs to be determined	General Fund	7
Evaluate opportunities for incentives/tax breaks for artists, art-related businesses, and for businesses incorporating arts and culture into their developments.	Economic Development staff	Recreation, Parks and Cultural Services staff	Economic Development Staff Time	N/A	1

MEDIUM TERM TASKS	POTENTIAL LEAD	POTENTIAL PARTNERS	COST	POTENTIAL \$ SOURCE	STRATEGY
Implement partnership and sponsorship programs. Building on partnership with an umbrella organization and deepened connections made through ongoing regular convenings, develop and implement partnership and sponsorship programs with the business and arts and culture communities. The City can use sponsorships raise funds for specific funds, art installations or initiatives, or programs in general, such as the Arts Center.	Economic Development staff (new staff person)	Arts organizations, businesses	Staff Time	N/A	2
Deepen well-integrated marketing programs. The communication and marketing plan developed in the short term should be well-integrated and ready for the next level, including items such as data-driven segmentation, crowd-sourced content and engagement and a mobile app.	Economic Development staff (new staff person)	Alpharetta CVB, arts organizations, Recreation, Parks & Culture staff	TBD	General Fund	6, 7
Support pipelines for pre-professional and emerging artists to build careers in the arts. Lighter lifts to start with include hosting a roundtable discussion with artists and starting juried events for students and emerging artists.	Recreation, Arts & Culture staff	Schools, arts organizations	Staff	N/A	2

Long Term (5+ Years)

By this stage, processes and plans should be fully integrated, and the City should be at the implementation stage for the following:

- » Construction of additional arts and cultural facilities
- » Arts and culture projects identified in LCI Plan updates
- » Arts and culture projects identified in the Parks, Recreation & Culture Master Plan
- » Music City plan

Beyond these capital projects, it is difficult to anticipate the priorities that will be five years into the future. Funding opportunities and priorities in arts and culture can change rapidly and are often vulnerable to political shifts. In five years, this Arts & Culture Master Plan should be updated to include:

- » Additional detail on Alpharetta's arts and culture identity
- » Updated arts and culture focal types, as needed
- » Revised strategies and priorities
- » A report of accomplishments, including an evaluation of the efficacy of these actions and their results
- » An updated action plan, including an assessment/evaluation of tasks done to date and their impacts





STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: September 22, 2025

AGENDA ITEM:

Intergovernmental Agreement: Fulton County Schools for Participation in Community Agricultural Programming

Consideration of approval of an Intergovernmental Agreement between the City of Alpharetta and Fulton County Schools on behalf of Cambridge High School, Alpharetta High School, Milton High School, and Innovation Academy for Community Agricultural Programming and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve an Intergovernmental Agreement between the City of Alpharetta and Fulton County Schools on behalf of Cambridge High School, Alpharetta High School, Milton High School, and Innovation Academy for Community Agricultural Programming and with authorization for the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: THE CURRENT BUDGET FOR THIS PROGRAM WITHIN THE COMMUNITY AGRICULTURE AND SUSTAINABILITY DIVISION IS \$1,680.00 ANNUALLY.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Community Agriculture-School Partnerships/AG-Aretta/10061910 531100 RAG00	\$1,680.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

This City's community agriculture program has partnered with multiple schools in North Fulton since 2018, and in 2023 the partnership was formalized in an IGA. The partnering schools include Cambridge High School, Alpharetta High School, Milton High School, and Innovation Academy. The IGA, attached herein, outlines the program parameters for each school.

Cambridge High School

- In concurrence with the academic school year 2025/26, the City will be the host site for a senior-level educational course at Old Rucker Farm entitled "Agricultural Business" for students enrolled in the Agricultural Track at Cambridge High School. This course will be taught in collaboration with a Fulton County School teacher and can be taught at Old Rucker Farm Monday through Friday.
- The Agricultural Business course will be conducted five (5) days per week for a minimum of seven (7) hours each week. Specific days and times will be worked out between City staff and designated FCS teacher(s) at Cambridge High School based on scheduling availability.

- The City will create and provide a curriculum for the course to include a workbook and textbook for on-farm lessons which will correlate with in-class room topics.
- The course will also feature a sales program known as the "AGaretta Box," which includes the sale of produce and preserved items generated from the harvest cultivated at Old Rucker Farm.
- The city will provide the following supplies needed for on-farm lessons and the sale of AGaretta Boxes:
 - i. Egg Cartons and labels
 - ii. Seed starting equipment (soil, trays, water, lights, greenhouse, etc.)
 - iii. Dehydrator for food preservation (herb drying, etc.)
 - iv. Packaging of "AGaretta Box" (paper/plastic bags, jars, etc.)
 - v. General office supplies
 - vi. Other supplies, as needed and available with the budget set for the program.
- The City will implement rotational plantings to ensure a seasonal harvest for AGaretta Box sales.
- The City will host a website for the AGaretta Box sales and financially manage the program's sales.
- The City will donate fifty percent (50%) of the gross sales generated from the AGaretta Box program to Cambridge High School Agricultural Business students at the end of the academic school year to be utilized as a college or university scholarship.
- City Staff at Old Rucker Farm will collaborate with a designated FCS teacher(s) at Cambridge High School to identify additional engagement, volunteer, work-based learning, and other learning opportunities during the school year including field trips, presentations during City Council meetings, program promotion via an informational booth during the City's Taste of Alpharetta and the Alpharetta Farmer's Market events.

Alpharetta High School

- The City will partner with Alpharetta High School's CTAE culinary program for the preservation of harvested items from Old Rucker Farm into added-value items such as jam, salsa, and pickled goods, as well as the use of the culinary classroom at Alpharetta High School for classes organized and promoted by City, and taught by the education staff at Alpharetta High School.
- The preserved items will become the products sold through the AGaretta Box program.
- The City will provide recipes, ingredients for provided recipes, four-ounce (4 oz) and six-ounce (6 oz) jars, and frozen produce harvested from Old Rucker Farm to Alpharetta High School to produce the jam, salsa, and pickled goods.
- The City will provide labels to be affixed to the jars. The labels shall include the jars' content and state the added-value food product was created by students through the Alpharetta High School culinary program.
- Upon completion of the finished products, the City will pick up the preserved items for labeling.

Milton High School

- The City will partner with Milton High School's Community Based Instruction (CBI) program with activities connected to the City's Community Agriculture Program, planned and executed by the City program staff and the Milton High School CBI teachers.
- The City's Community Agriculture Program staff will provide Milton High School CBI students with plants and seeds for growing year-round in support of the CBI program's class garden.
- City Staff at Old Rucker Farm will collaborate with a designated teacher(s) at Milton High School to identify additional engagement, volunteer, and learning opportunities during the school year including presentations during City Council meetings, program promotion via an informational booth during the City's Taste of Alpharetta and Alpharetta Farmer's Market events.

Innovation Academy

- The City will partner with Innovation Academy for the tracking and study of honeybee travel patterns through the RFID system implemented at the honeybee hives at Old Rucker Farm.

- Innovation Academy students will regularly collect data from the Old Rucker Farm RFID system to analyze and compare the data collected with the information provided via the RFID system implemented at the honeybee hives on campus at Innovation Academy.
- The City agrees to share study findings on the Old Rucker Farm social media platforms.
- Innovation Academy students will conduct additional studies at Old Rucker Farm such as the study and analysis of compost, soil, and/or other areas of interest to the science and biology students.

For all four (4) participating schools, City staff at Old Rucker Farm will collaborate with a designated teacher(s) at each school to identify additional engagement, volunteer, work-based learning programming, and other learning opportunities during the school year, including presentations during City Council meetings, program promotion via an informational booth during the City's Taste of Alpharetta and Farmer's Market events.

This IGA shall be valid for one (1) year, and will automatically renew for three (3) additional one-year terms absent either party's written notification to the other.

ALTERNATIVES:

There is only one alternative to this item:

1. Deny approval of the Intergovernmental Agreement and no longer have the Community Agriculture Program with Fulton County Schools.

ATTACHMENTS:

1. IGA Fulton County Schools for Community Agriculture

CITY OF ALPHARETTA
RECREATION, PARKS & CULTURAL SERVICES
INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") made and effective this _____, day of _____, 2025 (the "Effective Date"), by and between the **City of Alpharetta**, a Georgia municipal corporation, located at 2 Park Plaza, Alpharetta, Georgia 30009 ("City") and Fulton County Schools ("FCS"), by and on behalf of **Cambridge High School, Alpharetta High School, Milton High School, and Innovation Academy**, under the jurisdiction of Fulton County Schools, (together hereinafter referenced as the "Participating Schools") . The City and the Participating Schools are sometimes referred to in this agreement individually as a "Party" or collectively as the "Parties."

WHEREAS, the City's mission is to improve the quality of life for Alpharetta residents through the services, programs, activities, and events offered by the City; and

WHEREAS, community engagement increases the visibility and understanding of local issues and empowers residents to take an active role in the decisions that affect their lives, their cities, and neighborhoods thereby furthering the City's mission; and

WHEREAS, the City recognizes that continued community engagement can be achieved by interacting with the community's younger population through partnering directly with local educational institutions; and

WHEREAS, the Participating Schools located in North Fulton have the shared goal of increasing student engagement in the community and in broadening learning opportunities; and

WHEREAS, the City and the Participating Schools may advance the goals set forth by the Parties through collaboration and partnership in specific City programs and work-based learning programs.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for the other good and valuable consideration, the Parties here to agree as follows:

- I. **PURPOSE.** This Agreement outlines a collaboration arrangement among FCS, the Participating Schools, and City for the purpose of improving the quality of life for Alpharetta residents and increasing student engagement and learning opportunities of the Participating Schools.
- II. **PROVISIONS.** FCS and the Participating Schools agree individually and as follows to the following provisions:

A. ALPHARETTA COMMUNITY AGRICULTURE PROGRAM

Community agriculture is farming or gardening in a shared, public space that benefits the health of the public and develops awareness and education about food and how it is sourced. The City owns land located at 900 Old Rucker Rd, Alpharetta, GA 30004 (Old

CITY OF ALPHARETTA
RECREATION, PARKS & CULTURAL SERVICES
INTERGOVERNMENTAL AGREEMENT

Rucker Farm) and has collaborated with residents and community organizations to realize a community agriculture garden and working farm at Old Rucker Farm to include organically grown vegetables, fruits, and herbs, a native pollinator garden, community garden plots, chickens, apiary, and an outdoor classroom.

FCS and the Participating Schools have the shared goal of increasing student engagement in the community and in broadening learning opportunities and to achieve said goal agree to the following provisions for participation in the City's community agriculture program:

1. CAMBRIDGE HIGH SCHOOL.

- a. In concurrence with the academic school year 2025/26, the City will be the host site for a senior-level educational course at Old Rucker Farm entitled "Agricultural Business" for students enrolled in the Agricultural Track at Cambridge High School. This course will be taught in collaboration with a FCS teacher and can be taught at Old Rucker Farm Monday – Friday.
- b. The Agricultural Business course will be conducted five (5) days per week at a minimum of seven (7) hours each week. Specific days and times will be worked out between City staff and designated FCS teacher(s) at Cambridge High School based on scheduling availability.
- c. The City will create and provide a curriculum for the course to include a workbook and textbook for on-farm lessons which will correlate with in-class room topics.
- d. The course will feature a sales program known as the "AGaretta Box" which includes the sale of produce and preserved items generated from the harvest cultivated at Old Rucker Farm.
- e. The City will provide the following supplies needed for on-farm lessons and the sale of AGaretta Boxes:
 - i. Egg Cartons and labels;
 - ii. Seed starting equipment (soil, trays, water, lights, greenhouse, etc.)
 - iii. Dehydrator for food preservation (herb drying, etc.)
 - iv. Packaging of "AGaretta Box" (paper/plastic bags, jars, etc.)
 - v. General office supplies
 - vi. Other supplies, as needed and available with the budget set for the program.
- f. The City will implement rotational plantings to ensure a seasonal harvest for AGaretta Box sales.

CITY OF ALPHARETTA
RECREATION, PARKS & CULTURAL SERVICES
INTERGOVERNMENTAL AGREEMENT

- g. The City will host a website for the AGaretta Box sales and financially manage the program's online sales.
- h. The City will donate fifty percent (50%) of the proceeds generated from the AGaretta Box program to Cambridge High School Agricultural Business students at the end of the academic school year to be utilized as a college or university scholarship.
- i. City staff at Old Rucker Farm will collaborate with a designated FCS teacher(s) at Cambridge High School to identify additional engagement, volunteer, work-based learning, and other learning opportunities during the school year including field trips, presentations during City Council meetings, program promotion via an informational booth during the City's Taste of Alpharetta and the Alpharetta Farmer's Market events.

2. ALPHARETTA HIGH SCHOOL.

- a. In concurrence with the academic school year 2025/26, the City will partner with Alpharetta High School's CTAE culinary program for the preservation of harvested items from Old Rucker Farm into added-value items such as jam, salsa, and pickled goods, as well as the use of the culinary classroom at Alpharetta High School for classes organized and promoted by City, and taught by the education staff at Alpharetta High School.
- b. The preserved items will become the products sold through the AGaretta Box program.
- c. The City will provide recipes, ingredients for provided recipes, four-ounce (4 oz) and six-ounce (6 oz) jars, and frozen produce harvested from Old Rucker Farm to Alpharetta High School to produce the jam, salsa, and pickled goods.
- d. The City will provide labels to be affixed to the jars. The labels shall include the jars' content and state the added-value food product was created by students through the Alpharetta High School culinary program.
- e. Upon completion of the finished products, the City will pick-up the preserved items for labeling.
- f. City staff at Old Rucker Farm will collaborate with a designated teacher(s) at Alpharetta High School to identify additional engagement, volunteer, and learning opportunities during the school year including presentations during City Council meetings, program promotion via an informational booth during the City's Taste of Alpharetta and Alpharetta Farmer's Market events.

3. MILTON HIGH SCHOOL.

CITY OF ALPHARETTA
RECREATION, PARKS & CULTURAL SERVICES
INTERGOVERNMENTAL AGREEMENT

- a. In concurrence with the academic school year 2025/26, the City will partner with Milton High School's Community Based Instruction (CBI) program with activities connected to the City's Community Agriculture Program, planned and executed by the City program staff and the Milton High School CBI teachers.
- b. City's Community Agriculture Program staff will provide Milton High School CBI students with plants and seeds for growing year-round in support of the CBI program's class garden.
- c. City staff at Old Rucker Farm will collaborate with a designated teacher(s) at Milton High School to identify additional engagement, volunteer, and learning opportunities during the school year including presentations during City Council meetings, program promotion via an informational booth during the City's Taste of Alpharetta and Alpharetta Farmer's Market events.

4. INNOVATION ACADEMY.

- a. In concurrence with the academic school year 2025/26, the City will partner with Innovation Academy, including the tracking and study of honeybee travel patterns through the RFID system implemented at the honeybee hives at Old Rucker Farm.
- b. Innovation Academy students will regularly collect data from the Old Rucker Farm RFID system to analyze and compare the data collected with the information provided via the RFID system implemented at the honeybee hives on campus at Innovation Academy.
- c. The City agrees to share study findings on the Old Rucker Farm social media platforms.
- d. Innovation Academy students will conduct additional studies at Old Rucker Farm such as the study and analysis of compost, soil, and/or other areas of interest to the science and biology students.
- e. City staff at Old Rucker Farm will collaborate with a designated teacher at Innovation Academy to identify additional engagement, volunteer, and learning opportunities during the school year including presentations during City Council meetings, program promotion via an informational booth during the City's Taste of Alpharetta and Farmer's Market events.

B. WORK-BASED LEARNING.

Work-Based Learning (WBL) programs provide hands-on, applicable learning experiences specific to a student's career of interest. Students who qualify for WBL programs may earn

CITY OF ALPHARETTA
RECREATION, PARKS & CULTURAL SERVICES
INTERGOVERNMENTAL AGREEMENT

academic credit towards graduation as part of a student's College and Career pathway as outlined by the Fulton County School Systems.

The Participating Schools may elect to enroll students in a WBL program established by the City under the following provisions:

- a. Students actively enrolled in any of the Participating Schools may apply to participate in a Work-Based Learning (WBL) program facilitated by the City.
- b. Upon acceptance into the program, students will complete career related education activities as defined by the specific goals set forth by the department or division in exchange for academic credit.
- c. Students enrolled in the City's WBL programs will not receive monetary compensation for participation in the program.
- d. WBL programs are subject to the City's Department of Human Resources policies and procedures for said programs.
- e. City programs must incorporate the requirements set forth by the Fulton County Schools WBL program to ensure validity of the program.
- f. City staff will be required to create a structured WBL program detailing the work to be completed by the student and the number of recommended school credits to be awarded.
- g. City staff may not proceed with the WBL program until written approval has been provided by the Department Director and Participating School's designated WBL Coordinator.
- h. Upon approval, City staff may proceed with the completion of the proper documentation required by the Participating School to enact the WBL program.
- i. Upon successful completion of the WBL program, the student shall be given written notice of the academic credit achieved, as required by the Fulton County Schools WBL program.
- j. The City reserves the right to cease any WBL program deemed unsupportive of the City's mission or student's learning.

III. INDEMNIFICATION. Reserved.

IV. TERM AND TERMINATION. This IGA shall commence on _____, 2025, and shall remain in effect until May 29, 2026 (in accordance with the Fulton County School 2025-2026 academic school year). Thirty (30) days notice may be given by either Party to affect a termination or amendment of this IGA, provided that each Party is fulfilling its respective obligations under this IGA. The Parties shall meet annually to review this IGA.

V. MISCELLANEOUS.

- A. Failure of the City or FCS to insist upon strict performance of any term or condition of this agreement shall not be a waiver of any right or remedy the City or FCS may have and shall not be a waiver of any subsequent breach of terms or conditions.

CITY OF ALPHARETTA
RECREATION, PARKS & CULTURAL SERVICES
INTERGOVERNMENTAL AGREEMENT

-
- B. This IGA shall supersede any prior oral or written understanding between the Parties and may not be amended or modified except in writing signed by the Parties. This IGA shall be governed and construed in accordance with the laws of the State of Georgia.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the Parties support the goals and objectives of this Memorandum and have hereunto executed this Agreement on the day and year first above written.

FULTON COUNTY SCHOOL DISTRICT

CITY OF ALPHARETTA, GEORGIA

By: _____

Dr. Mike Looney, Superintendent

By: _____

Jim Gilvin, Mayor

APPROVED AS TO CONTENT:

By: _____

Chris Lagerbloom, City Administrator

APPROVED AS TO FORM:

By: _____

Jennifer McCall, City Attorney



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: September 22, 2025

AGENDA ITEM:

Invitation to Bid 26-003: Pine Shavings

Consideration to approve the award of Invitation to Bid 26-003 to Queen Wood Products for Pine Shavings at the Equestrian Center in an amount totaling \$123,000.00 and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the award of Invitation to Bid 26-003 to Queen Wood Products for a 5 year contract for Wills Park Equestrian Center Pine Shavings and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: THE TOTAL COST IS
\$123,000.00.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Equestrian Center General Supplies 10061500 531100	\$123,000

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

Background:

Per the Georgia Department of Agriculture /GDA Regulate licensed Equine Stables ensuring proper animal treatment and living conditions, which includes rules for bedding. Wills Park Equestrian Center is focused on sanitation, safety, and humane treatment of stabled horses during scheduled events. WPEC requires a minimum of two bales of shavings per stall for a stabled horse.

Shavings are available for purchase from the facility and generate revenue. The current price per bale of shavings charged to stall renters is \$8.00 per bale (revenue) for scheduled equine events. The winning bid below was priced out at \$4.80 per bale plus delivery charges (expense).

The City advertised ITB 26-003 on July 3, 2025 with a due date of July 31, 2025. Two vendors submitted proposals. Proposals were reviewed and graded with Queen Wood Products providing the best cost proposal. Both companies have the capabilities of providing a quality product.

Queen Wood Products was the selected vendor due to the scoring summary.

	Total	B-1 - Schedule of Items
Supplier	/100 pts	/97 pts

Queen Wood Products	97	97 (\$123,000.00)
Greentree Bedding LLC	96	96 (\$124,275.00)

ALTERNATIVES:

Per the Department of Agriculture's Equine by-laws, bedding is to be provided and installed in each stall occupied by a horse; therefore there is no alternative.

ATTACHMENTS:

1. Queen Wood Products Bid Submission-No Forms
2. ITB 26-003 - Pine Shavings - Scoring Summary
3. Contract 26-003_ Queen Wood Products Inc_Pine Shavings



538 MULTITEX STREET
ULMER, SC 29849
(803) 584-4777

WWW.QUEENHORSEBEDDING.COM

QUEEN WOOD PRODUCTS, INC.

July 25, 2025

City of Alpharetta
11915 Wills Road
Alpharetta, GA 30009

To whom it may concern,

I am writing to express my interest in bidding on the shavings contract with the Wills Park Equestrian Center. As the Vice president of sales for the last 15 years, I am confident in our ability to deliver high quality bedding in a timely manner.

Queen Wood Products, Inc. is a shavings manufacturing company based in Ulmer, SC. Established in 1998, the business has grown significantly providing shavings to a number of state and county owned event facilities, feed stores and individuals nationwide. Currently production is approximately 6 million bags annually which is distributed coast to coast.

Our goal is to provide the best quality product with the best customer service, placing emphasis on maintaining and supplying bedding to equestrian facilities. Demonstrating extensive knowledge of the horse show infrastructure, the following equestrian venues utilize our products and services:

Chattahoochee Hills

Georgia International Horse Park

Perry Ga Fairgrounds

We are particularly interested in working with the City of Alpharetta to provide a quality product and appreciate the opportunity to bid on the Wills Park Equestrian Center.

Sincerely,

Keith Lucas
Vice President of Sales Keith@qhbusa.co

REFERENCES

CHARLEY PETREK

Sales and Events Manager
Will Rogers Memorial Center
Fort Worth, TX
Charley.Petrek@fortworthtexas.gov

JONATHAN FISHER

Vice President
OKC Fairgrounds Operations
Oklahoma City, OK
jfisher@okstatefair.com

REBECCA HILL

Facility Manager
Georgia International Horse Park
Conyers, Ga
Rebecca.hill@conyersga.gov

BUSINESS INFORMATION

QUEEN WOOD PRODUCTS, INC

538 MULTITEX STREET

ULMER SC 29849

803.584.4777

Mailing address:

PO BOX 39

ALLENDALE, SC 29810

Primary Contact:

Mr. Keith Lucas /Vice President of Sales

Keith@qhbusa.com

843.949.9314

**City of Alpharetta
ITB 26-003: Pine Shavings
Schedule of Items**

Directions: Bidder should complete the highlighted items.

Item Description	Unit Price	Estimated Quantity*	Extended Price
Bagged Kiln-Dried Pine Shavings	\$4.80	22,500	\$ 108,000.00
Trailer Delivery & Left On-Site	\$1,000	15	\$ 15,000.00
Total			\$ 123,000.00
Bidder's Name:	Queen Wood Products		
Address:	P.O. Box 39 Allendale, SC 29810		
Type Name and Title of Authorized Signer:	Skip Queen- Owner		
Authorized Signer Phone Number:	803-584-4777		
Authorized Signer Email Address:	skip@qhbusa.com		

* The estimated quantities provided is for planning purposes only and does not constitute a purchase obligation. The City reserves the right to place orders based on actual facility needs.

ITB 26-003: Pine Shavings

Scoring Summary

Active Submissions

	Total	B-1 - Schedule of Items
Supplier	/ 100 pts	/ 97 pts
Queen Horse Bedding	97	97 (\$123,000.00)
Greentree Bedding LLC	96	96 (\$124,275.00)

CITY OF ALPHARETTA
STANDARD CONTRACT FOR SERVICES

This Contract for Services (this "*Contract*") for the City of Alpharetta is made and entered into and is effective upon execution (the "*Effective Date*"), by and between **Queen Wood Products, Inc.**, a South Carolina corporation with its principal office located at 538 Multitex Street, Ulmer, SC 29849 (the "*Consultant*") and the **City of Alpharetta**, a municipal corporation of the State of Georgia (the "*City*").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Invitation to Bid 26-003, dated July 3, 2025 (the "*ITB*"), including any addenda thereto, and the Contractor's Submission dated July 25, 2025 (the "*Bid*"), all of which collectively are incorporated herein by reference (collectively, the "*Contract Documents*"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract will govern; provided, however, to the extent any of Consultant's obligations or duties set forth in the ITB exceed the requirements provided within the Bid or this Contract, or the City finds any of the terms set forth in the ITB more desirable, the terms set forth in the Bid will control. Subject to the foregoing, if there is a conflict between the language in the ITB and the Bid, the language in the former will govern.
2. Scope of Services. The Consultant's duties and scope of services are specifically set forth in the ITB (the "*Work*") and, in general, include, but may not be limited to, the on-demand delivery of bagged pine shavings bedding to the Wills Park Equestrian Center. Deliveries must be fulfilled within 24 hours of order placement.
3. Contract Prices. For authorized orders made by the City's Designated Representatives, the City shall pay Contractor in accordance with the firm, fixed prices established in Contractor's Schedule of Items, which is attached hereto and incorporated herein as Exhibit "A." The contract does not guarantee a certain amount of work or annual sum.

This price includes the full development and provision of all deliverables as specified in the ITB and Bid, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Consultant. Payment to sub-contractors and suppliers is the responsibility of the Consultant. The City will not entertain any other payment arrangements.

Invoices must be sent to:

City of Alpharetta
Department of Recreation, Parks & Cultural Services
2 Park Plaza
Alpharetta, GA 30009
Attn: Ruby Flynn

Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Consultant must send an invoice detailing the appropriate charges as currently allowed. Upon receipt of Consultant's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will make payment. Upon receipt of Consultant's final invoice and following final inspection and final acceptance of the Work, the City will make final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five (45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Consultant will provide complete cooperation during any such investigation. For any such renewal term commencing after the first two (2) years of this Contract, rates may be increased by the lesser of

four percent (4%) or the Municipal Cost Index (MCI) (most recent month). Consultant must provide the City with the subsequent rates for any renewal term, if different from the then existing rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent rates are guaranteed for a minimum of twelve (12) months. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City will have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete. Acceptance of final payment will constitute a waiver of all claims against the City by the Consultant except for those claims previously made in writing against the City by the Consultant, pending at the time of final payment, and identified in writing by the Consultant as unsettled at the time of its request for final payment.

4. Commencement of Work; Time for Performance; Project Manager.

- (a) Commencement of Work. The Consultant must not proceed to perform the Work until on or after contract execution and receipt of the Notice to Proceed.
- (b) Time for Performance. From receipt of the Notice to Proceed, the Consultant shall perform the Work in accordance with the project schedule mutually agreed to by the parties prior to the commencement of Work until completion. The Consultant shall fully perform and complete the Work.
- (c) Time is of the Essence. All limitations of time set forth in this Contract are of the essence. The foregoing notwithstanding, Consultant shall not have liability for or be deemed in breach of this Contract because of delays caused by natural disasters, adverse weather, civil insurrection, or by a shelter-in-place or other city, state, or nation-wide "shut-down" order due to civil insurrection or a pandemic event.

5. Term and Termination. The term of this Contract is five (5) years, to begin as of the Effective Date and subject to the below. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party must give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 13 (*Notices*). The Contract may also be terminated prior to term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Consultant. In the event of such termination, the Consultant will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Consultant's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Consultant in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Consultant prior to such date will survive termination of this Contract.

As required by O.C.G.A. § 36-60-13, this Contract will automatically and absolutely terminate without further obligation on the City on the last day of its fiscal year, each year of the term of this Contract, and furthermore, this Contract shall automatically renew on the first day of its fiscal year, each year of the term of this Contract, unless written notice is given by the City of its intent to terminate the Agreement at least sixty (60) days prior to the last day of any given fiscal year. Title to any supplies, materials, equipment, or other personal property shall remain in Consultant until fully paid for by the City (if any such transfer of title is applicable to this Contract).

6. Representations and Warranties. Consultant represents and warrants that:
- (a) Consultant has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services will be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature;
 - (b) Consultant will comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services will comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City;
 - (c) Consultant will perform its obligations hereunder in a good, professional and workman-like manner and in strict accordance with City's specifications and the terms of this Contract;
 - (d) All services performed by the Consultant under this Contract will be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Consultant's profession or trade currently practicing in the same locality under similar conditions; and
 - (e) Consultant, in the performance of its duties under this Contract, including, but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, will owe its primary duty of loyalty to the City.
7. Licenses, Registrations, Certifications and Permits. The Consultant will be responsible for obtaining and keeping in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Consultant represents to the City that the Consultant and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Consultant will supply copies of any such licenses, certifications or permits to the City upon request.
8. Insurance.
- (a) Insurance Generally. Consultant must obtain and must continuously keep during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:
 - i. Statutory Worker's Compensation and Employers Liability Insurance in the minimum amount of Five Hundred Thousand Dollars (\$500,000) or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law. If Consultant is self-insured, Consultant must additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Consultant qualifies to pay its own workers' compensation claims.
 - ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars (\$1,000,000) per occurrence and in the aggregate. The policy must apply to all premises and all operations of the Consultant. The policy must include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy must contain a severability of interests' provision. Coverage must be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.
 - iii. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury of not less than One Million Dollars (\$1,000,000) per occurrence and

property damage of not less than One Hundred Thousand Dollars (\$100,000) per occurrence with respect to each of the Consultant's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy must have a severability of interests' provision. Such insurance coverage must extend to all of Consultant's subcontractors. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage must include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

- iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars (\$1,000,000) per occurrence and in the aggregate. Such policy must supply the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents as additional insured parties.

(b) Requirements of Insurance.

- i. Insurance must be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance must be continuously kept covering all liability, claims, demands, and other obligations assumed by the Consultant.
- ii. No policy of insurance will contain any exclusion for bodily injury or property damage arising from completed operations.
- iii. Every policy of insurance must provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.
- iv. Proof of required insurance must be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.
- v. Consultant will ensure that any and all policies of insurance procured hereunder will provide for a waiver of subrogation against the City, and Consultant waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

- (c) Failure to Obtain or Maintain Insurance. The Consultant's failure to obtain and continuously maintain policies of insurance in accordance with this Section and its subsections will not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Consultant arising from performance or non-performance of this Contract. Failure on the part of the Consultant to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits will constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

- (d) Insurance Certificates. Consultant must provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to commencement of the Work, Consultant must submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections must be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

- (e) Other Insurance. Consultant must maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

9. Indemnification. Consultant will, to the fullest extent permitted by law, indemnify and hold

harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, provided that this indemnity obligation shall only apply to the extent Claims are caused by or result from the negligence, recklessness, or intentionally wrongful conduct of the Consultant or other persons employed or utilized by the Consultant in the performance of this Contract. Nothing in this Section or this Contract will be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

10. Subcontractors and Consultant Personnel.

- (a) No Subcontractors. No subcontractor or consultant will be retained by Consultant to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the RFP.
- (b) Subcontractor Requirements. Administration of any approved subcontractor will be the Consultant's responsibility and all subcontracts must require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Consultant by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions will be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.
- (c) Key Staff. Where Consultant has specifically identified certain personnel in the RFP for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Consultant will assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the RFP. Consultant agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:
 - (i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;
 - (ii) Disciplinary reasons;
 - (iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or
 - (iv) At the request of the member of Key Staff.

In the event Consultant permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Consultant will provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a vacancy in the position of any member of Key Staff, Consultant agrees to cooperate with the City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City will have the right, utilizing an objective standard based on current and past performance of the subject Work, to require Consultant to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Consultant. Consultant agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

11. Independent Contractor. The Consultant will always be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Consultant will have no authority to contract for or bind City in any manner. Consultant will have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding any other provision(s) of this Contract to the contrary, no employee or subcontractor of Consultant will be considered an "employee" of the City during the performance of this Contract (the term "employee" will have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).
12. Conflict of Interest. The Consultant represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person (including any member of such person's immediate family), having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Consultant to provide products and services to the City. This provision will not apply to legal campaign contributions, provided that such contributions have been disclosed in Consultant's response to the City's RFP.
13. Notices. All contractual notices and communications under this Contract will be considered sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:
 - (a) If to the Consultant, at the following address:

Queen Wood Products, Inc.
PO Box 39
Allendale, SC 29810
Attention: Skip Queen
 - (b) If to the City, at the following address:

City of Alpharetta
Department of Recreation, Parks & Cultural Services
2 Park Plaza
Alpharetta, GA 30009
Attention: Morgan Rodgers
 - (c) With a copy to:

Alpharetta City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

For the purposes of this Contract, the effective date of notice will be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

14. Public Records. Consultant understands that in accordance with O.C.G.A. § 50-18-70, *et seq.*, the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law, and agrees to allow access by the City to all documents subject to disclosure under applicable law. Consultant's willful failure or refusal to comply with the provisions of this Section will result in the immediate termination of this Contract by the City. Further, Consultant agrees to keep all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein will limit the Consultant's or the City's right to defend against disclosure of records alleged to be public.
15. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City will not enter into a contract for the “physical performance of services” (as defined in O.C.G.A. § 13-10-90) unless the Consultant registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Consultant will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

- i. Pursuant to O.C.G.A. § 13-10-91, Consultant represents, warrants, acknowledges, and/or agrees that:

The Consultant has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors will not enter into any contract with the Consultant for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors will not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

- ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is “E-Verify” ([https://e-verify.uscis.gov/enroll/StartPage.aspx?\[S=YES\]](https://e-verify.uscis.gov/enroll/StartPage.aspx?[S=YES])) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

- i. Consultant, if providing the physical performance of services under this contract, will comply with the requirements of O.C.G.A. § 13-10-91.
- ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Consultant employs or contracts with a subcontractor in connection with the covered contract, the Consultant will secure from such subcontractor attestation of the subcontractor’s compliance with O.C.G.A. § 13-10-91 by the subcontractor’s execution of the subcontractor affidavit, the form of which is included in Appendix B of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit will become a part of the Consultant/subcontractor agreement. Further, it will be the duty of the Consultant to submit copies of all affidavits, drivers’ licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.
- iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Consultant employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor’s compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor’s execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit will become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor will forward notice to the Consultant of the receipt, within five (5) business days of receipt, of such affidavit. Further, it will be the duty of any sub-subcontractor to forward notice

of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor will also forward, within five (5) business days of receipt, a copy of such notice to the Consultant.

- iv. In lieu of the affidavit required by this Section, if Consultant, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party will instead provide a copy of his or her state issued driver's license or state issued identification card.
- (c) The Consultant must comply with all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.
- (d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.

16. Miscellaneous.

- (a) Compliance with Laws; No Discrimination. The Consultant, including any approved subcontractors, must, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Consultant will not discriminate against any person on the basis of race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas and will further ensure that Consultant's agents and/or subcontractors comply with same. Further, Consultant, its agents and subcontractors must affirmatively comply with all applicable provisions of federal, state and local equal employment laws and will not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.
- (b) Governing Law. This Contract is executed and will be performed in the State of Georgia, and this Contract will be construed and enforced per the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract will lie in the appropriate court of Fulton County, Georgia.
- (c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.
- (d) Electronic Signature. This Contract may be executed by electronic signature, and such signature will have the same validity and effect as a signature affixed by hand and will constitute an original for all purposes.
- (e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision will be severed from this Contract and will not affect the validity or enforceability of the remainder of this Contract.

- (f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.
- (g) Persons Bound. This Contract will be binding upon and will inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Consultant without the prior written consent of the City.
- (h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.
- (i) Waiver. The City's failure or forbearance to enforce any term hereof will not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof will not operate or be construed as a waiver of any subsequent breaches of the same or any other term.
- (j) Arbitration. Any dispute arising out of this Contract will, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.
- (k) Additional Terms of Consultant. The City will not be bound by any terms and conditions included in any Consultant invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.
- (l) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract will not apply a presumption that the provisions hereof will be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.
- (m) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or will create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or sub-contractor of the Consultant. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.
- (n) No Waiver of Governmental Immunity. Nothing in this Contract will be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.
- (o) Publicity Provision. Consultant will not use any trademarks, service marks, or logos of the City without the City's express prior written consent. Consultant will not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.
- (p) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Consultant's warranty of products and

Contract: Pine Shavings
Contract No.: 26-003

labor and the indemnification provisions contained herein, will survive the expiration or termination of this Contract, regardless of the reason for such termination.

(signature page follows)

Contract: Pine Shavings
Contract No.: 26-003

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to substance:

Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

City Attorney

QUEEN WOOD PRODUCTS, INC.

By: _____
Skip Queen, Owner

Attest:

By: _____
Marlene Henderson, Office Manager

Date: _____

EXHIBIT "A"

City of Alpharetta
ITB 26-003: Pine Shavings
Schedule of Items

Directions: Bidder should complete the highlighted items.

Item Description	Unit Price	Estimated Quantity*	Extended Price
Bagged Kiln-Dried Pine Shavings	\$4.80	22,500	\$ 108,000.00
Trailer Delivery & Left On-Site	\$1,000	15	\$ 15,000.00
Total			\$ 123,000.00
Bidder's Name:	Queen Wood Products		
Address:	P.O. Box 39 Allendale, SC 29810		
Type Name and Title of Authorized Signer:	Skip Queen- Owner		
Authorized Signer Phone Number:	803-584-4777		
Authorized Signer Email Address:	skip@qhbusa.com		

* The estimated quantities provided is for planning purposes only and does not constitute a purchase obligation. The City reserves the right to place orders based on actual facility needs.



STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Meeting Date: September 22, 2025

AGENDA ITEM:

Resolution: Development Impact Fee Advisory Committee Appointments

Consideration of adoption of a resolution approving appointments for a Development Impact Fee Advisory Committee as part of the City's Impact Fee Program Update and authorize the Mayor to sign all necessary documents.

STAFF RECOMMENDATION:

Adopt a resolution approving appointments for a Development Impact Fee Advisory Committee as part of the City's Impact Fee Program Update and authorize the Mayor to sign all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

As part of the State's current Development Impact Fee Act, a municipality that is either adopting an impact fee program or is updating and established program shall establish a 5 to 10-member Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Development Impact Fee Advisory Committee serves in an advisory capacity to assist and advise the governing body of the City with regard to the adoption of a development impact fee ordinance, once established or updated. Since the committee is structured in an advisory capacity, no action of the committee shall be considered a necessary prerequisite for municipal action in regard to adoption of such an ordinance.

Staff requests the following appointments to be made for the City's Development Impact Fee Advisory Committee, such that the State's definition and requirements for committee compositions are met:

1. Morgan Smith, Development Authority Member
2. Jake Meek, Toll Brothers
3. Mike Smith, Providence Group
4. Paul Corley, Empire Homes
5. Dennis Mitchell, Planning Commission, Resident
6. Vikram Mehra, Hines
7. David Chatham, Development Authority Member

ALTERNATIVES:

Do not approve the suggested appointments for a Development Impact Fee Advisory Committee or add to the proposed list of appointments.

ATTACHMENTS:

1. Resolution Development Impact Fee Committee



**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF
ALPHARETTA, GEORGIA APPOINTING SEVEN MEMBERS OF THE
CITY'S DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE**

WHEREAS, pursuant to O.C.G.A. Section 36-71-1 et seq., a municipality that is either adopting an impact fee program or is updating and established program shall establish a five to ten member Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance; and

WHEREAS, the City's Development Impact Fee Advisory Committee will serve in an advisory capacity to assist and advise the governing body of the City with regard to the adoption of a new or updated development impact fee ordinance; and

WHEREAS, the Director of Community Development, Kathi Cook, has identified seven local professionals who would best serve the City by being appointed to the City's Development Impact Fee Advisory Committee.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- Morgan Smith, Jake Meek, Mike Smith, Paul Corley, Dennis Mitchell, Vikram Mehra, and David Chatham are hereby appointed to serve as a member of the Development Impact Fee Advisory Committee until such time as their successor is appointed, they are otherwise removed, or the committee is no longer necessary.

SO RESOLVED this 22nd day of September 2025.

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 Douglas J. DeRito

Council Member John Hipes

Council Member Fergal M. Brady

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

*At the time this resolution was considered and adopted, Post 2 of the City Council was vacant.