City Council Meeting
OCTOBER 2, 2017

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Recognition of Community Relief Efforts for Hurricane Harvey and Hurricane Irma

B. Presentation to the American Legion Post 201

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 09/25/2017 and Special Called Meeting of 9/18/2017)

VI. PUBLIC HEARING

A. PH-17-27: Edward Andrews Homes/Detention Pond Wall
(NOTE: This item was tabled at the 9/18/17 Council Meeting and must be removed from the table before discussion)
Consideration of a request to change previous conditions of zoning for the purpose of changing the finishing material on a detention pond wall. The property is located on the north side of Thompson Street, just west of Park Street and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.

VII. WORKSHOP

A. SWAT Armored Rescue Vehicle and two (2) tactical robots.

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT

Called City Council Meeting
SEPTEMBER 18, 2017

ALPHARETTA CITY
HALL COUNCIL
CHAMBERS
2 PARK PLAZA
11:30 AM

I. CALL TO ORDER

- ***Mayor Pro Tem Owens called the meeting to order at 11:30 a.m.***

II. ROLL CALL

- Council Members
  - Mayor David Belle Isle (absent)
  - Chris Owens (Mayor Pro Tem)
  - Jason Binder
  - Jim Gilvin
  - Mike Kennedy
  - Dan Merkel
  - Donald Mitchell
- Staff
  - Bob Regus, City Administrator
  - Coty Thigpen, City Clerk
  - Sam Thomas, City Attorney
  - James Drinkard, Asst. City Administrator
  - Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. PUBLIC HEARING

A. Public Hearing on the Fiscal Year 2018 Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item
- The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2018 Millage Rate Levy.
- The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.
- Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.
- Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.

- The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding $35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.
- The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a $40,000 homestead exemption that saves our homeowners over $2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The City's homestead exemption is the highest in Georgia.

Public Comment

None

V. ADJOURNMENT

❖ ***Mayor Pro Tem Owens adjourned the meeting at 11:35 a.m.***

City Council Meeting
September 25, 2017

PUBLISHED: TUESDAY, SEPTEMBER 26, 2017
PUBLISHED BY: COTY THIGPEN
OFFICE OF THE CITY CLERK
WWW.ALPHARETTA.GA.US

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in ***summary*** *form.* ***This*** *is* ***not an official record*** *of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

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I. CALL TO ORDER

- *Mayor Belle Isle called the meeting to order at 6:29 p.m.*

II. ROLL CALL

- Council Members
  - Mayor David Belle Isle
  - Chris Owens (Mayor Pro Tem)
  - Jason Binder
  - Jim Gilvin
  - Mike Kennedy
  - Dan Merkel
  - Donald Mitchell
- Staff
  - Bob Regus, City Administrator
  - Coty Thigpen, City Clerk
  - Sam Thomas, City Attorney
  - James Drinkard, Asst. City Administrator
  - Kathi Cook, Director of Community Development
  - Tom Harris, Director of Finance
  - Peter Sewczwicz, Director of Public Works

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. CALEA Reaccreditation Award

B. Service Award - Lt. Robert Heath - 30 years

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 09-18-2017)

❖ *Council Member Merkel offered a motion to approve the Consent Agenda*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 7-0*

VI. PUBLIC HEARING

A. Public Hearing on the Fiscal Year 2018 Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2018 Millage Rate Levy.
- The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.
- Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.
- Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.
- The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding $35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.
- The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a $40,000 homestead exemption that saves our homeowners over $2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The City's homestead exemption is the highest in Georgia.

- Tonight's meeting is the last of three public hearings on the FY 2018 Millage Rate Levy with the schedule as follows:

  September 18, 2017 (11:30 a.m.)

  - Public Hearing

  September 18, 2017 (6:30 p.m.)

  - Public Hearing
  - City Council Meeting

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- Millage Rate Ordinance (1st reading)

September 25, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (2nd reading)

Public Comment

None

B. CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was heard at the June 1, 2017 Planning Commission meeting. Several residents spoke in opposition to and in favor of the request, with concerns over density, traffic, townhomes and tree protection. After discussion, the Planning Commission recommended to deny the item. The applicant revised the site plan to remove all townhome product. The item was heard at the August 3, 2017 Planning Commission meeting where the Planning Commission recommended to table the item due to a number of unresolved issues with the site plan. The applicant revised the site plan to address concerns over open space and buffers. The item was heard at the September 7, 2017 Planning Commission meeting where the Planning Commission recommended to approve subject to conditions. Vote (7-0)

- Staff recommends approval of CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street request for comprehensive land use plan amendment and rezoning, subject to the following conditions:

1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.
5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 8/29/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum

depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4- sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.

9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House.
13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.
15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) and front landscape area. Benches and a public art pedestal shall be approved by Staff.
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park- like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.
30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 8/16/2017. The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. Applicant's site plan shall include a central tree save area of a minimum 7,500 SF (similar to previous tree save area). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.

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32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.
39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.

- The applicant, Taylor Morrison, is requesting to rezone approximately 10.87 acres from R-15 (Dwelling, 'For- Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes. An additional rezoning of approximately 0.84 acres from R-15 to DT-LW (Downtown Live-Work) is requested to allow the historic Lewis-Manning House to be restored and used as an office. A change to the Comprehensive Land Use Plan designation of the Lewis Manning House property is requested from 'Downtown Residential Density' to 'Mixed Use Live Work', as well as a change to the designation of 2 parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street.

- The submitted request, if approved, will allow Taylor Morrison to construct 58 'For-Sale' single-family detached units on 11.71 acres with a residential density of 4.95 dwelling units per acre. In addition, the applicant proposes to save and restore the Lewis-Manning House and to use it as an office. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and 136 Manning Drive.

- The property consists of three (3) parcels of land, including two (2) single-family detached homes and a small vacant residential lot. The subject property and surrounding properties are zoned R-15 to the east, R- 12 to the north, C-1 and O-I to the west and O-I and R-15 to the south. The Manning Drive subdivision is adjacent to the east, Manning's Ridge to the north, North Main Street commercial and office properties to the west and Alpharetta First United Methodist Church to the south. The proposed residential use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'. The applicant proposes a comprehensive land use plan amendment to allow the Lewis-Manning House to be used as an office, as well as an amendment to two (2) parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'.

- The Lewis-Manning House was built in 1895 for Col. Tom Lewis and later sold to the Manning Family in 1905. The 2-story home was designed in the Queen Anne style. The applicant proposes to save and restore the home and to use it as a professional office. This request is similar to the East of Main development, where the Ben Manning House was saved, restored and approved for use as a professional office.

- Residential densities vary in the Downtown, as shown in the table below. The applicant's proposed density of 4.95 dwelling units per acre is lower than many other recent approvals in the Downtown. The surrounding neighborhoods of Manning Drive and Manning's Ridge have residential densities between 1.5 and 2.0 dwelling units per acre. However, the nearest approval is Lehigh Homes at 2.9 units per acre.

- The applicant submitted a revised site plan depicting all single-family detached product. Previous plans showed both townhome and detached product. The revised site plan depicts 58 single-family detached homes on 11.71 acres. Homes are proposed to be three (3) stories or 35' and are oriented to Cumming Street and Manning Drive. Homes are depicted backing up to the Manning Drive properties at a ratio of two (2) proposed single-family lots to one (1) existing lot in Manning Drive subdivision. The single-family

detached lot sizes are reflecting in the Site Data table as being a minimum of 2,500 square feet.

- One (1) project driveway is depicted on Cumming Street. The applicant's original site plan depicted access from Manning Drive, which is consistent with the principles of transportation planning. However, the applicant made a decision to move the project access to Cumming Street due to a significant amount of concern voiced by the Manning Drive subdivision over possible negative impacts to their neighborhood. Access to the Lewis-Manning House and associated parking is proposed through the project driveway on Cumming Street.

- 35 on-street guest parking spaces are depicted at various locations throughout the development, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. The Lewis-Manning House will be served by six (6) parking spaces at the rear of the structure and six (6) on-street parking spaces along Cumming Street, which meets the Downtown Code requirement of three (3) parking spaces per 1,000 square feet for office use. A 12' multi-use trail (sidewalk) is proposed along Cumming Street and a six-foot (6') sidewalk is proposed on Manning Drive. A minimum 15' landscape buffer is depicted along the east and west sides of the property, adjacent to existing single-family lots on Manning Drive and existing businesses along North Main Street. Building setbacks as proposed meet the requirements of the DT-R district. Minimum building setbacks are shown as follows:

    - Cumming Street & Manning Drive – 10'
    - Front – 10'
    - Side – 0'
    - Rear – 3'/10'

- The applicant's site plan depicts 1.23 acres of amenity space and 1.71 acres of civic space. A five-foot (5') sidewalk runs through the property, providing a connection to the north end of the site adjacent to the stream. A 20' public access easement and mulch path is depicted along the stream. A linear park is depicted along Cumming Street and includes a 12' concrete multi-use trail. Additional pocket parks are depicted at other locations within the development, with some including tree save areas.

- The Alpharetta Downtown Code requires a minimum 10% civic space and 10% amenity space. UDC Subsection 3.2.4(I) considers a site's open space requirements to be completely satisfied when a development incorporates a historic building. The Lewis-Manning House (40 Cumming Street) is on the City's Historic Resources Inventory List and the developer will make necessary improvements to allow for human habitation of the structure. A legal agreement will be required guaranteeing the maintenance of the building through the established HOA.

- There are several trees on the subject property identified as specimen quality, consisting mainly of Hardwoods (Oak, Poplar, Sweet Gum, Maple and Dogwood) and Pines. Staff had concerns with the applicant's initial site plan, which did not save many specimen trees. The applicant revised the site plan to incorporate additional tree save areas, including around the Lewis-Manning House and at the north end of the property. A central tree save area depicted on previous site plans has been removed. Having an internal tree save area is an important consideration for this site and should be required. The Arborist stated that additional trees should be saved, such as a large grouping of trees on the eastern side of the site near the existing residential. Also, the applicant should be required to limit tree removal for detention beyond what is identified on the site plan.

- Stormwater management facilities are depicted as one (1) large above-ground facility at the north end of the property. Previous site plans depicted two (2) smaller facilities near the stream and south of 160 Manning Drive.

- The applicant's proposed renderings reflect three (3) architectural styles approved in the Downtown Overlay, including Queen Anne, Greek Revival and Italianate. According to the applicant's architect, the single-family detached homes will be a mix of the three (3) above-mentioned architectural styles. A variety of materials are depicted on the renderings, including siding, board and batten and brick.

- The Downtown Architect reviewed the proposed building elevations and finds them to be generally in compliance with the Downtown Code. The following comments were provided by the Downtown Architect:

- Single-family Detached Product:
    - Building footprints and rooflines should have more variation.
    - Need more masonry product on single-family detached homes.
- General Comment:
    - All buildings should be 4-sided architecture with the same primary building material on all 4 sides.

- The applicant commissioned a Traffic Impact Assessment (TIA) at the request of staff in order to evaluate the effect of new traffic from the development. The development's trip generation is presented in the table below. Based on the traffic study assumptions, approximately 59 new vehicle trips are expected to be added to the City transportation system during the PM Peak Hour period. It should be noted that the site plan and proposed development intensity has changed since the traffic study was initiated. However, the number of trips expected from the current proposal are less than presented in the study.

- Intersection operations were evaluated along Cumming Street at North Main Street, the proposed site access, Manning Drive and Cricket Lane. At all intersections, traffic operations were found to perform at or better than the Level of Service C, well within the City's transportation system performance goals.

- One element identified in the TIA is that traffic congestion experienced along Cuming Street at North Main Street is difficult under existing and proposed conditions, with vehicle queues extending beyond the proposed site access at times during the PM Peak Hour period. As one approach to avoid exacerbating the issue, the intersection at Manning Drive was evaluated assuming an alternative site access onto Manning Drive. Even with all proposed site traffic and existing traffic from Manning Drive, the intersection was found to continue to operate at or better than Level of Service C, making the alternative site access onto Manning Drive a scenario worth considering.

- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 51 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for comprehensive land use plan amendment and rezoning. While the proposed change of use is consistent with the intent of the Downtown Master Plan, staff has concerns with the number of residential units proposed immediately adjacent to Manning Drive. Lehigh Homes was approved in 2016 for single-family detached lots, with a density of 2.9 units per acre and a minimum lot size of 7,000 square feet. A similar detached development could be developed on the subject property. Staff supports the preservation of the Lewis-Manning House and the proposed use of the structure as an office. If approval is considered, conditions are recommended that guarantee maintenance and protection of the historic structure, as well as limits the residential density adjacent to Manning Drive.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with Manning's Ridge HOA Board, residents of Manning Drive subdivision and other adjacent property owners. According to the applicant, support for the project was mixed, with many saying that they would support the project if the project driveway was moved to Cumming Street. Other topics of concern that were raised included stormwater, trees, density and townhome product. At the request of the neighborhood, Staff met with several residents from Manning Drive subdivision to provide an overview of the applicant's request and to allow the neighborhood to voice their concerns. The following list of concerns were provided at this

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meeting:

- Not enough notice given to neighborhood by the applicant for a community meeting. Requested that the applicant defer to June or July.
- Do not support project access from Manning Dr. Access should be from existing driveway on Cumming St.
- Density is too high. Density should represent a transition to surrounding, existing neighborhoods.
- Increase size of lots adjacent to Manning Drive subdivision. Lot sizes should be 1-to-1 (proposed vs. existing).
- Concerned that using the Lewis-Manning house as an office would destroy the interior of the home.
- Concerns over stormwater (location, run-off, mosquitos).
- Save more trees, many trees over 100 years old.
- Provide buffer between development and Manning Dr sub. (undisturbed or replanted, possibly a fence).
- All buildings should be 4-sided architecture and masonry materials.
- The City should purchase the property for a park or the developer should build a city park with very low density lots surrounding the park.
- Concern with townhomes being over-built. Applicant should provide a market study to support the request.
- What will happen to wildlife on the property?

- Den Webb, on behalf of the applicant, Taylor Morrison, came forward to present the request on behalf of the applicant

❖ *Council Member Kennedy offered a motion to approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street subject to the staff conditions with the following changes:*

- *Condition #1 – change date to September 12, 2017*
- *Condition #2 – change date to September 12, 2017*
- *Condition #8 – change date to September 12, 2017*
- *Condition #9 – Add a sentence regarding Certificate of Occupancy that reads, "This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration."*
- *Condition #11 – strike last sentence regarding evergreen plantings and adding a sentence that reads, "Enhanced plantings and/or understory trees shall be required along the north and east sides of The Lewis Manning House."*
- *Condition #12 – adding a sentence to the end that reads, " Further, the Lewis Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance."*
- *Condition #18 - strike requirement for granite wall on the Manning Drive lots #9-11 and adding a sentence that reads, " Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive lots #9—11."*
- *Condition #30- changing the date on PEC plan to September 22, 2017. Strike requirement for 7500 square foot central tree save area and replacing that with a sentence that reads, "The applicant site plan shall include a central green and a green with a mail kiosk that provides a*

combined total of at least 5800 square feet."

- *The motion received a second from Council Member Mitchell*
- *Council Member Binder offered a friendly amend to add a Condition #41- "Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017)."*
- *Amendment accepted by Kennedy and Mitchell*
- *The motion was approved 7-0*

C. V-17-27 On The Border/Sign Variance (Council Only)

- Director of Community Development, Kathi Cook, came forward to present this item
- Staff recommends approval of V-17-27 On The Border/Sign Variance, subject to the following conditions:

1. Wall sign location, size, type and colors shall be limited to submitted plans, with final approval by Staff.
2. The proposed wall sign shall not be illuminated.
3. No additional wall signs shall be permitted.

- The applicant, Rebecca Talafous with NAI Signs, is requesting consideration of a sign variance to allow an additional wall sign, for a total of two (2) wall signs, on the south elevation of the On The Border restaurant. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation. The subject property is located at 10575 Davis Drive at the northeast corner of Davis Drive and Mansell Road.
- The submitted request, if approved, would allow two (2) wall signs on the front elevation of the On The Border restaurant building. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation. The property is located at 10575 Davis Drive at the northeast corner of Davis Drive and Mansell Road.
- UDC Section 2.6.12 (E)(2) Free-Standing Commercial Establishments not located within a Shopping Center, Wall Signs states that, "One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space." Since this is a single-occupant building and the property frontage is nearly 500', the total wall sign area is restricted to the maximum permitted for commercial properties, which is 156 square feet.
- The additional wall sign is proposed to be 44.34 square feet and would be a hand-painted mural reading, "Mexican Grill & Cantina". The existing wall sign facing Mansell Road is 50 square feet and reads "On The Border Mexican Grill & Cantina". Including the existing and proposed sign, the total wall sign area on the south elevation facing Mansell Road would be 94.34 square feet. There is also a wall sign facing Davis Drive that is 11.25 square feet and reads "To Go".
- Staff has reviewed the application and is in general agreement with the requested sign variance. The sign variance criteria have been met and the applicant's request should not impact surrounding properties. The site sits over ten-feet (10') higher than the finished elevation of Mansell Road, making the wall signage difficult to see from Mansell Road. In addition, the applicant is permitted a maximum wall sign area of 156 square feet, of which the applicant proposes 94.34 square feet in wall sign area for the two (2) signs. Conditions are recommended limiting the size, location and type of signs permitted, as well as restricting additional wall signs on the building.
- The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

DRAFT

Public Comment

None

- *Council Member Kennedy offered a motion V-17-27 On The Border/Sign variance subject to the 3 staff conditions with a 4th proposed condition that reads, " Proposed façade changes shall be subject to final approval by staff."*
  - *The motion received a second from Council Member Merkel*
  - *The motion was approved 7-0*

VII. OLD BUSINESS

A. Ordinance: 2nd Reading of Fiscal Year 2018 Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

- *Council Member Mitchell offered a motion to approve the Ordinance*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 7-0*

VIII. PUBLIC COMMENT

None

IX. REPORTS

None

X. ADJOURNMENT TO EXECUTIVE SESSION

No Executive Session. Mayor Belle Isle adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Coty Thigpen, City Clerk

DRAFT

City Council Meeting
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: October 2, 2017

I. AGENDA ITEM TITLE: PH-17-27: EDWARD ANDREWS HOMES/DETENTION POND WALL
(NOTE: THIS ITEM WAS TABLED AT THE 9/18/17 COUNCIL MEETING AND MUST BE REMOVED FROM THE TABLE BEFORE DISCUSSION)
CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING FOR THE PURPOSE OF CHANGING THE FINISHING MATERIAL ON A DETENTION POND WALL. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THOMPSON STREET, JUST WEST OF PARK STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 749, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, Landscape Plan, Midwick Streetscape Elevation, Midwick -Art Wall Rendering, Citizen Part B Report, Application

CITY COUNCIL MEETING
STAFF REPORT

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

I. **AGENDA ITEM TITLE:** PH-17-27 EDWARD ANDREWS HOMES THOMPSON STREET/DETENTION POND WALL

CITY COUNCIL: SEPTEMBER 11, 2017

II. **RECOMMENDATION:**

Approve PH-17-27 Edward Andrews Homes Thompson Street/Detention Pond Wall and Courtyard Material Request, subject to the following conditions:

1. Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns between sidewalk and home, as depicted on streetscape elevation prepared by Edward Andrews Homes, dated 8/31/2017, with final approval by Staff. Under ledge lighting of wall shall be required in order to enhance multiuse trail.
2. Detention pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way, except that 3 designated areas for public art shall be permitted on the north elevation of the detention pond wall, as depicted on the rendering prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Design of detention facility will minimize standing water where feasible with final determination to be made by staff.
3. Developer shall record a legal document allowing for the detention pond wall to be used for public art.
4. Public art pieces shall require approval at a Design Review Board meeting where notification is given to adjacent property owners.
5. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

III. **REPORT IN BRIEF:**

The applicant, Edward Andrews Homes, requests a change to previous conditions of zoning on a 5.85-acre property approved for a 'For-Sale' residential subdivision. The requested changes would allow for public art on the detention pond wall and an evergreen hedge with columns to define courtyard areas for homes fronting Thompson Street. The subject property is located on the north side of Thompson Street, just west of Park Street.

DISCUSSION

The submitted request, if approved, will allow for changes to previous conditions of zoning related to the Thompson Street Investments (Edward Andrews Homes – Midwick) residential subdivision on Thompson Street. The proposed changes would allow courtyard areas fronting Thompson Street to be defined with a wall or evergreen hedge and to allow public art on the detention pond wall. The subject property is located on the north side of Thompson Street, just west of Park Street.

The property was approved on October 26, 2015 for a rezoning to DT-LW (Downtown Live-Work) to allow 40 'For-Sale' townhome units on 5.85 acres. Council recently approved a change to previous conditions of zoning to allow 17 townhomes to be converted to 17 single-family detached units for lots along

Thompson Street. As shown below, the applicant proposes the following changes to two (2) previous conditions of zoning related to file CLUP-15-04/Z-15-06/V-15-07 Thompson Street Investments:

> 9. Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns between sidewalk and home, as depicted on streetscape elevation prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Under ledge lighting of wall shall be required in order to enhance multiuse trail.
>
> 17. Detention Pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way, except that 3 designated areas for public art shall be permitted on the north elevation of the detention pond wall, as depicted on the rendering prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Design of detention facility will minimize standing water where feasible with final determination to be made by staff.

The City has envisioned an art walk along the Thompson Street section of the Alpha Loop. As a result, the Edward Andrews Homes (Midwick) detention pond wall has been identified as an opportunity for public art. The applicant prepared a rendering depicting the wall faced with brick with three (3) designated areas for public art. The proposed 7' x 14' public art panels will have a smooth coat stucco finish and will be painted with a color to blend with the natural surroundings until such time that artwork is commissioned.

Academy Park backs up to the applicant's property to the north, with the two (2) properties being separated by a stream and associated undisturbed buffers. The nearest townhome building in Academy Park is approximately 250' from the detention pond wall. The area between the wall and Academy Park includes a mix of hardwoods and pines. Previous conditions of zoning required the stream buffer to be replanted to create a park-like setting with trees and shrubs. In order to comply with this condition of zoning, the developer will install landscape material within the stream buffer along the Alpha Loop.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for change to previous conditions of zoning. The evergreen hedge defining courtyards of homes along Thompson Street will help soften the streetscape. The use of the detention pond wall for public art would be a benefit to the citizens of the City and will further contribute to the success and experience of the Alpha Loop. The City's Comprehensive Plan includes the following policies and strategies related to public art:

- Natural Historic and Cultural Resources (NHCR) Strategy 1.9: Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.
- NHCR Strategy 3.2: Actively pursue methods to expand, enhance, and create more multi-use trail activity.

- Community Services and Facilities (CSF) Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.
- CSF Strategy 3.1: Create a public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.

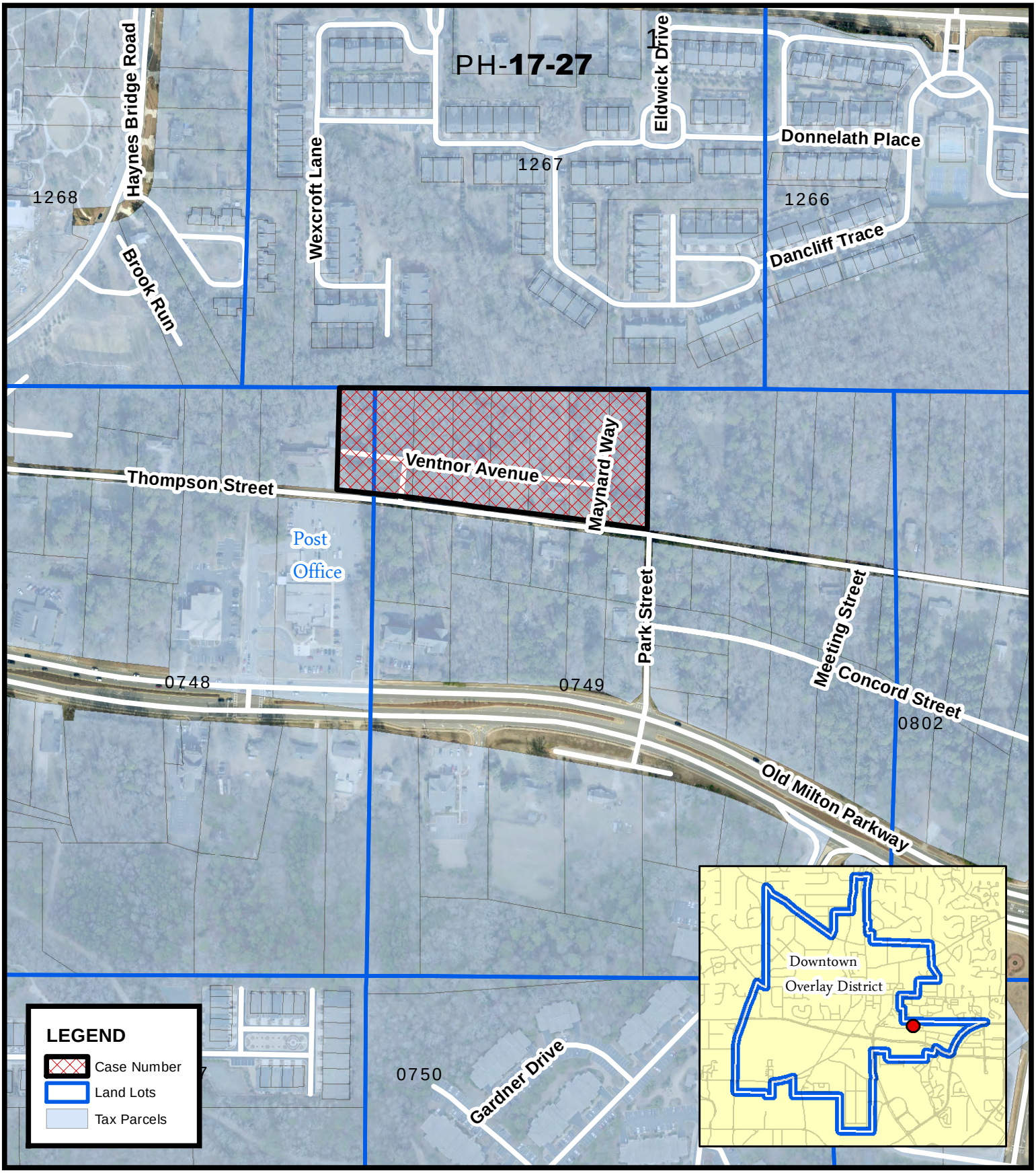
CITIZEN PARTICIPATION PLAN

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 City has received objections from Academy Park residents to the proposed use of the detention pond wall for public art. Residents have stated that the natural setting along the stream is not an appropriate location for public art.

IV. ATTACHMENTS:

- Site Plan
- Streetscape Exhibit
- Detention Pond Wall Exhibit



Location Map

Thompson Street Townhomes

Detention Pond Wall

PH-17-**27**
D/LL: 1/2/748, 749
CC Date: **9/11**/17

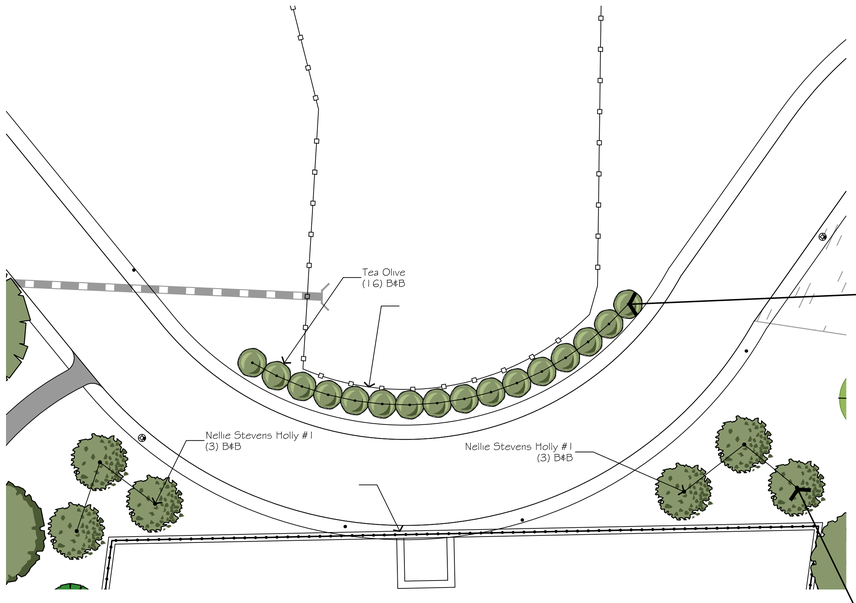
THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

PLANT SCHEDULE ART WALL LANDSCAPE

TREES	COMMON NAME	CONT	CAL	SIZE
6	Nellie Stevens Holly #1 Full, Branched to Ground	B&B	4"	11'-12'

SHRUBS	COMMON NAME	SIZE	FIELD2	FIELD3
16	Tea Olive	B&B	6-8' ht.	



Tea Olive Hedge

Ilex x 'Nellie R Stevens'

LANGHAM
land design
langhamld@outlook.com
404-275-7505

0' 5' 10'

SEPTEMBER 28, 2017

MIDWICK

Alpharetta, Georgia

EDWARD ANDREWS HOMES

Art Wall
Landscape Concept

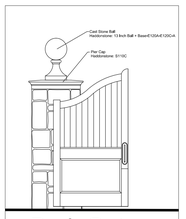
Sheet 1 of 1

Goswick Way
Scale: 3/8"=1'-0"

Typical Front Entry
Scale: 3/8"=1'-0"

Thompson Park Access
Scale: 3/8"=1'-0"

Streetscape Elevation
Not to scale



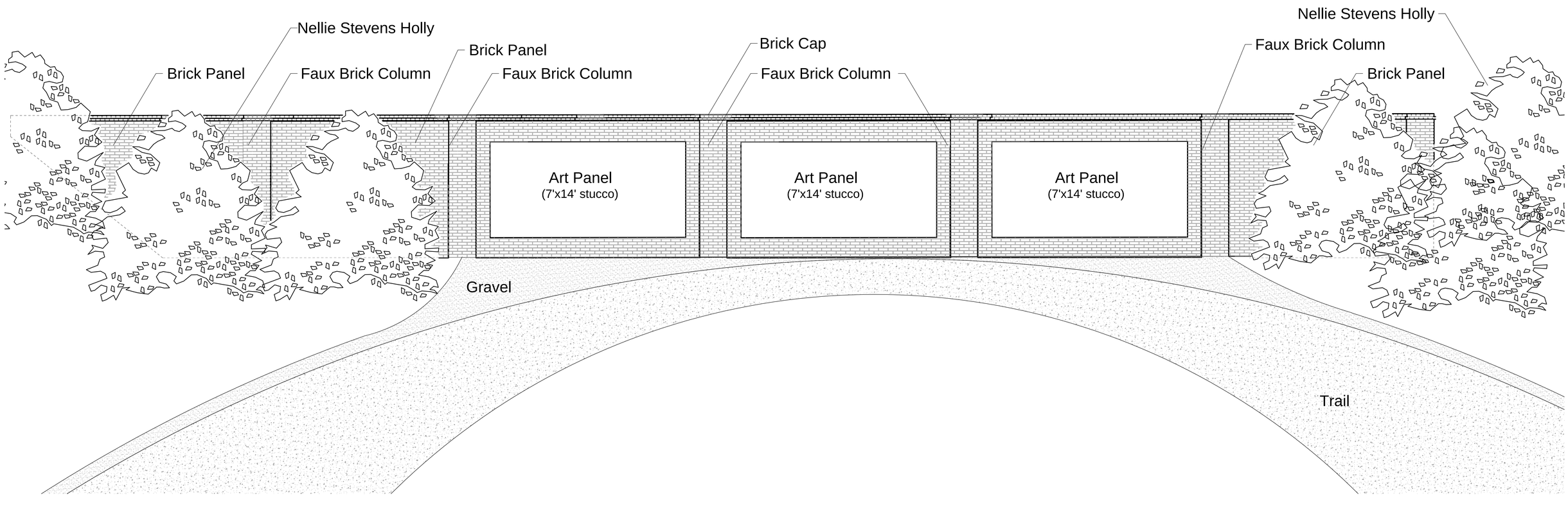
Park Gate
Welded Open
Scale: 3/8"=1'-0"

Stone Sample

Inspiration Image

MIDWICK

August 31, 2017



ART WALL CONCEPT

MIDWICK

August 30, 2017

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: THOMPSON STREET TOWNHOMES

Contact Name: KEVIN NORTON Telephone: 404.951.6546

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.

I have not received any comments

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

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

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

Attached as Exhibit B

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: KSA Date: 8/23/17

Print Form

EXHIBIT A

August 18, 2017

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Change in Zoning Conditions PH-17-27
Notice of Public Hearing

Dear Property Owner,

The purpose of this letter is to notify you than CRP EAH TS, L.L.C. has filed an application with the City of Alpharetta requesting a change in previous zoning conditions for the 5.85 acre tract located on north side of Thompson Street, just west of Park Street. The property was rezoned to DT-LW on October 26, 2015 under case number CLUP-15-04/Z-15-06/V-15-17. The requested zoning condition changes will allow for the use of stucco, brick and/or stone on the north face of the detention pond retaining wall that abuts the Alpha Loop trail.

The City Council meeting is scheduled for 6:30 PM on September 11, 2017 at City Hall. If you have questions or would like additional information, please contact me at:

Kevin Norton
CRP EAH TS, L.L.C.
2303 Cumberland Parkway, SE
Atlanta, GA 30339
k.norton@eahomes.com
404-951-6546

A site plan is attached for your consideration.

Sincerely,

KSA

Kevin S. Norton, P.E.

THOMPSON STREET

EXHIBIT B

Linda L & Douglas Avren or current property owner
205 Hembree Park Terr Roswell GA 30076

Old Milton Holdings
5100 Peachtree Parkway #200, Norcross GA 30092

Scott Gilkey or current property owner of 165 Thompson St
2095 Willshire GLN Alpharetta GA 30009
12 270407490238

James T Jones & Catherine G Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004
12 270407490659

Narden Kaldani or current property owner
145 Thompson St Alpharetta GA 30004
12 270407490667

KDC Thompson LLC
410 Peachtree Parkway Suite 4245, Cumming GA 30041

Newhall Land Co
2974 Hardman Ct Ne, Atlanta, Ga 30305

Notting Hill of Alpharetta
5100 Peachtree Parkway #2000, Norcross GA 30092
12 270407490626

United States Postal Service or current property owner of 2400 Old Milton Pky
1735 North Brown Rd Suite 200 Lawrenceville GA 30043 8153
12 270307480800

Robert D Cheeley or current property owner 218 Thompson St
5100 Peachtree Parkway #200, Norcross GA 30092
12 270407490493

Leslie Moss or current property owner
112 Thompson St Alpharetta GA 30004
12 270307480776

Academy Park Neighborhood Association INC
0 Academy St
P.O. Box 87363 Atlanta GA 30337
22 498312670284

Academy Park Neighborhood Association INC
1465 Northside Dr NW STE 128 Atlanta GA 30318 4244
22 514212670503

Dreyfus Properties LLC or current property owner of 72 Thompson St
6094 Odell St Cumming GA 30040
12 270307480396

Tiffany Square Homeowners Association Inc or current property owner
4004 Tiffant Sq Alpharetta GA 30009-3768

Tad D Ransopher or current property owner
82 Thompson St Alpharetta GA 30004

Douglas Avren or current property owner of 252 Thompson St
205 Hembree Park Terr Roswell GA 30076
12 270407490105

Richard Q Zhou or current property owner of 262 Thompson St
205 Ascalon Ct Alpharetta GA 30005
12 270407490113

Elvin L Aycock or current property owner of 66 Thompson Street
185 Thompson Street, Alpharetta GA 30009

David Porter or current property owner 2440 Old Milton Pky
376 Air Acres Way Woodstock GA 30188-2910

James & Catherine Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004

State Bank & Trust Company or current property owner of 2380 Old Milton Pkwy
4219 Forsyth Rd Macon GA 31208

Stature Properties LLC or current property owner 2300 Old Milton Pky
675 Seminole Ave Suite 301 Atlanta GA 30307

Blackwater Ventures LLC or current property owner of 2410 Old Milton Pky
306 Champions CT, Woodstock GA 30188

AMENDED APP 8.30.17
PH-17-27

THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Kevin Norton Telephone: 404.951.6546

Address: 2303 Cumberland Pkwy Suite: _____

City Atlanta State: GA Zip: 30339 Fax: _____

Mobile Tel: 404.951.6546 Email: k.norton@eahomes.com

Subject Property Information:

Address: 122-204 Thompson St. Current Zoning: DT-LW

District: 1 Section: 2ND Land Lot: 749/749 Parcel ID: _____

Proposed Zoning: DT-LW Current Use: Residential

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

- ☐ Conditional Use
- ☐ Rezoning
- ☑ Variance
- ☐ Comprehensive Plan Amendment
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*: _____

APPLICANT REQUEST AND INTENT

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

Single-family residential

Applicant's Request (Please itemize the proposal):

Condition 17 of original zoning to be revised to state that ".....retaining walls shall be faced with stucco and painted where visible from public right-of-way with final approval by staff".

Condition 9 of original zoning to be revised to state that "Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns on either side of entryway to homes between sidewalk and home with final approval by staff".

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

Applicant intends to work with City Arts Commission to provide opportunities to display art on the Alpha Loop side of the detention pond wall.

AMENDED APP 8.30.17
PH-17-27
THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Kevin Norton Telephone: 404.951.6546

Address: 2303 Cumberland Pkwy. Suite:

City Atlanta State: GA Zip: 30339 -

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: CRP FAH TS, LLC Telephone: 770.541.5250

Address: 2303 Cumberland Pkwy. Suite:

City Atlanta State: GA Zip: 30339 -

So Sworn and Attested:

Owner Signature: Date: 8/11/2017

Todd Hager

Notary:

Notary Signature: N. Kigwana Date: 8/11/17

N. KIGWANA NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 2, 2018

AMENDED APP 8.30.17
PH-17-27
THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

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: CRP EAH TS, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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: 8/11/2017

Todd Hoyer

AMENDED APP 8.30.17
PH-17-27
THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: THOMPSON STREET TOWNHOMES

Contact Name: KEVIN NORTON Telephone: 404.951.6546

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

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

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

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

Linda L & Douglas Avren or current property owner
205 Hembree Park Terr Roswell GA 30076

Old Milton Holdings
5100 Peachtree Parkway #200, Norcross GA 30092

Scott Gilkey or current property owner of 165 Thompson St
2095 Willshire GLN Alpharetta GA 30009
12 270407490238

James T Jones & Catherine G Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004
12 270407490659

Narden Kaldani or current property owner
145 Thompson St Alpharetta GA 30004
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KDC Thompson LLC
410 Peachtree Parkway Suite 4245, Cumming GA 30041

Newhall Land Co
2974 Hardman Ct Ne, Atlanta, Ga 30305

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5100 Peachtree Parkway #2000, Norcross GA 30092
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Academy Park Neighborhood Association INC
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22 514212670503

Dreyfus Properties LLC or current property owner of 72 Thompson St
6094 Odell St Cumming GA 30040
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Richard Q Zhou or current property owner of 262 Thompson St
205 Ascalon Ct Alpharetta GA 30005
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376 Air Acres Way Woodstock GA 30188-2910

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State Bank & Trust Company or current property owner of 2380 Old Milton Pkwy
4219 Forsyth Rd Macon GA 31208

Stature Properties LLC or current property owner 2300 Old Milton Pky
675 Seminole Ave Suite 301 Atlanta GA 30307

Blackwater Ventures LLC or current property owner of 2410 Old Milton Pky
306 Champions CT, Woodstock GA 30188

CRP EAH TS, L.L.C.
2303 Cumberland Parkway, SE
Atlanta, Georgia 30339

August 11, 2017

Mr. Michael Woodman
Senior Planner
City of Alpharetta – Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

Re: Letter of Intent – Variance & Change in Zoning Conditions
Thompson Street Townhomes

Dear Mr. Woodman,

We respectfully request approval for a Variance and Change in Zoning Conditions to zoning case Z-15-06, dated October 26, 2015. We have already begun development of the project, but now seek City approval to make changes while we progress with the site work.

Our original approved site plan and zoning conditions had included under condition number 17 that the detention pond retaining walls shall be faced with brick or stone where visible from public right-of-way with final approval by Staff. We have been working with Staff and the City Arts Commission to create an opportunity for art to be displayed on the detention pond retaining wall fronting the Alpha Loop trail. We met with members of the Arts Commission and Parks & Recreation on August 8th at the site and it was determined that the best finish for the retaining wall will be to clad it with stucco and to paint the stucco black. Art panels could then be attached to the retaining wall by drilling directly into the concrete wall. Repairs to the stucco can be easily made if and when the art panels are exchanged for other art panels/exhibits.

Please let us know if you have questions or require additional information.

Sincerely,

Kevin S. Norton, P.E.
Vice President, Land Acquisition & Development

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 748 & 749, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1" rod found at the intersection of Land Lots 748, 749 and the Northern Right-of-Way line of Thompson St (30' Right-of-Way), said rod being the TRUE POINT OF BEGINNING; Thence continuing along said Right-of-Way line in a Northwesterly direction, North 85 degrees 38 minutes 57 seconds West, a distance of 93.37 feet to an iron pin set; Thence leaving the Northern Right-of-Way line of Thompson St (30' Right-of-Way), North 01 degrees 26 minutes 34 seconds East, a distance of 272.15 feet to an iron pin set; Thence South 89 degrees 50 minutes 44 seconds East, a distance of 94.85 feet to a 5/8" rebar found; Thence South 89 degrees 08 minutes 13 seconds East, a distance of 115.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to a point; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to an iron pin found; Thence South 89 degrees 10 minutes 44 seconds East, a distance of 99.98 feet to an iron pin found; Thence South 89 degrees 11 minutes 18 seconds East, a distance of 100.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a point; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a 5/8" rebar found; Thence South 02 degrees 07 minutes 19 seconds West, a distance of 363.22 feet to a 1" rod found on the Northern Right-of-Way line of Thompson St (30' Right-of-Way); Thence continuing along said Right-of-Way in a Northwesterly direction, North 82 degrees 28 minutes 44 seconds West, a distance of 99.86 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 28 minutes 44 seconds West, a distance of 99.85 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 24 minutes 12 seconds West, a distance of 99.97 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 33 minutes 00 seconds West, a distance of 100.04 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 04 minutes 10 seconds West, a distance of 116.31 feet to a 1" rod found, said rod being the TRUE POINT OF BEGINNING.

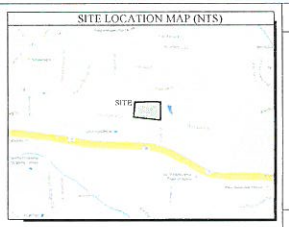
Said tract containing 5.860 acres.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13121C0059F, PANEL 59 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS THAT WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE ON JANUARY 8, 2015. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. LIMITS OF WETLANDS LOCATED PER GAIA PROJECT NO. 2015-58 DATED AUGUST 1, 2015. WETLAND LIMITS LOCATED AUGUST 12, 2015.
8. PROPERTY IS ZONED RT-LW
   SETBACKS:
   - FRONT=10 FEET
   - SIDE=0 FEET (10' PLANTED SETBACK ON WEST SIDE)
   -REAR=10 FEET

NO.	OWNER	DEED BOOK, PAGE	TAX ID	AREA
1.	KEITH JONES, ETAL	D.B. 27407, PG. 19	12-2703-748-76	0.595 ACRES
2.	PEGGY AND HAROLD STEPHENS, ENTERPRISES, L.P.	D.B. 21650, PG. 275	12-2704-749-1	0.757 ACRES
3.	DOROTHY FUDUA	D.B. 45649, PG. 30	12-2704-749-2	0.685 ACRES
4.	ANCA BELL	D.B. 47267, PG. 146	12-2704-749-3	0.711 ACRES
5.	JACKIE J. WADE	D.B. 8468, PG. 427	12-2704-749-5B	0.739 ACRES
6.	JACKIE J. WADE AND DOROTHY JEAN WADE	D.B. 3290, PG. 197	12-2704-749-55	0.765 ACRES
7.	PEGGY AND HAROLD STEPHENS, ENTERPRISES, L.P.	D.B. 21650, PG. 279	12-2704-749-6	0.791 ACRES
8.	PEGGY AND HAROLD STEPHENS, ENTERPRISES, L.P.	D.B. 21650, PG. 277	12-2704-749-7	0.818 ACRES

SITE LOCATION MAP (NTS)



NO.	DESCRIPTION	DATE	REV
1			
2			
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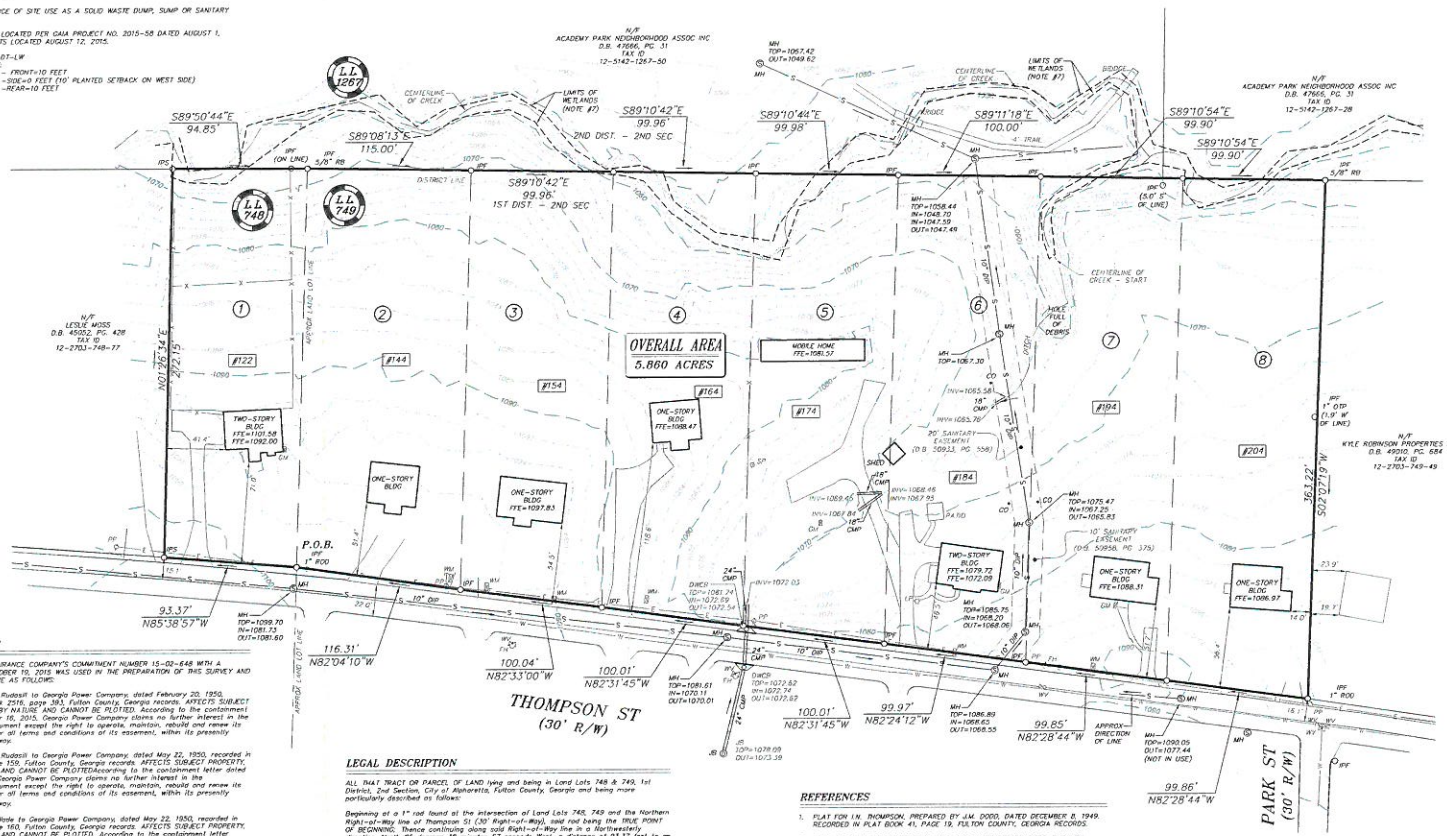
5			



TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 15-02-648 WITH A COMMITMENT DATE OF OCTOBER 19, 2015 WAS USED IN THE PREPARATION OF THIS SURVEY AND THE LISTED EXCEPTIONS ARE AS FOLLOWS:

8. Easement from W. L. Rudasill to Georgia Power Company, dated February 20, 1950, recorded in Deed Book 2516, page 393, Fulton County, Georgia records. AFFECTS SUBJECT PROPERTY, BLANKET BY NATURE AND CANNOT BE PLOTTED. According to the containment letter dated November 16, 2015, Georgia Power Company claims no further interest in the above-mentioned document except the right to operate, maintain, rebuild and renew its existing facilities under all terms and conditions of its easement, within its presently maintained right-of-way.
9. Easement from W. L. Rudasill to Georgia Power Company, dated May 22, 1950, recorded in Deed Book 2531, page 159, Fulton County, Georgia records. AFFECTS SUBJECT PROPERTY, BLANKET BY NATURE AND CANNOT BE PLOTTEDAccording to the containment letter dated November 16, 2015, Georgia Power Company claims no further interest in the above-mentioned document except the right to operate, maintain, rebuild and renew its existing facilities under all terms and conditions of its easement, within its presently maintained right-of-way.
10. Easement from J.B. Wade to Georgia Power Company, dated May 22, 1950, recorded in Deed Book 2531, page 160, Fulton County, Georgia records. AFFECTS SUBJECT PROPERTY, BLANKET BY NATURE AND CANNOT BE PLOTTED. According to the containment letter dated November 16, 2015, Georgia Power Company claims no further interest in the above-mentioned document except the right to operate, maintain, rebuild and renew its existing facilities under all terms and conditions of its easement, within its presently maintained right-of-way.
11. Easement from W.L. Rudasill to Georgia Power Company, dated May 18, 1950, recorded in Deed Book 2608, page 509, Fulton County, Georgia records. DEED 100' VAGUE TO PLOT. According to the containment letter dated November 16, 2015, Georgia Power Company claims no further interest in the above-mentioned document except the right to operate, maintain, rebuild and renew its existing facilities under all terms and conditions of its easement, within its presently maintained right-of-way.
12. Right-of-Way Easement from W.L. Rudasill to Georgia Power Company, dated May 18, 1950, recorded in Deed Book 4436, page 337, Fulton County, Georgia records. AFFECTS SUBJECT PROPERTY, BLANKET BY NATURE AND CANNOT BE PLOTTED. According to the containment letter dated November 16, 2015, Georgia Power Company claims no further interest in the above-mentioned document except the right to operate, maintain, rebuild and renew its existing facilities under all terms and conditions of its easement, within its presently maintained right-of-way.
13. Sewer Easement between Jackie J. Wade and Dorothy Jean Wade and Fulton County, a political subdivision of the State of Georgia, dated February 28, 2012, recorded in Deed Book 50933, page 558, Fulton County, Georgia records. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.
14. Sewer Easement between Peggy & Harold Stephens Enterprises, L.P. and Fulton County, a political subdivision of the State of Georgia, dated October 13, 2011, recorded in Deed Book 50958, page 375, Fulton County, Georgia records. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

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Said tract containing 5.860 acres.

REFERENCES

1. FINAL PLAT FOR I.N. THOMPSON, PREPARED BY J.M. DODD, DATED DECEMBER 8, 1949. RECORDED IN PLAT BOOK 41, PAGE 19, FULTON COUNTY, GEORGIA RECORDS.
2. FINAL PLAT FOR ACADEMY PARK, PHASE VI, PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC, DATED JANUARY 11, 2007, LAST REVISED JULY 1, 2008, RECORDED IN PLAT BOOK 340, PAGE 105, FULTON COUNTY, GEORGIA RECORDS.
3. FINAL PLAT FOR ACADEMY PARK, PHASE II & III, PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC, DATED JANUARY 4, 2002, LAST REVISED DECEMBER 23, 2003, RECORDED IN PLAT BOOK 248, PAGE 57, FULTON COUNTY, GEORGIA RECORDS.
4. SURVEY FOR E.A. ISAKSON, PREPARED BY BATES-LONG & ASSOC., DATED AUGUST 29, 1983.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 15,146 FEET, AND AN ANGULAR ERROR OF 00° 00' 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS ADJUSTMENT RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 104,532 FEET.

EQUIPMENT USED:

ANGULAR: TOPCON GTS-302 TOTAL STATION

LINEAR: TOPCON GTS-302 TOTAL STATION

LEGEND

- IRON PIN FOUND (Ø# Re-Rod unless noted otherwise)
- IRON PIN SET (Ø# Re-Rod unless noted otherwise)
- IRON PIN FOUND (open top pipe)
- IRON PIN SET (crimp top pipe)
- POINT
- CONCRETE MONUMENT FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- COMBO. STORM & SANI. SEWER LINE
- CATCH BASIN
- JUNCTION BOX
- DROP INLET
- WEIR INLET
- CURB INLET
- POWER POLE
- SERVICE POLE
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- WATER LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- LIGHT POLE
- EXISTING SPOT
- CALLS PER DEED
- TOP OF WALL
- BOTTOM OF WALL
- WALL (TYP)
- TRANSFORMER
- MANHOLE
- REINFORCED CONCRETE PIPE
- B.S.L. BUILDING SETBACK LINE
- SIGN
- SF SWEETGUM
- HW HARDWOOD
- DW DOGWOOD
- H. HEMLOCK
- MAG MAGNOLIA

SURVEYOR'S ACKNOWLEDGMENT

This is to certify to CRP EAH TS, L.L.C., EAH Acquisitions, L.L.C., and First American Title Insurance Company, and their successors and assigns that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 - 4, 8-11(a), 13, 16 and 18 of Table A thereof. The field work was completed on: 11-3-2015

Date of Map or Plat: 11-4-2015

GEORGIA REGISTERED 3011 WILLIAM N. HOWARD

ALTA/ACSM LAND TITLE SURVEY

DRAWN BY: JTW
CHECKED BY: WNH
DATE: 11-4-2015
SCALE: 1" = 40'

FOR CRP EAH TS, L.L.C. EAH ACQUISITIONS, L.L.C

THOMPSON ST TOWNHOMES DETENTION POND (CO-ONLY)

LAND LOTS 748 & 749 DISTRICT 1ST, 2ND SECTION FULTON COUNTY CITY OF ALPHARETTA

PLANNERS AND ENGINEERS COLLABORATIVE

AMENDED APP 8.30.17

PH-17-27

THOMPSON STREET

EDWARD ANDREWS HOMES
2303 CUMBERLAND PKWY SE
ATLANTA, GEORGIA 30339
PHONE: 770 541-5264

PLANNERS AND ENGINEERS COLLABORATIVE

AMENDED APP 8.30.17
PH-17-27
THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

Photo 1. Detention Pond Wall looking east from Alpha Loop trail.

Photo 2. Detention pond wall looking west from Alpha Loop trail.

Photo 3. Example photo of hedge behind sidewalk.

City Council Meeting
STAFF REPORT

Submitting Department: Public Safety
Submitted By: Will Merrill
Meeting Date: October 2, 2017

I. AGENDA ITEM TITLE: SWAT ARMORED RESCUE VEHICLE AND TWO (2) TACTICAL ROBOTS.

II. RECOMMENDATION:

III. REPORT IN BRIEF:

The Department of Public Safety is requesting to purchase an Armored Rescue Vehicle manufactured by Lenco Industries and two (2) tactical robots for use by the SWAT team.

Currently the North Fulton SWAT Team has no safe way to rescue citizens or officers that are under direct gunfire. The team also has no safe way to approach buildings where crimes are ongoing. Recently this type of rescue vehicle was used to rescue a motorist and her child from fast moving water during flooding conditions and to rescue people during 100 mph high winds during the recent hurricane. The total cost for the vehicle is $312,108.00 This purchase will be made with drug seizure funds. Alpharetta will purchase the vehicle and be reimbursed by the other cities. Alpharetta will hold the title, register, insure and store the vehicle. The total cost will be shared by the cities of Roswell, Alpharetta and Milton. Alpharetta will pay $106,116.72, Roswell will pay $149,811.84, and Milton will pay $56,179.44.

The expected annual maintenance costs are $500.00 per year and annual insurance costs are $900.00 per year for a total of $1400.00 annually.

The tactical robots requested to be purchased are the Avatar III Robot and a Recon Robotics Recon Scout XL Robot. Generally robots make it safer for officers, suspects and the general public because it allows the team to put the robot inside a building or area location to gain intelligence instead of sending officers in. In many cases having the intelligence allows for the resolution of incidents without having to make entry which is safer for all. Using robots is a nationally accepted standard for SWAT Teams across the country. Both robots are remotely piloted and have video cameras.

The Recon Scout Robot is a small micro-robot that is able to be deployed easily in many locations because it can be thrown through doorways, windows, etc. The cost for the Recon Scout is $16,123.00. Alpharetta will pay $5,481.82, Roswell will pay $7,739.04 and Milton will pay $2,902.14.

The Avatar robot is a larger, tracked robot and gives the team the ability to carry on a conversation with a suspect which can lead to the team not having to make entry. The cost for the Avatar is $48,036.00. Alpharetta will pay $16,332.24, Roswell will pay $23,057.28 and Milton will pay $7,205.40.

The expected annual maintenance costs both robots is $200.00 per year

The total up front cost to Alpharetta for both robots is $21,814.06.

IV. ALTERNATIVES:

V. ATTACHMENTS: