



City Council Meeting and Public Hearing Summary DECEMBER 18, 2017

OFFICE OF THE CITY CLERK
678-297-6003

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PREPARED BY: COTY THIGPEN
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I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 P.M.*

II. ROLL CALL

- Council Members
 - o Mayor David Belle Isle
 - o Chris Owens (Mayor Pro Tem)
 - o Jason Binder
 - o Jim Gilvin
 - o Mike Kennedy
 - o Dan Merkel
 - o Donald Mitchell
- Staff
 - o Bob Regus, City Administrator
 - o Coty Thigpen, City Clerk
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety

- o Morgan Rodgers, Director of Recreation and Parks
- o Kathi Cook, Director of Community Development
- o Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. 20 Year Service Award - John Kepler (Fire)

B. Bike Alpharetta Recognition

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 12/4/2017)

B. Alcoholic Beverage License Applications

PH-17-AB-29 Shitalnath LLC
 d/b/a Shell Food Mart 2005
 Hembree Rd.
 Alpharetta, GA 30004

Retail Package- Beer, Wine- Sunday Sales Owner:

Nikunj Shah
 Registered Agent: Nikunj Shah

PH-17-AB-30 Café Efendi
 d/b/a Café Efendi
 488 N. Main St. Ste. 111
 Alpharetta, GA 30009

Consumption on Premises
 Beer & Wine, Liquor- Sunday Sales

Owner: Yusuf Uludag
 Registered Agent: Hasan K. Aldermir

C. Financial Management Report: Month Ending October 31, 2017

D. Development Agreement: Thompson Street Townhomes

- ❖ *Council Member Owens offered a motion to approve the Consent Agenda*
 - *The motion was seconded by Council Member Kennedy*
 - *Motion approved unanimously (7-0)*

VI. OLD BUSINESS

A. Demonstration Farm At Old Rucker Road Park Property

- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item on behalf of staff
- Staff recommends approval of a Donation Agreement between the City of Alpharetta and Whole Foods Market for acceptance of the Whole Foods donation of the Whole Kids Education Farm including all its assets, structure, tools, all program materials and memberships to the City of Alpharetta; and authorization of the Mayor to execute all necessary documents.
- This item is being presented as a follow-up to a previously presented workshop item heard at the October 23, 2017 Council Meeting. Staff is requesting formal consideration of a proposal for relocating the Whole Foods Demonstration Farm from its current location at the former Whole Foods property on Upper Hembree Road to the City's recently acquired tract on Old Rucker Road.
- Currently, the only thing under consideration is the City's acceptance of the assets as outlined in the attached donation agreement. The agreement clearly points out that it simply memorializes that the relationship of Whole Foods to Alpharetta is that of a donor and recipient and that no provision shall be construed to create a partnership, joint venture, agency, fiduciary or employment relationship.

Public Comment

- o Ruth Anne Tatum, 250 Pebble Trail, Alpharetta, GA, came forward to speak on this item
- o Sarah Nerswick, 334 Deerfield Point, Alpharetta, GA, came forward to speak on this item
- ❖ *Council Member Binder offered a motion to approval of a Donation Agreement between the City of Alpharetta and Whole Foods Market for acceptance of the Whole Foods donation of the Whole Kids Education Farm including all its assets, structure, tools, all program materials and memberships to the City of Alpharetta; and authorization of the Mayor to execute all necessary documents*
 - *The motion was seconded by Council Member Mitchell*
 - *Motion approved unanimously (7-0)*

VII. PUBLIC HEARING

A. Z-17-13/V-17-29 East of Main Phase II/Cricket Lane

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was heard at the December 7, 2017 Planning Commission meeting. One resident had concerns with the location of the applicant's proposed alleys in relation to the driveways of homes on the east side of Cricket Lane. After discussion, the Planning Commission recommended to approve the item, subject to staff conditions with some changes. Vote (6-0)
- Staff recommends approval of Z-17-13/V-17-29 East of Main Phase II/DT-R, subject to the following conditions:
 1. The site, consisting of approximately 3.44 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by Travis Pruitt & Associates, Inc., dated 10/10/2017, 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. There shall be no more than 3 single-family detached lots fronting Cumming Street (Lots 18-20) and those lots shall have a minimum lot width of 40' and minimum lot size of 4,500 square feet. Lots 18-20 shall have a 30' heavily landscaped front setback along Cumming Street.
3. The maximum permitted building height shall be no more than 40' along Cricket Lane and max 2 stories height and 35' fronting Cumming Street.
4. Minimum building setbacks shall be:
 - a. Front – Cricket Ln – 10', Cumming St – 30', Lot – 10'
 - b. Side – Perimeter – 10', Lot – 0' (10' between structures)
 - c. Rear – Perimeter – 10', Lot – 10' (as measured from edge of alley)
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. All homes shall have 4-sided architecture with brick or stone. Majority of units facing Cricket Ln and Cumming St shall have front porches with a minimum 6' deep and a minimum 50% of the façade length. Stoops shall have a minimum depth of 6'. Bay windows shall have a minimum depth of 2'.
6. Homes along Cumming Street shall include courtyards with low stacked stone walls between sidewalk and home.
7. Amenity space along Cricket Lane shall be developed with a park-like setting with decorative landscape and 1 sculpture approved by Staff. The landscape shall include plant selections promoting the historic district.
8. Street trees shall be required along Cumming Street and Cricket Lane within the beauty strip except where parallel parking is to be installed, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
9. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. A 6' sidewalk shall be required on Cricket Lane and an 8' sidewalk shall be required on Cumming Street. Minimum 3 on-street parallel parking spaces shall be required along Cricket Lane for the site to meet the required guest parking.
10. The corner of Cumming Street and Cricket Lane shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
11. 5' area between the alley and the west and south property lines shall be planted with evergreen trees to provide a screen, as approved by Staff.
12. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse as approved by Staff.
13. Provide heavy landscape screening and decorative brick walls where alleys are exposed to streets. Sides of homes shall be screened with a minimum 10' landscape strip adjacent to public roadways.
14. Decorative paver aprons shall be required at the project driveways, as approved by Staff.
15. Development shall not be gated and roads will be private and maintained by the HOA.
16. Driveways shall be a minimum 18' from garage to alley.
17. Internal sidewalks shall be provided, including a connection to the fronts of units and shall be a minimum 5' and pedestrian-scale lighting provided throughout the development.
18. Fencing visible from the street shall be decorative as approved by Staff.
19. Existing trees shall be preserved as depicted on the site plan prepared by Travis Pruitt &

Associates, Inc., dated 10/10/2017. In addition, the developer shall save tree #262, 265, 266, 269, 275, 278, 280 – 283 and 287. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.

20. 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.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
22. Overhead utilities on the west side of Cricket Lane shall be placed underground or relocated on the east side of Cricket Lane, subject to utility provider approval.
23. The buffer to the west shall be improved, as approved by Staff.

- The applicant, The Providence Group, is requesting a rezoning of 3.44 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 20 'For-Sale' single-family detached homes. If approved, the property would become Phase II of the adjacent East of Main subdivision to the south. Variances are requested to increase the building height, reduce stream buffers and to allow an alley within a residential lot. The property is located on the west side of Cricket Lane between Cumming Street and East of Main.
 - The submitted request, if approved, will allow for Phase II of the East of Main subdivision, including 20 'For-Sale' single-family detached homes on 3.44 acres. The proposed density is 5.81 dwelling units per acre. The property is located on the west side of Cricket Lane between Cumming Street and East of Main.
 - The property consists of four (4) parcels of land zoned R-15 and developed with two (2) single-family detached homes. A stream bisects the property from north to south. Surrounding properties are zoned R-15 to the north and west, R-8A/D to the south and R-15 and SU to the east. Unplatted single-family detached lots are located to the north, Alpharetta First United Methodist Church to the west, East of Main to the south and unplatted single-family detached lots on Cricket Lane to the east. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'.
 - The property was rezoned to R-8A/D on June 15, 2015 as part of a 10.43-acre residential development to allow for the construction of 83 'For-Sale' detached homes and townhomes. In addition, Council approved a comprehensive land use plan amendment, rezoning and variance in February 2017 to allow the Ben Manning House to be used for an office.
 - Since the approval of the Downtown Master Plan update in 2015, over 200 single-family detached units have been approved in the Downtown. Given the surrounding development, single-family detached product is appropriate at this location. Densities vary in the Downtown, with residential subdivisions in the vicinity having densities of 8.0 at East of Main (Phase 1), 2.9 at Lehigh Homes/Cumming St, 4.0 at Academy Park and 4.95 at Taylor Morrison/Cumming St. The applicant's proposed density of 5.81 dwelling units per acre is consistent with surrounding developments and represents a transition between Phase 1 of East of Main and the Lehigh Homes and Taylor Morrison developments on Cumming Street.
 - The following variances are requested from the regulations in the Unified Development Code (UDC):
24. UDC Subsection 3.3.6(C): A variance to reduce the required 150' perennial stream buffer to 75'. The applicant's environmental engineer has indicated that the stream is likely a perennial stream, which would require a 150' stream buffer and impervious setback. However, the stream in question has been piped on the adjacent property to the west. In an effort to preserve the stream in its current state, the applicant's request to reduce the stream buffer to 75' is reasonable.
 25. UDC Appendix A: Alpharetta Downtown Code, Section 3.8.5 Bulk and Mass: A variance is requested to increase the building height from 35' to 40'. The applicant received approval of a height variance to 40' in conjunction with the original rezoning for East of Main (Phase 1). The requested height variance is

consistent with the height of surrounding properties, which have maximum heights of 35' to 40'.

26. UDC Subsection 1.4.2: A variance is requested to the definition of 'Lot' to allow a private alley within residential lots. The site plan depicts a 20' private alley within each of the residential lots. The definition of a 'Lot' is provided below.

"A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included."

- The submitted site plan depicts 20 single-family detached lots on 3.44 acres. Homes are proposed to be three (3) stories and 40'. Lots 1 – 15 are oriented to a central amenity space, including a tree save. Lots 16 – 20 are situated at the corner of Cricket Lane and Cumming Street with three (3) lots oriented to Cumming Street and two (2) lots oriented to Cricket Lane. Lots 16 and 17 should be removed and Lots 18-20 should be pushed back from Cumming Street to accommodate a linear green space between the street and the lots. This recommendation is similar to a condition placed on the Taylor Morrison development on Cumming Street. Minimum lot size is proposed to be 2,500 square feet with lots ranging in size from 2,678 to 3,190 square feet. The City recently changed the minimum lot size in the DT-R district from 2,500 to 4,500 square feet. However, the applicant submitted this public hearing application prior to this change.
- Minimum lot width is proposed to be 30'. Homes will be rear-loaded with access from a private alley. The 20' alley is depicted within each of the residential lots.
- Three (3) project driveways are depicted on Cricket Lane. Guest parking spaces are not provided on the site plan, which does not meet the Downtown Code minimum requirement of 0.15 parking spaces per residential unit. At least three (3) guest parking spaces should be provided on-site or as on-street parallel parking along Cricket Lane. Minimum building setbacks are proposed as follows:
 - Front – 10' Cricket Lane/Residential Lot, 20' Cumming Street
 - Side – 10' Perimeter, 0' Residential Lot (min. 5' between buildings)
 - Rear – 10' Perimeter, 3' Residential Lot
- The site plan depicts 0.36 acres of amenity space consisting of a central amenity space with tree save. An additional 0.74-acre greenspace is provided within the stream buffers; however, there are no proposed amenity improvements within this area. Amenity space is not provided on the north side of the stream for Lots 16 – 20. If approved, a minimum 30' wide linear greenspace is recommended between Lots 18 – 20 and Cumming Street.
- There are several trees on the subject property, consisting of Hardwoods. Tree save areas are depicted within the stream buffers and within a central amenity space. If approved, staff recommends certain tree saves. Stormwater facilities are proposed to the rear of Lots 16 – 20.
- The proposed project, consisting of 20 single-family detached homes, would generate less than 20 PM Peak Hour trips. The net increase (removal of 2 single-family detached homes) is less than 18 PM Peak Hour trips.
- Residential development is known to increase school enrollment. Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 12 school age children. Since two (2) single-family detached homes already exist on the subject property, the net increase is 2 – 10 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are currently over capacity.

- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and variances. The proposed rezoning to DT-R is consistent with the comprehensive land use plan designation of the property and existing use of adjacent and nearby properties. While the proposed use is consistent with the vision in the Downtown Master Plan, staff has concerns with the number and size of lots at the corner of Cumming Street and Cricket Lane. 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. Taylor Morrison was approved in 2017 for single-family detached lots, with a density of 4.95 units per acre and a minimum lot size of 4,000 square feet for lots on Cumming Street. Taylor Morrison also included a linear greenspace along Cumming Street.
- Even though this development is an extension of East of Main the architecture should be different than Phase I. Phase I has heavy siding, large porches and pitched roofs. This development should aim for a different roof style with heavy cornice detailing and brick and/or stone facades.
- Variances to reduce stream buffers, increase building height and to allow an alley within residential lots can be supported. The proposed building height is the same as the height variance approved for Phase 1 of East of Main. The property owner could pipe the stream, which would result in the loss of a natural feature and removal of several good quality trees on the site. It appears that all lots would meet the maximum impervious area even with the alley contained within the lots. If approved, staff recommends conditions to require certain tree saves, larger lots fronting Cumming Street and a linear greenspace along Cumming Street.
- 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.
- Don Rolader came forward to present this item on behalf of the applicant and field questions posed by Mayor and Council

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve Z-17-13/V-17-29 East of Main Phase II/DT-R subject to conditions as revised:*
 - o *Condition 2 shall read, "There shall be no more than 3 single-family detached lots fronting Cumming Street (Lots 18-20) and those lots shall have a minimum lot width of 40' and minimum lot size of 4,500 square feet before dedication of ROW. Lots 18-20 shall have a 30' heavily landscaped front setback along Cumming Street. One additional lot shall be permitted for 4 lots north the creek buffer. Total lot yield will be 19 lots for the development."*
 - o *Condition 3 shall read, "The maximum permitted building height shall be no more than 40' along Cricket Lane and max 2 stories height and 35' with a basement fronting Cumming Street."*
 - o *Condition 4 shall read, "Minimum building setbacks shall be:*
 - a. *Front- Cricket Ln- 10', Cumming St- 30' (from existing ROW), Lot- 10'*
 - b. *Side - Perimeter - 10', Lot - 0' (10' between structures on the 3 lots on Cumming Street. 5' between on the remaining lots.*
 - c. *Rear- Perimeter- 10', Lot - 10', (as measured from edge of alley)*

- o Condition 5 shall read, "Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. All homes shall have 4-sided architecture. Lots 1,2,3,13,14,15,18 and 19 shall have a substantial amount of brick or stone or a mix of brick and stone on all 4 sides. Stoops shall have a minimum depth of 6'. Bay windows shall have a minimum depth of 2'."
- o Condition #9 shall read, "Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. A 6' brick sidewalk shall be required on Cricket Lane and an 8' concrete sidewalk shall be required on Cumming Street. Minimum 3 on-street parallel parking spaces shall be required along Cricket Lane for the site to meet the required guest parking. Applicant shall be entitled to impact fee credits for the difference (brick versus concrete) in the cost of the 6' brick sidewalk on Cricket Lane."
- o Condition #11 shall read, "5' area between the alley and the west property lines shall be planted with landscape materials, shrubs and a fence to provide a screen, as approved by Staff."
- o Condition #12 shall read, "Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse as approved by Staff. Applicant shall attempt to create a bird habitat in the stream buffer."
- o Condition #13 shall read, "Provide heavy landscape screening and decorative brick and/or stone walls where alleys enter Cricket Lane. Sides of homes shall be screened with a minimum 10' landscape strip adjacent to public roadways."
- o Condition #19 shall read, "Existing trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/10/2017. In addition, the developer shall save tree 265, 280-283 and 287. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff."
- o Condition #20 shall read, "Off-site tree encroachment shall be limited to no more than 20% on the CRZ except for tree #268 and 284C which shall be permitted 30% encroachment, so long as it does not encroach on the structural root plate. HOA shall provide continuing maintenance/care for tree 268 and 284C as approved by administrative variance."
- o Condition #23 – deleted
- o Add conditions #24-26:
 - 24. Traffic calming measures approved by the transportation department shall be constructed on Cricket Lane to reduce speed and increase safety.
 - 25. Applicant shall apply for bird sanctuary approval for the stream buffer.
 - 26. Applicant may install underground detention facilities. Said detention facilities shall be maintained by the HOA. The developer will have a maintenance agreement with a company to maintain and inspect the facilities prior to turning over the HOA to the residents.

- The motion was seconded by Council Member Merkel
- Motion approved unanimously (7-0)

B. CU-17-15/V-17-37 Natural Body Spa/City Center

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the December 7, 2017 Planning Commission meeting. No one spoke in favor or in opposition to the request. After discussion, the Planning Commission recommended to deny the item. Vote (4-2)
- Staff recommends denial of CU-17-15/V-17-37 Natural Body Spa and Shop/City Center request for conditional use and variance.
- If approval is considered, the following conditions are recommended:
 1. 'Spa Services' shall be added as a conditional use at 575 Commerce Street, Suites 5M through 5S, and limited to no more than 4,365 square feet.
 2. Conditional use approval shall be limited to the Natural Body Spa and Shop and its affiliated partner use Skin ReMed (medical spa); no additional spa services businesses or subleasing shall be permitted within the approved space.
 3. Spa services shall be limited to medical spa services, body exfoliation, facials, waxing, massage, nail services and retail sales.
 4. Hours of operation shall be no greater than Monday – Friday 10:00 AM – 10:00 PM, Saturday 9:30 AM – 10:00 PM and Sunday 12:00 PM – 10:00 PM.
 5. Window signage shall be limited to no more than 10% of the window area. No lighting window trim.
- The applicant, Cheri Morris, is requesting a conditional use permit to allow 'Spa Services' for a day spa business. A variance is requested to reduce the minimum distance requirement between comparable 'Spa Services' uses and to allow a spa to occupy a space larger than 4,000 square feet. The subject property is located at 575 Commerce Street, Suites 5M – 5S in the City Center mixed-use development.
- Staff's analysis finds that the requested conditional use and variance is consistent with the established conditional use and variance standards. The proposed retail service use would complement the surrounding mixed-use development and sufficient parking exists to support the proposed use. The proposed reduction in the distance requirement is consistent with other City ordinances, which have relaxed requirements in mixed-use developments and the Downtown, such as the alcohol and noise ordinances. The proposed increase to the size of the space is reasonable given that 1/3 of the suite will be occupied by medical office use (medical spa) and retail sales. If approved, conditions are recommended limiting the approval to Natural Body Spa and Shop and its affiliated medical spa partner and limiting any expansion of services.
- The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.
- Cheri Morris came forward to present this item on behalf of the applicant and field questions posed by Mayor and Council

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve CU-17-15 V 17-37 subject to the 5 staff conditions*
 - *The motion was seconded by Council Member Mitchell*
 - *Motion approved unanimously (7-0)*

C. V-17-21: 55 & 61 Roswell Street

❖ *Council Member Owens recused himself from this item*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
 - Staff recommends approval of V-17-21 55/61 Roswell Street Parking & Height Variance subject to the following conditions:
1. Building architecture and site plan shall be substantially similar to plans prepared by D. Tracy Ward, dated 9/20/2017, except for modifications required to comply with the conditions below, final approval by DRB.
 2. ~~Applicant shall contribute \$1,090,766 to the Downtown Parking Fund for exclusive, controlled access to the 4th level of the Milton Avenue Parking Deck, as indicated in the application from 7:00 AM to 4:00 PM, Monday through Friday only. 4th level will be open for public parking outside the hours above.~~ **Applicant shall contribute \$1,075,000 to the Downtown Parking Fund.** Half of the payment shall be required prior to receiving a building permit, remainder prior to a Certificate of Occupancy. Applicant shall not receive a building permit for the mixed-use building until the Milton Avenue Parking Deck is substantially complete.
 3. Building height shall be limited to no more than 58'.
 4. ~~Prior to a Certificate of Occupancy, the developer shall enter into an agreement with the City for access to the 4th level of the Milton Avenue Parking Deck. Developer shall be responsible for all costs associated with controlling access to the 4th level parking deck.~~
 5. The historic Skelton-Teasley House (61 Roswell Street) shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The use of the structure shall be limited to retail, restaurant or office. The exterior of the structure shall be restored prior to final Certificate of Occupancy. Landscaping shall be designed to complement the time period of the structure. An easement shall be recorded providing for use of the Skelton-Teasley House yard as amenity space. No fencing permitted.
 6. Developer shall provide the City with a binding legal agreement providing for the protection and maintenance of the Skelton-Teasley House.
 7. Monument sign for Skelton-Teasley House shall not exceed 10 square feet and wall sign shall not exceed 4 square feet, both to be approved by DRB. The structure at 61 Roswell Street will forever be known as the Skelton-Teasley House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by DRB.
 8. Restaurant use shall be limited to 5,000 square feet, not including outdoor/rooftop seating areas.
 9. First floor uses facing Roswell Street shall be limited to retail and restaurant.
 10. Prior to issuance of the LDP, the applicant shall be required to enter into an agreement approved by the City for temporary construction access through the City's Roswell Street parking lot. Temporary closure of the City's Roswell Street parking lot shall require Staff approval.
 11. Prior to Certificate of Occupancy, the applicant shall be required to enter into an agreement approved by the City for permanent access through the City's Roswell Street parking lot, including provisions for access to the applicant's onsite parking and pedestrian access from the Milton Avenue Parking Deck through the Roswell Street parking lot to the applicant's property. Permanent access easements shall be recorded prior to issuance of the LDP.
 12. ~~Developer shall construct covered pedestrian access from the parking deck to the mixed-use building, with final approval by Staff.~~
 13. Developer shall improve the area between the historic structure and the new mixed-use building with hardscape, landscape, decorative lighting, outdoor furniture and public art, as approved by DRB.
 14. Existing trees shall be preserved as depicted on site plan prepared by D. Tracy Ward, dated 8/23/2017, including tree #503 (31" Water Oak) and tree # 504 (41" Water Oak).
 15. Final streetscape shall match the approved Downtown streetscape standards and include decorative

pedestrian lighting as approved by Staff. Street trees shall be required along Roswell 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.

16. 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.
17. Dumpster(s) shall be contained within the parking level of the proposed building.

- The applicant, Rob Turner on behalf of Park Plaza Partners, LLC, is requesting consideration of a height and parking variance to allow a 4-story, 56,000 square foot mixed-use building with office, retail and restaurant uses within the Downtown Overlay. The historic Skelton-Teasley House is proposed to be saved and restored for use as retail, restaurant or office. A one-time contribution to the City's Downtown Parking Fund is proposed by the applicant to offset required parking that is not being accommodated onsite. The subject property is located at 55 and 61 Roswell Street, adjacent to the Roswell Street City parking lot.
- The submitted request, if approved, will allow for a 4-story, 56,000 square foot mixed-use building, including office, retail and restaurant uses on 0.66 acres in the Downtown Overlay. The historic Skelton-Teasley House at 61 Roswell Street is proposed to be saved and restored for use as retail, restaurant or office. The applicant proposes a one-time contribution to the City's Downtown Parking Fund to offset required parking that is not being accommodated onsite. The subject property is located at 55 and 61 Roswell Street, adjacent to the Roswell Street City parking lot.
- The subject property is zoned C-2 (General Commercial). The properties are developed with two (2) residential structures, which have been converted to non-residential use. The property is surrounded by C-2 parcels to the northeast, east and south, including Made Kitchen & Cocktails and La Casa Italian Grill to the northeast and 48, 54 and 62 Roswell Street to the east and south. Properties to the northwest and west are zoned R-10M and include the Roswell Street City parking lot and an office building at 65 Roswell Street. The property is located within the Downtown Overlay and has a comprehensive land use plan designation of Central Business District.
- The Skelton-Teasley House was built in 1856 for Dr. Skelton. The 1-story home was designed in the Greek Revival architectural style. The applicant proposes to save and restore the home and to use it as retail, restaurant or office. This request is similar to East of Main, where the Ben Manning House was preserved and restored for use as an office.
- The C-2 zoning district permits building heights up to 40'; however, the Downtown Master Plan recommends building heights up to four (4) stories or 60'. The proposed building is four (4) stories with a height of 57'-4". The building includes a 6'-8" parapet, which is exempt from the City's height requirements.
- The Downtown Master Plan Update and Alpharetta Downtown Code replaced the City's Historic Downtown Incentive Zoning (HDIZ) in 2015. The HDIZ was adopted in 2005 and permitted exemptions from the City's code required parking for uses other than office. The current Downtown Code parking requirements would require a total of 124 parking spaces for the proposed mixed-use building, as shown in the table below.

Downtown Code Required Parking

Use	SF	Parking Rate	Required Parking
Office	53,000 SF	3/1,000 SF	159
Retail/Restaurant	3,000 SF	2/1,000 SF	6
Subtotal			165
25% Shared Parking Reduction			-41.25

TOTAL			124
Proposed Onsite Parking			37
Parking Shortfall			87

- The City's parking and parking management consultants, TSW and Nelson/Nygaard, reviewed the applicant's request for parking variance. The consultants recommended that a parking ratio of two (2) parking spaces per 1,000 square feet is appropriate for the proposed retail/restaurant and office space when the uses are within the context of a larger, mixed-use downtown with flexible and available publicly-accessible parking. Under this scenario, the applicant's proposed mixed-use building would generate a need for 47 parking spaces.

Parking Consultants Recommended Parking

Use	SF	Parking Rate	Required Parking
Office	53,000 SF	2/1,000 SF	106
Retail/Restaurant	3,000 SF	2/1,000 SF	6
Subtotal			112
25% Shared Parking Reduction			28
TOTAL			84
Proposed Onsite Parking			37
Parking Shortfall			47

- Although 47 parking spaces are recommended by the City's parking consultant, the Unified Development Code (UDC) requires 124 spaces. With 37 spaces proposed on-site, the applicant is requesting 73 of the Code-required 87 parking spaces to be located on the 4th level of the Milton Avenue Parking Deck.
- Plans are currently under development for a public parking deck at 92 Milton Avenue, which is approximately 125' from the applicant's property. Construction of the Milton Avenue Parking Deck will begin in December of 2017. It's the applicant's intent to satisfy their remaining parking needs through exclusive, controlled access to the 73 parking spaces on the 4th level of the City parking deck during the hours of 7:00 AM - 4:00 PM Monday through Friday. Under this scenario, the proposed mixed-use building would have access to 110 parking spaces on-site and in the adjacent City parking deck.
- The proposed contribution works out to be \$14,942.00 per parking space, which is approximately half the cost of the per-space construction and land cost to the City.
- Staff previously recommended approval of the applicant's request for reserving 73 parking spaces on the top of the deck based upon current and future parking demand. However, during recent discussions with the parking consultant, Council voiced concerns with allowing reserved parking. Mainly since reserved spaces would be located in the deck, employees may chose more convenient parking and avoid the reserved spots placing a burden on additional spaces. The Council has discussed the following fee structure, with plans for probable future adoption:

Spaces Required	Non Reserved Pay In Lieu Parking Fees	Applicant's cost for 87 spaces
1 – 20	\$10,000	\$200,000
21- 40	\$15,000	\$300,000
41 – 60	\$20,000	\$400,000
61 – 100	\$25,000	\$675,000
101 or greater	\$30,000	

Total		\$1,575,000 – (500,000 for 20 spaces that could be accommodated on site with historic structure removal)
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- Using the proposed fees, the applicant would be required to pay \$1,575,000 into the parking fund. It should be noted that the applicant proposes to save a historic structure which if removed could accommodate approximately 20 surface parking spaces. If council considered giving a credit for leaving the home the spaces required would be 67 spaces instead of 87 spaces; removing \$500,000 would leave a fee of \$1,075,000. Variances are based upon hardships and certainly a plan that includes incorporation of a historic structure is a preferred plan in the downtown.
- The City's Alpha Loop project includes an alignment at the rear of properties across Roswell Street from the applicant's property. In an effort to reduce vehicular trips and encourage use of the Alpha Loop, the applicant proposes bicycle facilities in conjunction with the proposed development.
- The applicant proposes to construct a mixed-use building, consisting of structured parking for 37 cars in the lower level, approximately 16,000 square feet of ground level retail/restaurant/office, approximately 14,000 square feet of office and rooftop amenity on the 2nd floor, 13,000 square feet of office and rooftop amenity on the 3rd level and 13,000 square feet of office on the 4th floor.
- The submitted site plan depicts a 4-story (57'-4"), 56,000 square foot mixed-use building surrounding the historic Skelton-Teasley House on 0.66 acres. The Skelton-Teasley House is approximately 1,244 square feet. Parking is not required for use of the historic structure. Access to the property is depicted through the Roswell Street City parking lot at the rear of the new mixed-use building. A pedestrian connection is provided from the front door of each structure to the sidewalk along Roswell Street.
- The existing structure to be saved and the proposed mixed-use building meet all setback requirements in the C-2 district. Since the front setback in the C-2 district is conditional, staff requested that the mixed-use building have a similar setback as the historic Skelton-Teasley House, which is approximately 30'. Two (2) specimen trees (31" Water Oak and 41" Water Oak) are proposed to be saved on the property and are located at the front of the property along Roswell Street.
- The applicant's architect has stated that the new mixed-use building will be compatible with the Skelton-Teasley House, which represents Greek Revival architecture. The new building will emulate the historic structure with respect to materials (brick and cast stone), colors (earth tones) and stylistic details (classical Greek Revival and Federal). The ground level will be cast stone to create a base for the heavier brick material used on upper floors. Windows, shutters and doors will be detailed and fabricated to match historic precedents found in the Southeast. In addition, the applicant will make efforts to bring the Skelton-Teasley House back to its past Greek Revival purity. The proposed building complies with the Alpharetta Downtown Design Guidelines, which outlines specific building style, ornamentation, massing as well as requiring higher ornamentation at the pedestrian level.
- Sprinkle Consulting provided a trip generation for the applicant's proposed use. Trip generation is based on 56,500 square feet of office and 3,500 square feet of retail/restaurant use. Based on the table below, the applicant's proposal would generate 146 PM Peak Hour trips.

Development (Trip Type)	Size	ITE Code	Daily Trip Ends	AM Peak Hour Trip Ends Enter / Exit (%) / (%)	PM Peak Hour Trip Ends Enter / Exit (%) / (%)
General Office Building	60,000	710	891	112 / 15 88% / 12%	25 / 121 17% / 83%

- Staff has reviewed the proposal and finds that the variance requests can be supported by recommendations within the Downtown Master Plan. The Downtown Plan states the intent and purpose is for Downtown Alpharetta to be a focal point for high-quality mixed-use development. The property is within an area designated 'Central Business District', which permits higher densities and building heights than other areas in the Downtown Overlay. The historic Skelton-Teasley House is approximately 26' in height; however, buildings of varying heights within downtowns can create a more interesting street frontage as long as the pedestrian level has the highest level of ornamentation and building design standards and styles within a downtown tie the buildings together with a historic theme. Alpharetta Lofts and Teasley Place have been granted height variances to allow up to 60' and Liberty Hall up to 67', with four (4) stories. For comparison, City Hall is 61' to the roof peak above the clock. To the top of the dome it is 86' and 90' to the top of the cupula cap. The City Center development will include a mix of 1- to 4- story buildings.
- Existing parking in the Downtown requires expansion in order to serve this use and additional growth occurring in the Downtown. It's difficult to provide onsite parking on small downtown parcels as it limits density and in some areas parcels would be purchased and developed solely for the purpose of surface parking. This could be a detriment to building connectivity and needed density along Downtown streets.
- The City has budgeted over \$7 million to construct additional parking in the Downtown. The previous HDIZ contemplated the parking issue by offering developers the option of contributing to a parking fund in lieu of providing on-site parking, which would be used to build communal parking deck spaces. That document required half of the parking be provided on-site and the applicant could pay \$4,500.00 per space into the Downtown Parking Fund to satisfy the remaining parking requirement. In 2007, 44 Milton Avenue paid \$157,500.00 into the Parking Fund and in 2013 Alpharetta Lofts paid \$66,000.00 for their portion of required parking. CORO paid \$36,000.00, in 2014, for their parking variance approval. If the HDIZ were in place today, the applicant would have to provide 62 on-site parking spaces and be required to pay \$279,000.00 into the Parking Fund for the 62 parking spaces to be provided off-site.
- The cost for the 4th level of the Milton Avenue Parking Deck is \$1,090,766.00, as provided by the City's parking deck contractor and for land value. Total cost per parking space over the entire parking deck equates to \$26,000.00 per space. Therefore, the proposed \$14,942 per space is reasonable for half-day use Monday through Friday. However Council has stated concerns with reserved parking so approval should not permit reservation of spaces. It should be noted that each request for parking variances and contributions to the Parking Fund are based upon the available inventory at the request time, as well as proximity to structured parking.
- 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 applicant held a community meeting on October 10th. According to the applicant, a few residents from Victoria Square attended the meeting. Residents had questions about the parking variance and were concerned with the appearance of the building at the rear.
- Rob Turner came forward to present this item on behalf of the applicant and field questions posed by Mayor and Council

Public Comment

- o Christopher Bloor, 45 Roswell St, Alpharetta, GA came forward to speak on this item
- o Stephen Shippee, 12086 Cotton Alley, Alpharetta, GA, came forward to speak on this item
- o Jack Nugent, 12082 Cotton Alley, Alpharetta, GA, came forward to speak on this item
- o Chris Sedgwick, 13050 Bethany Rd, Alpharetta, GA, came forward to speak on this item

- ❖ *Council Member Kennedy offered a motion to table*
 - *The motion was seconded by Council Member Mitchell*
 - *Motion approved unanimously (6-0)*

D. PH-17-32 Northwinds Summit/Pope & Land

(NOTE: This item has been deferred at the request of the applicant and will be neither heard nor discussed during this meeting. The hearing has been rescheduled for January 16, 2018.)

E. PH-17-29 Unified Development Code Text Amendments

NOTE: This item has been deferred by Staff and will be neither discussed nor considered during this meeting.

VIII. NEW BUSINESS

A. Future Land Use Map - Scrivener's Error

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Consideration of a resolution to correct a Scrivener's Error on the City's 2035 Comprehensive Plan Future Land Use Map. Staff has identified a Scrivener's Error on the 2035 Future Land Use Map. Properties fronting North Main Street between Church Street and Mayfield Road on the west side and between Cumming Street and 1 parcel south of Pine Grove Drive on the east side have a future land use designation of 'Central Business District'. However, the Downtown Master Plan update, approved in March 2015, included a future land use map showing the 'Central Business District' contracting further south and the properties in question changing to a 'Mixed Use' future land use designation. The intent of this change was to concentrate the Downtown Core at Main Street and Milton Avenue/Academy Street, with development density/intensity decreasing as you move away from the Downtown Core. While the Downtown Master Plan update recommended this change, it appears that the color coding used to depict the 'Central Business District' and 'Mixed Use' designations were not distinguishable and therefore, the recommended change to the 2035 Future Land Use Map was not fully implemented in the recent Comprehensive Plan update.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Resolution*
 - *The motion was seconded by Council Member Merkel*
 - *Motion approved unanimously (6-1; Gilvin voting no)*

B. Vehicle Purchase: Department of Public Safety

- Director of Public Safety, John Robison, came forward to present this item on behalf of staff
- Staff recommends approval of the purchase of five (5) 2018 Ford Police Intercept Utility (Explorer) vehicles from Wade Ford at a total cost of \$141,428.00 and it is requested the City Council approve the purchase of one (1) 2018 Dodge Charger from Akins Ford, Dodge, Chrysler in the

amount of \$25,184.75.

- The Department of Public Safety is requesting approval to purchase six (6) new vehicles at a total cost of \$166,612.75.
- The Department of Public Safety is requesting to purchase two (2) Ford Police Explorers from City Council approved Capital account funds for the two new positions – Fire Inspector and Permitting Detective. The total cost for both vehicles is \$56,807.

QTY (1) Ford Police Interceptor Utility at \$28,207.00

QTY (1) Ford Police Interceptor Utility Admin at \$28,600.00

- The difference in cost is the Fire Inspector's vehicle is standard administrative package and the other is capable of being built out for Law Enforcement purposes.
- The Department of Public Safety has also experienced three (3) instances where Police Patrol vehicles have been rear-ended in the past 3 months – two of them by intoxicated drivers. These accidents led to the totaling of our Police vehicles making replacement. It is therefore requested that three (3) vehicles be replaced from the City's Risk Management Fund at a total cost of \$84,621.00:

QTY (3) Ford Police Interceptor Utilities at \$28,207.00 each

- These Five (5) requested replacement 2018 Ford Police Interceptor Utilities (Explorers) are available on State Contract pricing (99999-SPD-ES40199409-0003) and available from Wade Ford which is a current vendor with the City and has provided excellent service and support in our previous fleet purchases.
- The Department of Public Safety is also requesting to purchase a 2018 Dodge Charger for the Special Investigations Unit as a replacement for an unmarked car that has reached the end of its useful life to the unit. The purchase of this vehicle will be funded through the use of seized funds in the State forfeiture account. This vehicle is available on State Contract pricing (99999-SPD-ES40199409) and is available from Akins Ford, Dodge, Chrysler which is a current vendor with the City.

QTY (1) Dodge Charger at \$25,184.75

Public Comment

None

❖ *Council Member Gilvin offered a motion to approve the purchase of five (5) 2018 Ford Police Intercept Utility (Explorer) vehicles from Wade Ford at a total cost not to exceed \$141,428.00 and the purchase of one (1) 2018 Dodge Charger from Akins Ford, Dodge, Chrysler in an amount not to exceed \$25,184.75.*

- *The motion was seconded by Council Member Owens*
- *Motion approved unanimously (7-0)*

C. Replacement Office Furniture: Criminal Investigation Division

- Director of Public Safety, John Robison, came forward to present this item
- Authorize the purchase of replacement office furniture for the Criminal Investigation Division from

CWC Office Furnishings in the amount of \$38,909 and authorize the Mayor to execute all necessary documents.

- The Criminal Investigation Division (CID) office currently houses eight (8) detectives and three (3) supervisors with the Detectives in one common area in eight workstations. With the recent assignment of two additional Permitting Detectives to the CID office, the need is to now fit ten (10) Detectives and workstations into the same sized area.
- This initiative was a priority project early in the 2018 budget process but was removed due to uncertainty regarding funding of the overall Public Safety Headquarters Expansion project in addition to funding of the new Permitting Detective position. The PS Headquarters Expansion project is now fully funded, as is the new Permitting Detective position, and there is a need to revisit furniture replacements in several areas of the existing headquarters space.
- There is a current hodgepodge of office equipment including desks, chairs and filing cabinets - most of which were purchased when the Headquarters building was constructed in 1999 / 2000 (pictures are included in the attachments). Since that time the workstations have been handed down from one office to another until it ended up in the CID. As chairs were replaced the newer ones were found to be subpar and have worn out quickly. Additionally, with the current limited room in the CID office, storage of sensitive case documents is a concern.
- Funding is coming through a reprioritization of General Fund and Capital Fund accounts.
- Five (5) companies were contacted and requested to measure the workspaces, price furnishings and submit quotes. Only two vendors were responsive, including measuring the workspace, proposing layouts, and submitting quotes: **National Business Furniture** (\$32,806) and **CWC Office Furnishings** (\$38,909).
- CWC Office Furnishings is the preferred vendor as they provided a superior design plan for the ten (10) workstations and they will provide a higher quality product (Herman Miller furnishings) that fits the needs of the Division and Detectives. These furnishings will provide increased storage and new workstations with adjustable height desks which allow the investigators to stand while at their desks if they desire, and ergonomic chairs. In addition, each investigator will have a storage cabinet for storing investigative items such as cameras, print kits and case files.

Public Comment

None

❖ *Council Member Gilvin offered a motion to approve the purchase of replacement office furniture for the Criminal Investigation Division from CWC Office Furnishings in an amount not to exceed \$38,909 and authorize the Mayor to execute all necessary documents.*

- *The motion was seconded by Council Member Merkel*
- *Motion approved unanimously (7-0)*

IX. WORKSHOP

A. Recreation and Parks Master Plan Update

- Director of Recreation and Parks, Morgan Rodgers, came forward to introduce Jacobs Consultant, Allison Stewart-Harris to provide a brief overview of the Recreation and Parks Master Plan
- Jacobs, Inc. was retained by the City of Alpharetta to update the Recreation and Parks Master Plan. Since the last Plan was released, the City has passed a major bond referendum including

dollars for parkland purchases, renovation of the pool and an art center, completion of the Big Creek Greenway, and portions of the Alpha Loop.

The update highlights the following areas:

1. Improvements to existing parks and facilities
2. Future of the Equestrian Center
3. Trail connection including Greenway and Alpha Loop
4. General program improvements
5. Arts and Cultural Programming
6. Implementation plan

Jacobs conducted several public meetings, focus groups meet with staff and studied the surrounding cities plans.

Public Comment

- o Cheryl Sims, Providence Road, Alpharetta, GA, came forward to speak on this item
- o Don Nahser, 305 Karen Dr, Alpharetta, GA, came forward to speak on this item

VIII. (NEW BUSINESS Con't.)

B. Presentation of Financial Audit Reports

- Director of Finance, Tom Harris, came forward to introduce James Bence, of Mauldin and Jenkins, who came forward to provide Council with a brief overview of our most recent annual audit
- The Finance Department has issued the City of Alpharetta's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended June 30, 2017. In connection therein, Mauldin & Jenkins, LLC. issued an unmodified ("clean") opinion on the basic financial statements as well as a "clean" opinion on compliance for major federal programs. Additionally, no material weaknesses nor significant deficiencies were identified during testing of the internal controls necessary to issue their opinions.
- The Finance Department will be submitting the CAFR to the Government Finance Officers Association (GFOA) with the intent that such report will again be recognized with the prestigious Certificate of Achievement for Excellence in Financial Reporting. The CAFR will also be timely submitted to all applicable state and regulatory bodies.
- Some of the financial highlights of the General Fund are as follows:
 - The fund balance of the City's General Fund increased by \$1,169,981 during Fiscal Year 2017. Due to conservative budgeting practices, this increase is substantially more than was strategically forecasted as part of our budget. As Council approved the use of fund balance for capital outlay, fund balance was budgeted to decrease by \$5,617,830. The increase is a result of: operating revenues exceeding expenditures by \$8,895,591; net transfers-out of \$7,881,578 (\$10,549,857 for capital outlay less transfers-in from Hotel/Motel Tax Fund for \$2,668,279); and other sources such as proceeds from the sale of capital assets for \$155,968.
 - Revenues of \$62,228,653 exceeded the amount budgeted by \$2,815,363. Specific revenue variances include the following: property taxes (\$287,627 greater than budget);

business taxes (\$543,001 greater than budget); licenses and permits (\$1,870,382 greater than budget); charges for services (\$625,629 greater than budget); fines and forfeitures (\$158,226 less than budget); and franchise taxes (\$367,658 less than budget). Other financing sources also came in favorably (\$418,279), primarily from Hotel/Motel taxes (Transfers In).

- Expenditures came in well under budget, at \$53,333,062 with \$3,505,201 of the budgetary appropriation unspent. Management continues to work with department heads to ensure only necessary purchases are made, and to ensure all departments do not exceed budget appropriations, which creates a budget conscious atmosphere throughout the City.
- From a year to year operational perspective, total revenues decreased by \$251,458 primarily due to a decrease in property tax revenue as a result of the shift in millage rate from the General Fund to the Debt Service Fund to cover the debt service on the new bonds. Other financing sources (Transfer-In) was up \$238,285 due to Hotel/Motel taxes
- Total expenditures increased by \$901,951 from the prior year primarily due to the following growth drivers: (1) general salary growth; (2) increases in healthcare costs; (3) increases in overtime, seasonal/temporary salaries, and general benefits.

C. Resolution Reaffirming and Readopting Ethical Principals

- GMA has advised the City of Alpharetta that we are scheduled to re-certify as a Georgia Certified City of Ethics. To remain certified, the city must submit to GMA a copy of a current Resolution signed by the Council re-adopting the 5 ethics principals. GMA will present the re-certification to the City at the Mayor's Day Conference in January 2018. The City was last certified in 2012.
- City Attorney, Sam Thomas read the Resolution aloud

❖ *Council Member Owens offered a motion to approve the Resolution*

- *The motion was seconded by Council Member Mitchell*
- *Motion approved unanimously (7-0)*

X. PUBLIC COMMENT

None

XI. REPORTS

- Council Member Kenned announced that Community Development Director, Kathi Cook has been asked to speak on "walkable suburbs" at the National Planning Association Conference
- Council Member Mitchell thanked the Finance for their work on the recent audit and its success
- Council Member Owens thanked the Director and the entire Public Works Department for all their hardwork during the recent snow storm
- Council Member Owens also recognized Milton High School and Cambridge High School who had their Cross Country teams compete for the State title, for which Milton went on to win
- Council Member Merkel thanked Council Member Kennedy for his guidance and service during his time on Council

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ *Council Member Kennedy offered a motion to adjourn to Executive Session*
 - *The motion was seconded by Council Member Mitchell*
 - *Motion approved 5-2; Owens and Kennedy voting no*

Respectfully submitted,

A handwritten signature in black ink that reads "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen

City Clerk