



City Council Meeting and Public
Hearing
JANUARY 22, 2018

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 01/09/2018 & 01/16/2018)

B. Alcoholic Beverage License Applications

PH-18-AB-33 - Walgreen Co.
d/b/a Rite Aid #11676
142 South Main St.
Alpharetta, GA 30004

Retail Package Sales
Beer & Wine - Sunday Sales

Owner: Walgreen Co.
Registered Agent: Michael Sard

PH-18-AB-34 - Walgreen Co.
d/b/a Rite Aid #11679
4975 Windward Parkway
Alpharetta, GA 30004

Retail Package Sales
Beer & Wine - Sunday Sales

Owner: Walgreen Co.
Registered Agent: Michael Sard

V. PUBLIC HEARING

A. Z-17-17: Jalali / Douglas Road

This item has been deferred by the Applicant until Monday, February 5, 2018. The case will be neither heard nor considered during this meeting.

Consideration of a request to rezone 2.98 acres from AG (Agriculture) to R-10 (Dwelling, 'For-Sale' Residential) to develop an 8-lot 'For-Sale' single-family detached subdivision. The property is located at 12375 Douglas Road on the west side of Douglas Road and north of Newport Bay Passage and is legally described as Land Lot 1190, 2nd District, 1st Section, Fulton County, Georgia.

B. V-17-40: Linville / 3545 Newport Bay Drive

Consideration of a variance request to eliminate the required 50' undisturbed buffer. The property is located at 3545 Newport Bay Drive in the Newport Bay subdivision and is legally described as being located in Land Lot 1188, 2nd District, 1st Section, Fulton County, Georgia.

C. PH-17-41: Shirley Estates Gated Community

Consideration of a request to allow private streets within a gated community. The property is located on the north side of the intersection of Webb Bridge Road and Shirley Bridge Road and is legally described as being located in Land Lots 1238, 1249 and 1250, 2nd District, 1st Section, Fulton County, Georgia.

D. PH-17-35 / V-17-36: Chapman / 72 Thompson Street

Consideration of a change to previous conditions of zoning to change the use of the property from single-family detached lots to a medical office. A variance is requested to reduce the parking requirement. The property is located at 72 Thompson Street on the north side of Thompson Street and west of Kingry Lane and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

E. CU-17-14: Currahee Brewing Company

Consideration of a request for conditional use to allow a 'Brewery' for Currahee Brewing Company. The property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

F. PH-17-32: Northwinds Summit / Pope & Land

Consideration of changes to previous conditions of zoning to allow for the relocation of the Alpha Loop through the mixed-use development, reduction of the number of hotel rooms, increase to the height of the hotel building and site plan modifications related to a proposed temporary surface parking lot. A variance is requested to reduce the 15' building setback adjacent to the Georgia 400 buffer to 0'. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400 and is legally described as being located in Land Lots 752, 753, 798 and 799, 1st District, 2nd Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. Fire And Police Uniforms and Duty Gear (RFP 18-104)

B. Request to honor Johnny Herron

VII. PUBLIC COMMENT

VIII. REPORTS

IX. ADJOURNMENT



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: January 22, 2018

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 01/09/2018 & 01/16/2018)

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:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting Minutes 1-9-18, City Council Meeting Minutes 1-16-18



City Council Meeting SUMMARY

JANUARY 9, 2018

OFFICE OF THE CITY CLERK
678-297-6003

WWW.ALPHARETTA.GA.US

PREPARED BY: COTY THIGPEN

PUBLISHED:

*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.*

I. CALL TO ORDER

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

II. OATH OF OFFICE

A. City Council

- *Council Members Ben Burnett, Chris Owens and Donald Mitchell were sworn into office*

III. ROLL CALL

- Council Members
 - o Mayor David Belle Isle
 - o Chris Owens (Mayor Pro Tem)
 - o Jason Binder
 - o Ben Burnett
 - o Jim Gilvin
 - 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

IV. PLEDGE TO THE FLAG

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 12/18/17)

B. Alcoholic Beverage License Applications

PH-17-AB-31 Dongbang Enterprises Inc.
d/b/a Ramen Bar by Hajime
4180 Old Milton Parkway 1-H
Alpharetta, GA 30005

Consumption Premises Beer,
Wine - Sunday Sales

Owner: Ju Kim Registered
Agent: Ju Kim

PH-17-AB-32 Outback Steakhouse of Florida
d/b/a Outback Steakhouse
6400 North Point Parkway

Consumption on Premises
Beer, Wine, Liquor, Sunday Sales

Owner: Outback Steakhouse of Florida Registered
Agent: Michael Sard

C. Financial Management Report: Month Ending November 30, 2017

D. Settlement of Parcel 6- Windward Parkway Triple Lefts Project.

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

- *The motion was seconded by Council Member Gilvin*
- *Motion approved (6-1); Burnett abstained*

VI. NEW BUSINESS

A. Fiscal Year 2017 Bond Sidewalks - Phase 5, ITB 18-005

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Please award Bid No. 18-005 to Autaco Development LLC in the amount of \$229,406 for the FY 2017 Bond Sidewalks - Phase 5 and authorize the Mayor to execute all necessary documents
- The award of this bid is for the construction of a sidewalk segment along North Point Court and a segment along Hembree Road. Both segments were included in the 2016 Bond. The scope of work at each location is as follows:

North Point Court - Construction of approximately 1,300 linear feet of sidewalk along the west side of North Point Court from North Point Drive to North Point Parkway. Completion of this gap will provide contiguous sidewalk along the west side of North Point Court from North Point Drive to North Point Parkway.

Thorough measures to bridge critical root zones were taken to preserve as many trees as possible; however, several non-specimen trees will be removed, including 5 trees determined to be dead or dying by the City Arborist, a non-specimen maple removed due to relocating a fire hydrant, 8 Bradford Pears in the middle of the block, and a non-specimen oak that has deformed the existing guardrail anchorage system. Because of the locations of the trees to remain and the proximity of wooded areas adjacent to the site, the removal of these trees should not affect the character of the street. Public Works understands the importance of the street trees to provide shade and if replanting is necessary such work will be added to the contract.

The west side was chosen over the east side due to the steep cross-slopes along that side of the road, that would require several retaining walls and the removal of more trees, including the well-established trees along the frontages of the Chic-Fil-A and Wendy's restaurants.

Hembree Road at Westside Parkway - Construction of approximately 700 linear feet of sidewalk along the south side of Hembree Road. Completion of this gap will provide contiguous sidewalk along south side of Hembree Road from North Fulton Industrial to Westside Parkway.

- The Department of Public Works prepared plans and specifications for the sidewalk projects and advertised for competitive bids during November and December 2017. Bids for the project were received on December 14, 2017 and the City received a total of six bids.
- The apparent low bidder, Autaco Development, is an experienced contractor and has worked on numerous projects with similar scopes of work in Georgia for several agencies including the City of Dunwoody, City of Decatur and the City of Lithonia. The contacted references stated that Autaco Development provided reliable work on time and within budget and would utilize their services again.
- Staff met with representatives of Autaco Development to review the scope of work and the City's expectations. Autaco Development assured staff that they could complete the project for the bid amount and within the allocated time frames. Thus, Staff determined Autaco Development to be the lowest responsive and responsible bidder.
- The low bid of \$229,406 comes in approximately 13% above the originally estimated cost of \$203,079 for these two segments. Staff attributes this increase in cost to the large number of projects being pursued in the metro area.
- Once a contract with Autaco Development has been finalized and executed, construction may begin immediately. The anticipated completion date for work at all locations is no more than 120 days from notice to proceed. Work along North Point Court shall be substantially completed within 60 calendar days of starting work at that location. Work along Hembree Road shall be substantially completed within 60 calendar days of starting work at that location.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award Bid No. 18-005 to Autaco Development LLC in an amount not to exceed \$229,406 for the FY 2017 Bond Sidewalks - Phase 5 and authorize the Mayor to execute all necessary documents*
 - *The motion was seconded by Council Member Gilvin*
 - *Motion approved unanimously (7-0)*

B. Request From Tech Alpharetta: AgTech Conference Sponsorship

- Karen Cashion of Tech Alpharetta (formerly the Alpharetta Technology Commission) will discuss the first AgTech Conference that will be hosted in Alpharetta July 23 – 25 and requested a \$50,000 sponsorship from the City.
- Merkel approve city offering 25k toward ag tech conf contingent upon matching funds from DA up to 25k in matching funds

Public Comment

None

- ❖ *Council Member Merkel offered a motion to approve the City offering up to \$25,000 toward the AgTech Conference and it contingent upon matching funds from the Development Authority.*
 - *The motion was seconded by Council Member Mitchell*
 - *Motion approved unanimously (7-0)*

C. Consideration of Special Event Alcohol Permit Waiver for Big Apple Circus

- City Clerk, Coty Thigpen, came forward to present this item on behalf of staff
- The Big Apple Circus has submitted a Special Event Application for their annual circus to be held at Verizon Wireless from January 26, 2018 to February 25, 2018. As part of their application, they have requested to sell alcohol during the event. Council previously approved granting the Director of Community Development administrative approval of the Circus for up to 30 days; however, the Circus is under new ownership and alcohol has not previously been sold or contemplated.
- The City's Alcohol Code allows for an entity to apply for a Special Event Alcohol Permit; however, it is limited to a 2 day maximum. There are no provisions in the Code that allow for waiver of this requirement, so staff is requesting that Council formally consider their request.
- Further, staff is requesting that Council grant future administrative approval to the City Clerk to avoid Council having to annually consider this request. Administrative approval would be limited to the Special Events Alcohol Permit for the Big Apple Circus and for a period of no more than 30 consecutive days within a calendar year.
- The applicant has met all other requirements of the Special Events Permit Application process and if this request is granted, applicant will be required to include liquor liability coverage on their Certificate of Insurance. Public Safety has also reviewed their request and is in agreement with staff recommendation.

Public Comment

None

- ❖ *Council Member Owens offered a motion to the Special Event Permit waiver for Big Apple Circus for 30 consecutive days and also provide the City Clerk future administrative for special event alcohol permits providing those applicants meet the requirements of the application.*
 - *The motion was seconded by Council Member Merkel*
 - *Motion approved unanimously (7-0)*

D. Resolution authorizing Eminent Domain - 2100 Fairfax Drive (Parcel 55)

A Resolution of the Mayor and Council of the City of Alpharetta to authorize the use of eminent domain to acquire certain property located at 2100 Fairfax Drive, Alpharetta, Georgia, for road project –Rucker Road Corridor Improvements.

- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

❖ *Council Member Owens offered a motion to approve the Resolution as read by the City Attorney*

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

E. Big Creek Erosion Study

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of Tetra Tech's proposal in the amount of \$144,160.00 for the professional services necessary to perform the Big Creek Erosion Study and one large (up to 500 feet) restoration design project and authorize the Mayor to execute all necessary documents.
- The City has experienced erosion along the banks of Big Creek. In some areas this erosion is severe enough to threaten the stability of the greenway trail or cause trees to fall and either block the stream or the trail.
- The Big Creek Greenway is one of the highlights of the City's Recreation and Parks amenities. It is used daily by residents and provides a recreational opportunity and a sanctuary from the hustle and bustle of the City.
- This project will map areas of erosion and bank instability and identify areas where City infrastructure is threatened. Areas of erosion and identified areas of concern will be classified into groups to determine priorities for repair and maintenance.
- For areas where the repair is considered relatively minor and not needing state or federal permitting, the consultant will provide five standard repair/maintenance drawings. When possible these repairs will be low maintenance, aesthetically pleasing, environmentally sensitive, and easy to implement by Recreation and Parks staff or their contractors.
- The consultant will identify areas where the erosive condition has exceeded standard maintenance repair. These larger streambank stabilization or restoration projects will be prioritized and preliminary cost estimates and scopes of work, including state and federal permitting requirements, will be provided.
- The Department of Public Works requested proposals from the City's three on-call engineering design firms on November 6, 2017. Staff from the Department of Public Works reviewed and scored the proposals based on Plan and Approach (80 points) and Cost (20 points). All three firms responded.
- The high scoring firm, Tetra Tech, has completed similar work throughout the southeastern United States. Tetra Tech has assured Alpharetta that they can complete the study portion of the project scope for \$88,160.00 and one large (up to 500 feet) restoration design project for \$56,000 (total of \$144,160.00). Tetra Tech is the low cost provider for this combination of deliverables (base study and design of one large restoration project). Additional large

restoration designs will cost between \$56,000 and \$80,000 each depending on length of restoration. Tetra Tech has included research and application for grants within the large restoration project design costs. Administration of awarded grants would be an additional fee.

Public Comment

None

- ❖ *Council Member Owens offered a motion to approve Tetra Techs's proposal in an amount not to exceed \$144,160.00 for the professional services necessary to perform the Big Creek Erosion Study and authorize the Mayor to execute all necessary documents.*
- *The motion was seconded by Council Member Merkel*
- *Motion approved unanimously (7-0)*

VII. PUBLIC COMMENT

- Danette Glass, 12390 Douglas Road, Alpharetta, GA came forward to speak about an issue on Douglas Road

VIII. REPORTS

- Council Member Burnett announced he would like to appoint Hunter beach to the Board of Zoning Appeals and Candy Waylock to Planning Commission and will have those individuals sworn in at the next council meeting
- Assistant City Administrator James Drinkard announced an upcoming meeting with the Community Development Director tomorrow night at City Hall at 6:30 p.m. The meeting will provide an overview of current projects and upcoming public hearing items
- Council Member Mitchell announced that he is reappointing all of his Board and Commission appointees
- Council Member Owens announced that he is reappointing all of his Board and Commission appointees
- Council Member Owens also reported that Fulton County and the cities within Fulton are hosting 2 meetings to get feedback on transit option plans:
 - Jan 10th - Best Western – 907 Holcombe Bridge Road (Roswell) – 6:00-8:00 p.m.
 - Jan 23rd – Alpharetta Marriott at Windward Parkway Mayor - 6:00-8:00 p.m.
- Mayor called for nominations for Mayor Pro Tem.
 - o Council Member Owens offered a motion to nominate Council Member Donald Mitchell for Mayor Pro Tem
 - o Motion was seconded by Council Member Merkel
 - o Motion was approved 7-0
- Mayor Belle Isle assigned the following Department Liaisons:
 - Public Safety – Council Member Gilvin
 - Public Works – Council Member Owens
 - Community Development & Alpharetta Convention and Visitors Bureau – Council Member Merkel
 - Recreation and Parks – Council Member Binder
 - Finance – Council Member Mitchell
 - Human Resources and Information Technology – Council Member Burnett

IX. ADJOURNMENT

❖ *Mayor Belle Isle adjourned the meeting at 7:35 p.m.*



City Council Meeting and Public Hearing Summary JANUARY 16, 2018

OFFICE OF THE CITY CLERK
678-297-6003

WWW.ALPHARETTA.GA.US

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
 - o Jason Binder
 - o Ben Burnett
 - o Jim Gilvin
 - o Dan Merkel
 - o Donald Mitchell (Mayor Pro Tem)
- 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. OATH OF OFFICE

A. Board Of Zoning Appeals: Hunter Beach

B. Planning Commission: Candy Waylock

- Mr. Beach and Ms. Waylock were sworn-in to their respective appointments

V. NEW BUSINESS

A. Memorandum of Understanding: Joint Narcotics Task Force With Johns Creek And Forsyth County

- Director of Public Safety, John Robison, came forward to present this item on behalf of staff
- Staff recommends approval of the Memorandum of Understanding (MOU) between the Cities of Alpharetta, Johns Creek and Forsyth County to form and operate a Task Force for the investigation of narcotic and vice crimes, and authorize the Mayor to execute all necessary documents.
- The cities of Alpharetta, Johns Creek and Forsyth County have formulated the creation of a joint task force to handle complaints and investigate incidents of narcotics use and abuse as well as violations of vice laws and respond to, investigate and prosecute the offenders. It is the intent of this Task Force to investigate criminal offenses and to share information / intelligence derived in the cities of Alpharetta, Johns Creek and the County of Forsyth.
- To formalize the relationship between the respective agencies, establish the joint task force, and define terms and mutual aid arrangements, a Memorandum of Understanding has been created. The agreement is now being presented to the governing bodies of the respective agencies for consideration of adoption.

Public Comment

None

❖ *Council Member Gilvin offered a motion to approve the approval of the Memorandum of Understanding (MOU) between the Cities of Alpharetta, Johns Creek and Forsyth County to form and operate a Task Force for the investigation of narcotic and vice crimes, and authorize the Mayor to execute all necessary documents.*

- *The motion was seconded by Council Member Mitchell*
- *Motion approved (6-1); Burnett abstained*

VI. WORKSHOP

A. PH-17-37: UDC Changes Downtown Parking

- The City's consultants, Caleb Racicot and Joel Mann, came forward to discuss and provide insight into their recommendations relative to code and policy approaches to improving and managing parking within Downtown Alpharetta.
- Purpose of this workshop item is to consider information and recommendations provided by the City's consultant and provide feedback and direction to Staff to be used in finalizing a policy / program for consideration by City Council.

VII. PUBLIC COMMENT

None

VIII. REPORTS

- Council Member Binder – appointed Mike Weber to the Board of Zoning Appeals
- Council Member Owens – announced that the Department of Public Works is working on intersection safety improvements at:
 1. SR 9 and Devore intersection – implementing improvements
 2. Northpoint Court and Northpoint
 3. Marietta St and SR 9

Also, the Department is considering a Citywide pedestrian safety study.

IX. ADJOURNMENT

❖ *Mayor Belle Isle adjourned the meeting at 7:42 p.m.*



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: January 22, 2018

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

PH-18-AB-33 - WALGREEN CO.
D/B/A RITE AID #11676
142 SOUTH MAIN ST.
ALPHARETTA, GA 30004

RETAIL PACKAGE SALES
BEER & WINE - SUNDAY SALES

OWNER: WALGREEN CO.
REGISTERED AGENT: MICHAEL SARD

PH-18-AB-34 - WALGREEN CO.
D/B/A RITE AID #11679
4975 WINDWARD PARKWAY
ALPHARETTA, GA 30004

RETAIL PACKAGE SALES
BEER & WINE - SUNDAY SALES

OWNER: WALGREEN CO.
REGISTERED AGENT: MICHAEL SARD

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:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

PH-18-AB-33 - Walgreen Co.
d/b/a Rite Aid #11676
142 South Main St.
Alpharetta, GA 30004

Retail Package Sales
Beer & Wine - Sunday Sales

Owner: Walgreen Co.
Registered Agent: Michael Sard

PH-18-AB-34 - Walgreen Co.
d/b/a Rite Aid #11679
4975 Windward Parkway
Alpharetta, GA 30004

Retail Package Sales
Beer & Wine - Sunday Sales

Owner: Walgreen Co.
Registered Agent: Michael Sard

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: January 22, 2018

I. AGENDA ITEM TITLE: V-17-40: LINVILLE / 3545 NEWPORT BAY DRIVE

CONSIDERATION OF A VARIANCE REQUEST TO ELIMINATE THE REQUIRED 50' UNDISTURBED BUFFER. THE PROPERTY IS LOCATED AT 3545 NEWPORT BAY DRIVE IN THE NEWPORT BAY SUBDIVISION AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1188, 2ND DISTRICT, 1ST 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:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Aerial Map, FLUP Map, Zoning Map, Location Map, Aerial View, Windward Response to Varaince Request, Application and Site Plan



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-17-40 LINVILLE/3545 NEWPORT DRIVE BUFFER VARIANCE

CITY COUNCIL: JANUARY 22, 2018

II. RECOMMENDATION:

Approve V-17-40 Linville/3545 Newport Bay Drive Buffer Variance subject to the following conditions:

1. Property shall be developed substantially similar to submitted plans by Rob Harrison Signature Pools and Outdoor, LLC, dated 12/16/2017.
2. Property owner shall comply with any conditions of approval required by the WCSA and/or Golf Club of Georgia prior to the issuance of a building permit for the proposed pool.

III. REPORT IN BRIEF:

The applicants, Steve and Nicole Linville, are requesting consideration of a variance to allow a pool to encroach into a 50' undisturbed buffer. The subject property is located at 3545 Newport Bay Drive, Lot 15 in the Newport Bay subdivision in Windward.

DISCUSSION

The submitted request, if approved, would allow a swimming pool to encroach into the 50' undisturbed buffer at the rear of a residential property. The Unified Development Code (UDC) does not allow a swimming pool within an undisturbed buffer. The subject property is located at 3545 Newport Bay Drive, Lot 15 in the Newport Bay subdivision in Windward.

The property and surrounding properties are zoned CUP (Community Unit Plan), subject to Pod 38 of the Windward Master Plan. Surrounding properties are single-family detached lots in Newport Bay subdivision to the north, east and south and Golf Club of Georgia to the west.

The subject property is a single-family detached lot developed with a 2-story, 3,970 square foot home on 0.44 acres. The property is approximately 175' in depth, with the rear yard being approximately 70' deep. The 15th Hole of the Lakeside course at Golf Club of Georgia is located at the rear of the property. A 50' undisturbed buffer was required on Lots 11 – 16 due to the location of the 15th green behind those homes. There is additional buffer provided on the Golf Club of Georgia property, including approximately 120' – 140' of buffer between the rear of the applicant's property and the 15th fairway.

The site plan depicts a 14' x 38' (532 square foot) pool and 16' x 16' pool cabana encroaching 25' into the 50' undisturbed buffer. The applicant would also like to construct a fence to the rear property line.

Several of the properties in the Newport Bay subdivision have pools. There have been several variances approved within the Newport Bay subdivision, as shown in the table below.

Variances Approved in Newport Bay Subdivision

Address	Request
3515 Newport Bay Drive	Reduce 50' undisturbed buffer to 25' for a pool
3540 Newport Bay Drive	Reduce side setback 10' to 9'
3665 Newport Bay Drive	Reduce front setback 30' to 29'
3550 Newport Bay Drive	Reduce front setback from 30' to 29'-6"
3755 Newport Bay Drive	Reduce rear setback from 35' to 28'
3835 Newport Bay Drive	Reduce front setback from 30' to 24' and landscape easement from 30' to 20'
3680 Newport Bay Drive	Reduce rear setback from 35' to 28'
3530 Newport Bay Drive	Reduce rear setback from 35' to 28' (building) and 16' (pool)
3445 Newport Bay Drive	Reduce pool rear setback from 20' to 16'
205 Newport Fairway	Reduce corner side setback from 30' to 24'
505 Newport Trace	Reduce rear setback from 35' to 28'
510 Newport Trace	Reduce the rear yard setback from 35' to 29'
620 Newport Shore	Reduce pool side setback from 20' to 13'

UDC Section 3.2.8 Tree Replanting, Buffer, and Landscape Standards, requires a 50' undisturbed buffer between residential and non-residential uses. However, the UDC at the time did not require buffers on 'For-Sale' residential properties. In addition, the Windward Master Plan pod development standards and conditions of zoning do not address this particular buffer. In this case, the 50' buffer was required on Lots 11 – 16 because those lots back up to the 15th green.

VARIANCE REQUIREMENTS

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

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

Response: Not applicable.

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

Response: At the time Newport Bay subdivision was approved, the UDC did not require undisturbed buffers on 'For-Sale' residential properties. The 50' undisturbed buffer was placed on Lots 11 – 16 due to the location of the 15th hole behind these properties.

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

Response: At the time Newport Bay subdivision was approved, the UDC did not require undisturbed buffers on 'For-Sale' residential properties. The 50' undisturbed buffer was placed on Lots 11 – 16 due to the location of the 15th hole behind these properties.

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

Response: The applicant's proposal would not cause a substantial detriment to the public good, if conditions are placed on the property requiring screening and landscaping.

CONCURRENCES

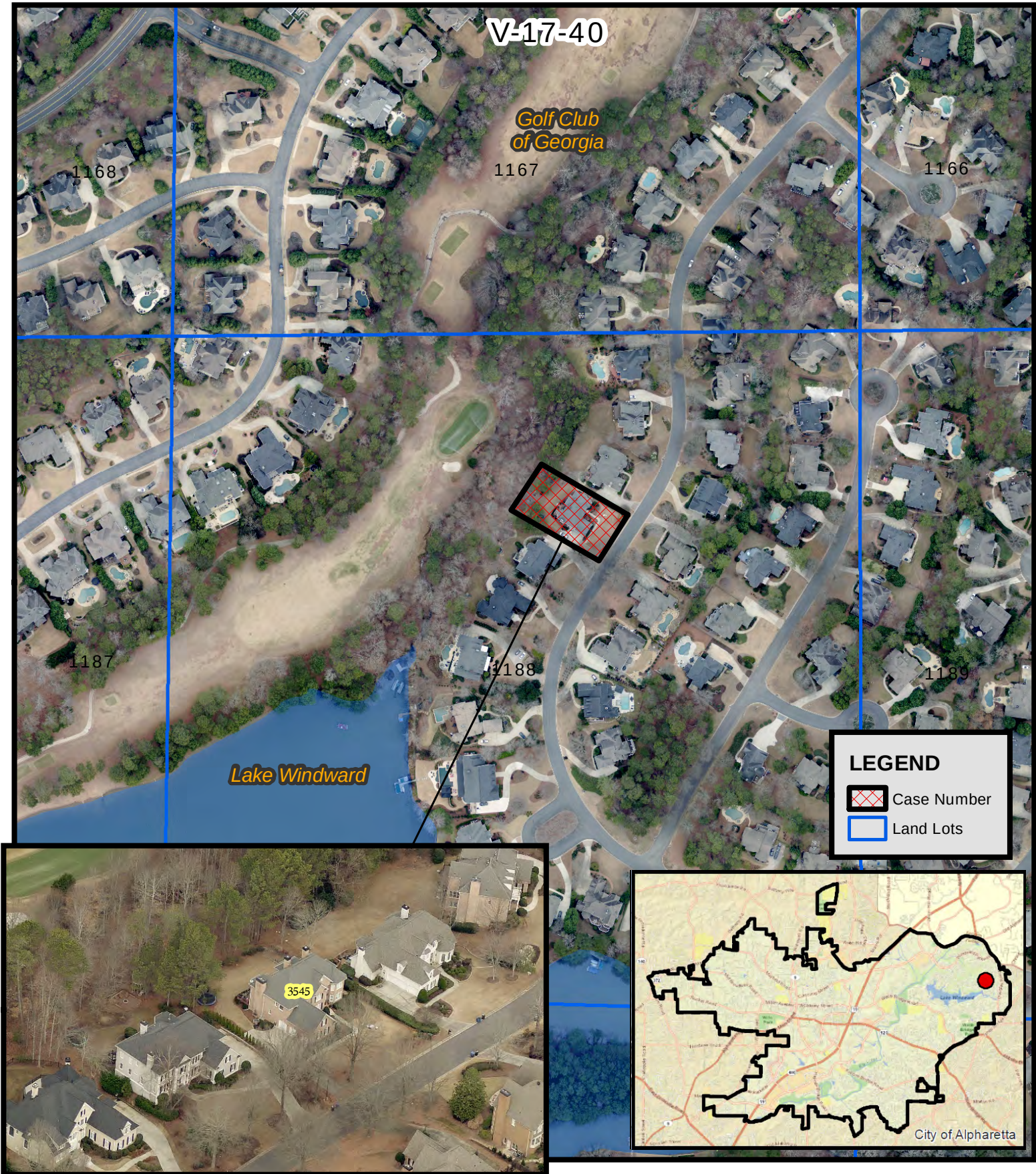
Staff has reviewed the application and is in general agreement with the requested variance. The 50' undisturbed buffer is located on 'For-Sale' residential property and only applies to Lots 11 – 16 of the Newport Bay subdivision. Windward Master Plan does not have development standards or conditions of zoning that require an undisturbed buffer between residential lots and the golf course. In addition, there is approximately 120' – 140' of buffer between the applicant's rear property line and the 15th fairway.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners, Golf Club of Georgia and Windward Community Services Association (WCSA) of the variance request and intent for the property. The citizen participation report states that no comments were received and that adjacent property owners, Golf Club of Georgia and WCSA support the applicant's variance request.

IV. ATTACHMENTS:

- Site Plan

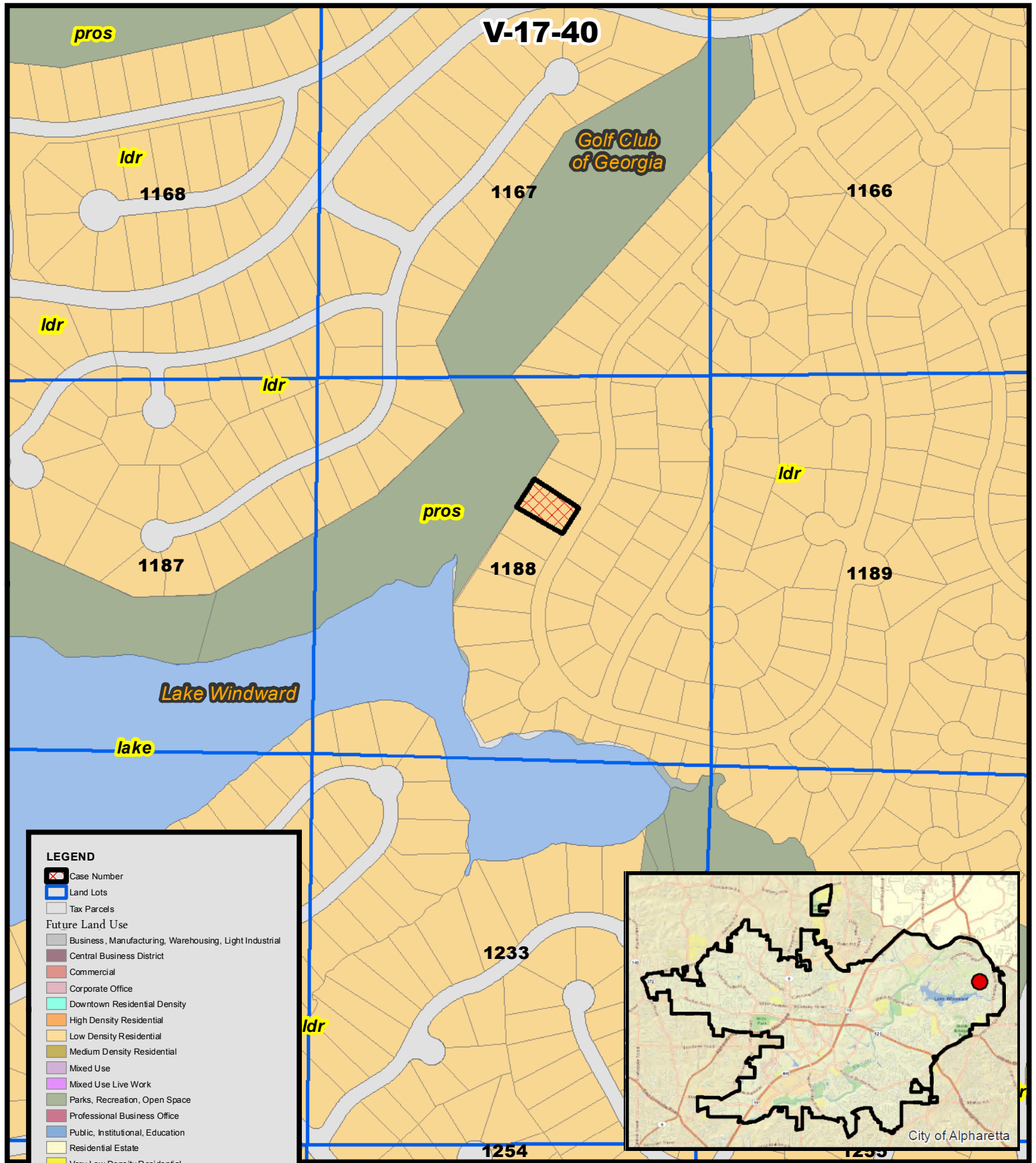


Aerial Map
3545 Newport Bay Drive

V-17-40
D/LL: 2/1/1188
CC Date:1/22/18



Location Map Provided by:
Community Development - GIS

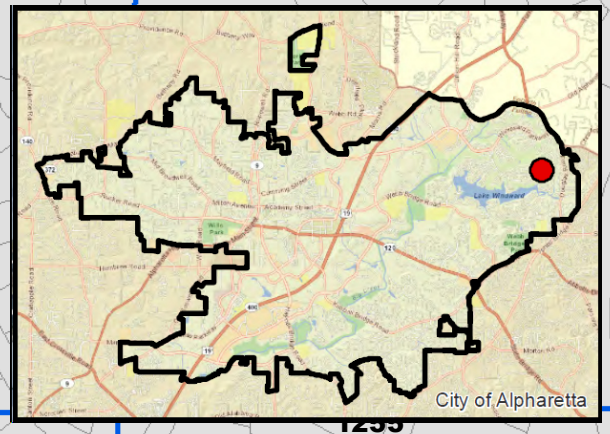
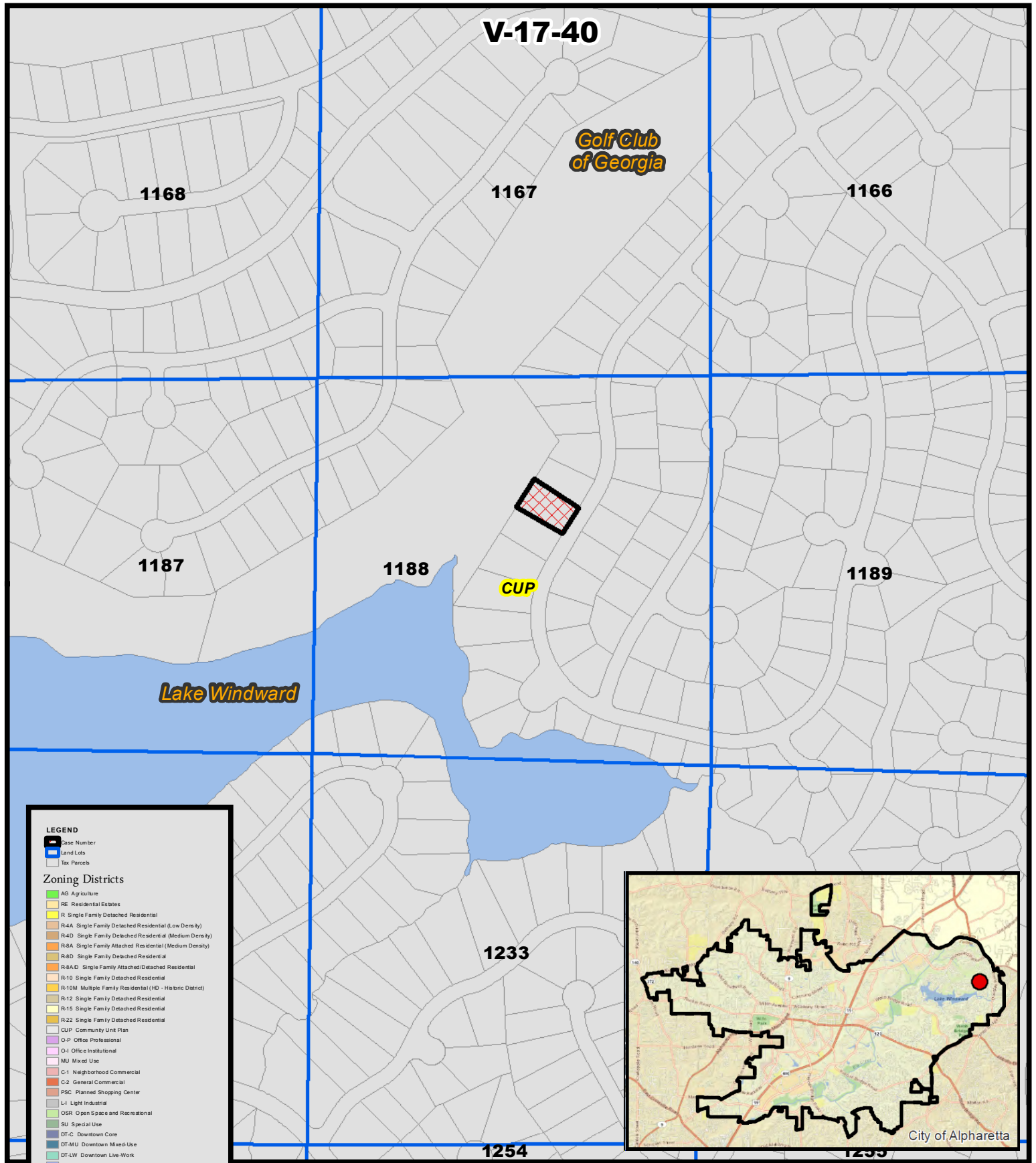


Future Land Use
3545 Newport Bay Drive

V-17-40
D/LL: 2/1/1188
CC Date:1/22/18



Location Map Provided by:
Community Development - GIS

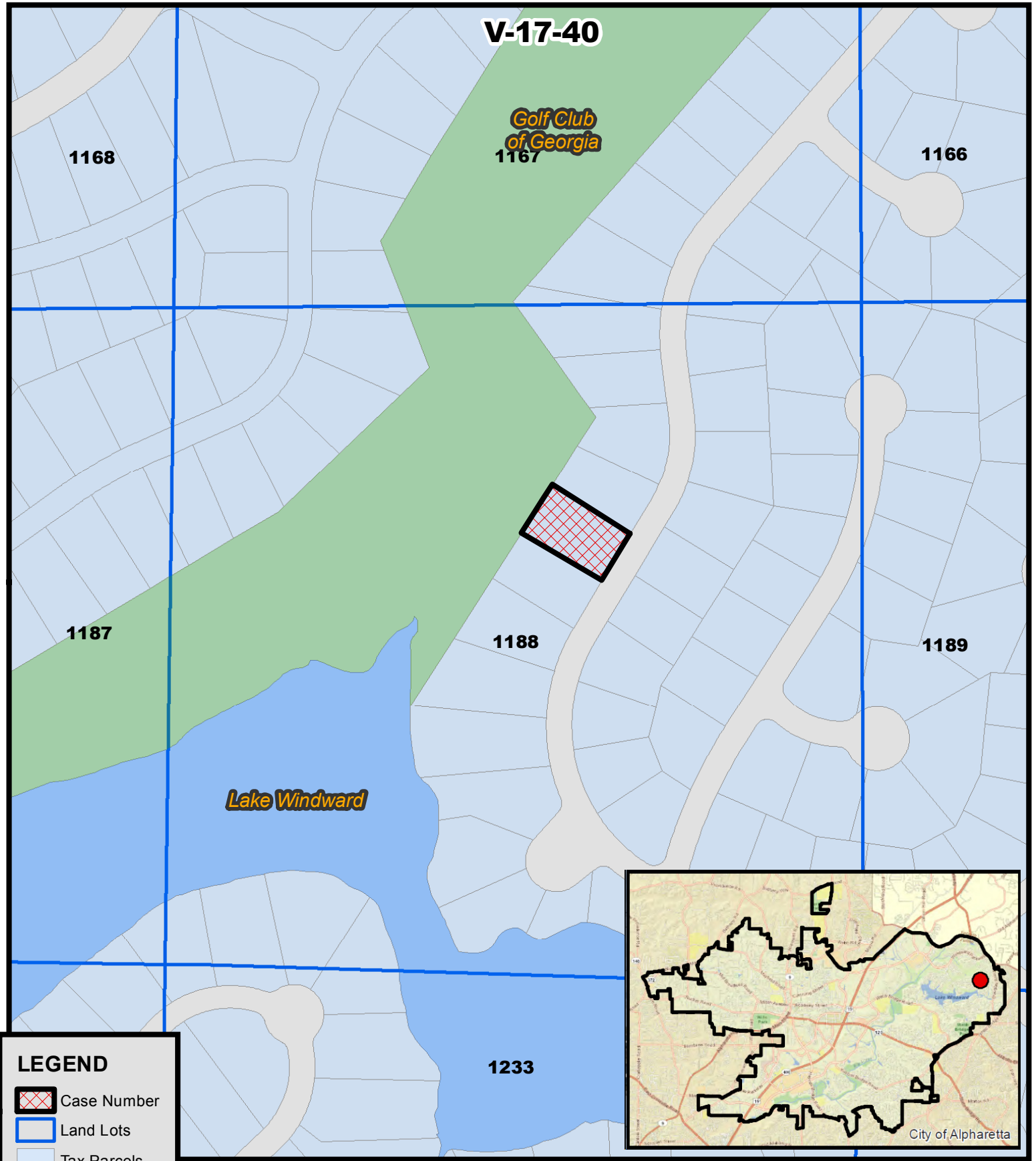


Zoning Map
3545 Newport Bay Drive

V-17-40
D/LL: 2/1/188
CC Date:1/22/18



Location Map Provided by:
Community Development - GIS

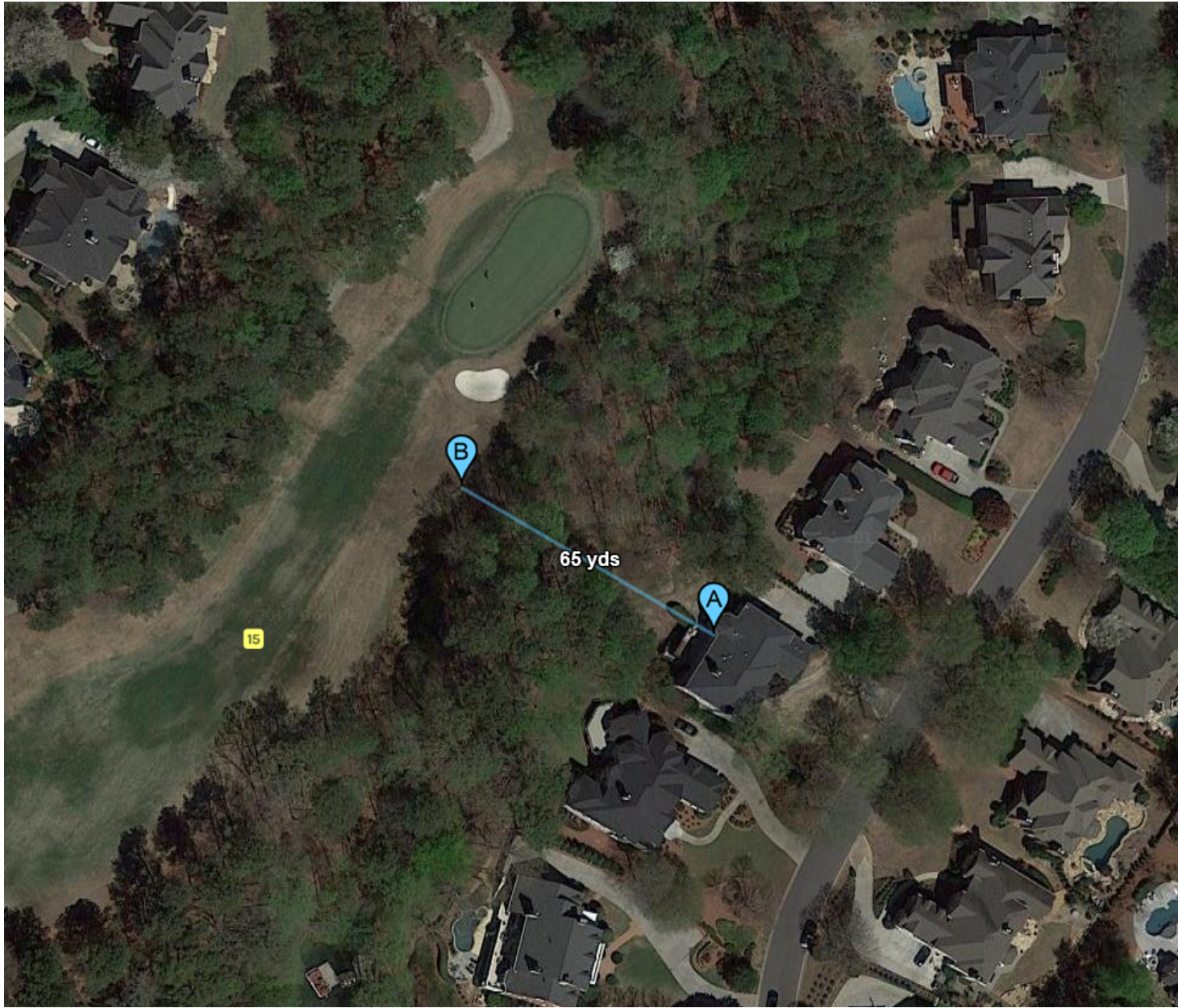


Location Map
3545 Newport Bay Drive

V-17-40
D/LL: 2/1/1888
CC Date:1/22/18

Location Map Provided by:
Community Development - GIS





WindwardSM
c/o Access Management Group
1100 Northmeadow Pkwy #114
Roswell, GA 30076

City of Alpharetta
Mayor & Council Members
2 Park Plaza
Alpharetta, GA 30009

January 15, 2018

Re: V-14-40 Variance Request
3545 Newport Bay Drive
District 2, Section 1, Land lot 1188
Parcel ID 21570211880156

Applicant Request: The 50-foot undisturbed buffer be reduced to a 25-foot buffer.

Dear Mayor and Members of the Council:

In the subject "buffer reduction request", the Applicant applied to both the Golf Course and the Windward Community (WCSA) to reduce the recorded 50-foot buffer to 25-feet. Both entities approved this request, based on the specific plans and request submitted.

However, apparently the recommendation before the Council is to completely eliminate the entire 50-foot buffer, and WCSA is gravely concerned about, and deeply opposed to that change. Many of our property owners and our Homeowners Association have relied on the existence of these buffers. We have a very refined process for reviewing each application for a waiver of a portion of the buffer, and we have never consented to an encroachment of more than 25-feet into the buffer. While it may seem in this instance that the tree buffer beyond this particular lot is adequate to shield the golf course, the precedent setting implications to our Association, both on our proven approval processes and on the philosophy with which we have managed this community successfully for 35 years, are potentially significant.

Respectfully, we ask that the Council only approve that which the Applicant requested, to wit, the reduction of the existing 50-foot buffer to 25-feet.

Sincerely,

Robert Ivy, WCSA Board Member

Attachments: 1) Excerpt of Application to WCSA for Waiver
2) Excerpt of Application to City of Alpharetta
3) Public Hearing Notice



ALPHARETTA

[Community](#)[Public Hearings](#)[Planning & Zoning](#)[Construction](#)[Resources](#)

Public Hearings

V-17-40 Linville/3545 Newport Bay Drive (Council Only)

The property is located at 3545 Newport Bay Drive in the Newport Bay subdivision and is legally described as being located in Land Lot 1188, 2nd District, 1st Section, Fulton County, Georgia.

Consideration of a variance request to eliminate the required 50' undisturbed buffer.

This item will be considered by the City Council on Monday, January 22, 2018 commencing at 6:30 p.m. in the Alpharetta City Hall Council Chambers, 2 Park Plaza, Alpharetta, Georgia.

3545 Newport Bay App 12.1.17
Newport Bay Site Plan

Newsletter Signup

My Alpharetta

Community

News

Points of Interest

Recreation & Parks

Neighborhoods

Education

Services

Alpharetta Proud

GIS Mapping

Visitors

Where to Stay

Where to Eat

What to Do

Business

Economic Development

Licenses

Vendors

Bid Opportunities

Filming Permits

Resources

Alpharetta City Hall

2 Park Plaza

Alpharetta, GA

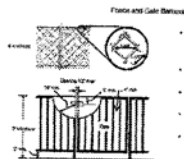
30009

Phone:

678-297-6000

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 1. The barrier shall be constructed of a material which is not easily climbed and which is at least 4 feet high.
- 2. The barrier shall be constructed of a material which is not easily climbed and which is at least 4 feet high.
- 3. The barrier shall be constructed of a material which is not easily climbed and which is at least 4 feet high.
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- 9. The barrier shall be constructed of a material which is not easily climbed and which is at least 4 feet high.
- 10. The barrier shall be constructed of a material which is not easily climbed and which is at least 4 feet high.



POOL PROFILE

NOTES:
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CHILD SAFETY GATE LATCH

NOTES:
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LEGEND
1. POOL LIGHT
2. POOL LIGHT
3. POOL LIGHT
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5. POOL LIGHT
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7. POOL LIGHT
8. POOL LIGHT
9. POOL LIGHT
10. POOL LIGHT

POOL PLAN
SCALE 1" = 10'

SITE PLAN
SCALE 1" = 10'

November 8, 2017

Windward Community Services Association, Inc.

c/o Modification Committee

Re: Appeal of denial for: Linville - 3545 Newport Bay Drive – Pool & Cabana

Dear Modification Committee ("MC"):

We wish to appeal the decision to deny our application to install a pool & cabana on our property @3545 Newport Bay Drive. Eleven items were stated as reasons for denial. We will appeal each of the 11 items individually and provide the basis or justification for each item.

1. A variance is needed to encroach into the 50-foot undisturbed buffer.

We have submitted an application with the Board of Zoning Appeals for The City of Alpharetta to obtain a variance to reduce the 50-foot undisturbed buffer to a standard 25-foot buffer. The hearing is to take place on February 14, 2018.

2. The pool must be 35' from the rear property line.

We have submitted an application with the Board of Zoning Appeals for The City of Alpharetta to obtain a variance to reduce the 35-foot setback line to a standard 25-feet. The hearing is to take place on February 14, 2018.

Justification for 1. & 2.

- The Golf Club of Georgia has given permission for the owner to petition for the variance from the City (See attached agreement email-A).
- PJC Landscape Architecture has reviewed the owners' plans and visited the site. There is approximately 140 feet of natural forested woods from the golf course to the residence edge of woods. The golf course is well below the level of the residence and pool/cabana setting, (see attached photo-B). It is their opinion that allowing encroachment into the buffer/setback is expected to have no negative effect on either the golf course or adjacent properties.

12.1.17

3545 NEWPORT BAY DRIVE

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: Nicole Linville Telephone: 678.343.1300

Address: 3545 Newport Bay Dr. Suite: _____

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

Mobile Tel: 678.343.1300 Email: us.linville@gmail.com

Subject Property Information:

Address: 3545 Newport Bay Dr. Current Zoning: CUP

District: 2 Section: 1 Land Lot: 1188 Parcel ID: 21 570211880156

Proposed Zoning: N/A Current Use: Residential

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

The Owner wishes to enhance their property through the addition of a high standard pool, spa and cabana. Currently, the backyard is minimally used. Through the addition of a highly sought after outdoor living area complete with pool & spa, the backyard will become a beautiful, welcoming environment complimenting the home, it's surroundings, the neighborhood and Windward as a whole.

Applicant's Request (Please itemize the proposal):

*The 50-foot undisturbed buffer be reduced to a 25-foot buffer.

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

Our proposal would facilitate the transformation of an otherwise unused piece of land into a high functioning, state of the art pool, spa and cabana. Currently, the backyard is minimally used. Through the addition of a highly sought after outdoor living area w/bar and flat screen TV, complete with a pool & spa, the backyard will become a highly utilized, beautiful, welcoming environment complimenting the home, it' s surroundings, and not only the neighborhood, but Windward as a whole. A variance reducing the 50-foot buffer to a 25-foot buffer is a reasonable request considering the vast 140-feet of naturally forested wooded area surrounding the home BEYOND the buffer which provides both ample screening, as well as, no disruption to the golf course and, of course, consent and permission from the Golf Club of Georgia has been granted (see attached document-A).

12.1.17

3545 NEWPORT BAY DRIVE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Nicole Linville Telephone: 678.343.1300
 Address: 3545 Newport Bay Dr. Suite: _____
 City: Alpharetta State: GA Zip: 30005

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: _____ Telephone: _____
 Address: _____ Suite: _____
 City: _____ State: _____ Zip: _____

X So Sworn and Attested:

Owner Signature: *NL*Date: 11/30/17

X Notary:

Notary Signature: *Dorothy R. Phillips*Date: 11/30/17

12.1.17

3545 NEWPORT BAY DRIVE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Steve Linville Telephone: 678.925.9264
 Address: 3545 Newport Bay Dr. Suite: _____
 City: Alpharetta State: GA Zip: 30005

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: _____ Telephone: _____
 Address: _____ Suite: _____
 City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature]

Date: 11/30/2017

Notary:

Notary Signature:

Dorothy R. Phillips



Date: 11/30/17

12.1.17

3545 NEWPORT BAY DRIVE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Nicole + Steve Linville Telephone: 678.343.1300
Address: 3545 Newport Bay Dr. Suite: _____
City: Alpharetta State: GA Zip: 30005

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:

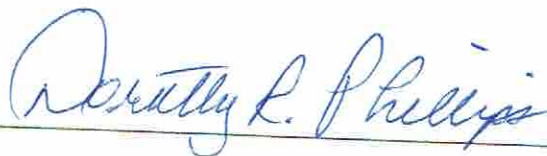
Name of Authorized Applicant: Rob Harrison Telephone: 770.337.1503
Address: 12460 Crabapple Road Suite: 202
City: Alpharetta State: GA Zip: 30004

So Sworn and Attested:

Owner Signature:  Date: 11/30/17

Notary:

Notary Signature:



Date:

11/30/17

12.1.17

3545 NEWPORT BAY DRIVE

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: Nicole and Steve Linville

Subject Public Hearing Case: Variance @ 3545 Newport Bay Dr.

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:	<u>N/A</u>	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: ML Sue

Date: 11/21/17

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

- *Most properties do not have a 50-foot undisturbed buffer
- *There is approximately 140-feet of natural, heavily forested woods from the golf course to the residence edge of woods, (see attached photo-B). (photos)
- *Golf course is well below the level of the residence and proposed pool/cabana setting.
- *PJC Landscape Architecture has reviewed the owners' plans and visited the site. It is their opinion that allowing encroachment into the buffer is expected to have no negative effect on the golf course or adjacent properties, (see attached document-C).

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

- Yes: *Application of the code as it is would create an esthetically unappealing placement of pool. It is standard practice in our neighborhood to install a swimming pool but the exceptional 50-foot undisturbed buffer would place a pool approximately 10-feet from the home, which is unreasonable placement.
- *Neighboring properties (ex. 3515 Newport Bay Dr.) have been granted the same variance we are requesting, for the same reason, within the past year.
 - *A 50-foot undisturbed buffer is unnecessary as proven by support obtained from the Golf Club of Georgia and PJC Landscape Architecture, (see documents-A&C), and our neighbors, (see attached documents-D & E).

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

- *A 50-foot undisturbed buffer on a residential lot is unusual
- *A 50-foot undisturbed buffer reduces the functionality of said lot.
- *A 50-foot undisturbed buffer reduces homeowners ability to use their lot recreationally

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

Absolutely not:

- *as defended by The Golf Club of Georgia, and our Neighbor's consent and agreement to our request for a Variance change to a 25-foot buffer.
- *as defined by PJC Landscape Architecture's professional opinion that there will be "no negative" effect as a result of the variance change to a 25-foot buffer.

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

12.1.17

3545 NEWPORT BAY DRIVE

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: 3545 Newport Bay Drive, Alpharetta, GA 30005- Linville

Contact Name: Nicole Linville

Telephone: 678-343-1300

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.

The Golf Club of Georgia (see attached document-A)

Windward Community Services Association (see document-F)

Adjacent Property Owner #1: Gunn, 3535 Newport Bay Dr.

(see attached document-E)

Adjacent Property Owner #2: Walsh, 3555 Newport Bay Dr.

(see attached document-E)

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

☐

Letter

☒

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify) _____

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

Individuals may:

*personally visit us

*email us

*Call us or

*send a letter

12.1.17

3545 NEWPORT BAY DRIVE

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: 3545 Newport Bay Drive, Alpharetta, GA 30005- Linville

Contact Name: Nicole Linville

Telephone: 678-343-1300

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

NO COMMENTS RECEIVED

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

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

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

see document E

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

Signature of Authorized Agent: _____

Date: _____

Print Form

12.1.17

V-17-40
3545 NEWPORT BAY DRIVE A. 1/2



Nicole Linville <us.linville@gmail.com>

RE: Permission Letter

1 message

Sam Welch <swelch@golfclubofgeorgia.com>

Tue, Nov 7, 2017 at 4:21 PM

To: Nicole Linville <us.linville@gmail.com>

Mrs. Linville,

Your Buffer Variance Request is approved by the Golf Club of Georgia. In the past email notification has been sufficient for the City. If you need anything further please let me know.

Thank you,

Sam Welch

Director of Agronomy

Horseshoe Bend CC

The Golf Club of Georgia

From: Nicole Linville [mailto:us.linville@gmail.com]

Sent: Monday, November 06, 2017 7:41 AM

To: Sam Welch <swelch@golfclubofgeorgia.com>

Subject: Permission Letter

Dear Mr. Welch,

Hopefully you will be able to discuss the Variance we are requesting with the owner. I am hoping to pick up the paperwork today so I can deliver to City Hall. I would be happy to pop back in to pick up the signed copy.

Please let me know when I can do so.

Sincerely,

Nicole Linville

3545 Newport Bay Dr.

--

12.1.17

V-17-40
3545 NEWPORT BAY DRIVE

A. 2/2

November 2, 2017

Sam Welch
Golf Club of Georgia
1 Golf Club Drive
Alpharetta, Ga 30005
Re: Linville - 3545 Newport Bay Drive – Landscape Modification

Dear Mr. Welch:

The owner wishes to install a pool with pool decking and a cabana at their residence. The residence is on a golf course lot that has a 50-foot undisturbed buffer requirement. The neighborhood Design Guidelines also state that a pool on a golf course lot must be 35-feet from the rear property line, the rear setback. According to the drawings and looking at the neighborhood plat, the pool is within the buffer, therefore, the owner is asking permission from the Golf Club of Georgia to have the buffer & setback reduced to 25-feet. The owner will subsequently apply for a Variance from the City of Alpharetta to have the buffer & setback reduced to 25-feet.

PJC Landscape Architecture has reviewed the owner's plans and visited the site. There is approximately 140 feet of natural forested woods from the golf course to the residence edge of woods. The golf course is well below the level of the residence and pool area. Allowing encroachment into the buffer will have no negative effect on the golf course. Please see pictures attached.

We are asking for approval from the Golf Course of Georgia to encroach into the buffer at the above address. Please respond in kind in order that the owner may pursue obtaining a variance from the City of Alpharetta.

Sincerely,



Nicole & Steve Linville
Homeowners @ 3545 Newport Bay Drive
678-343-1300

V-17-40

12.1.17

3545 NEWPORT BAY DRIVE

Golf Course

B ¹/₃

Approximately 140-feet
from residence edge of
woodline to edge of golf course

→ Residence

Newport Bay Dr

PJC Landscape Architecture

12.1.17

V-17-40
3545 NEWPORT BAY DRIVE B^{2/3}



heavily, naturally
forested woods in
backyard

residence



12.1.17

V-17-40
3545 NEWPORT BAY DRIVE

B^{3/3}

from driveway ↓



Residence ↓

looking left ←



right view

PJC Landscape Architecture



↑
backyard

12.1.17

V-17-40
3545 NEWPORT BAY DRIVE

C.

WINDWARD LANDSCAPE MODIFICATION

9/6/17

Linville - 3545 Newport Bay Drive – Pool & Cabana

OVERVIEW

The owner wishes to install a pool with pool decking and a cabana. The residence is on a golf course lot that has a 50-foot undisturbed buffer requirement. According to the drawings and looking at the neighborhood plat the pool is well within the buffer.

A variance is needed to disturb the buffer and the Golf Course of Georgia must agree to it. There is approximately 140 feet of natural forested woods from the golf course to the residence edge of woods. The golf course is well below the level of the residence and pool area. Allowing encroachment into the buffer will have no negative effect on the golf course or adjacent properties.

PJC Landscape Architecture

12.1.17

V-17-40
3545 NEWPORT BAY DRIVE

November 5, 2017

Neighbors & Property Owners Adjacent to:
3545 Newport Bay Drive
Alpharetta, Ga 30005
Re: Linville - 3545 Newport Bay Drive – Landscape Modification

Dear Adjacent Property Owners and Neighbors:

The owners of 3545 Newport Bay Drive wish to install a pool and a cabana in the rear of their property. This residence abuts the golf course, and a 50-foot undisturbed buffer applies to the property. The pool and cabana will encroach into the 50-foot undisturbed buffer, and, therefore, they are petitioning with the City of Alpharetta to reduce the buffer to 25-feet.

PJC Landscape Architecture has reviewed the owners' plans and visited the site. There is approximately 140 feet of natural forested woods from the golf course to the residence edge of woods. The golf course is well below the level of the residence and pool area. Allowing encroachment into the buffer is expected to have no negative effect on either the golf course or adjacent properties.

We are asking for the support of our adjacent property owners to encroach into the buffer and building setback at the above address. Please sign the letter of support in order that the owner may pursue the necessary City permits.

Sincerely,



Nicole & Steve Linville
Homeowners @ 3545 Newport Bay Drive
678-343-1300

12.1.17

V-17-40
3545 NEWPORT BAY DRIVE

E

Name	Address
Paul & Sharon Williams	3515, Newport Bay Drive, Alpharetta 30005
#1 ROBERT + DONORIKY GUNN SR	3535 NEWPORT BAY DRIVE ALPHARETTA 30005
Kathleen + Chris Corso	3520 Newport Bay Dr., Alpharetta 30005
Liz + Charlie Moore	3585 Newport Bay Dr. Alpharetta 30005
Monika + Aneesh Mittal	3540 Newport Bay Dr Alpharetta 30005
Dan + Katie Dinges	3580 Newport Bay Drive Alpharetta 30005
Nicole + Rick Maffey	625 Newport Shore, Alpharetta, GA 30005
Niamh + Noel Gaggini	3705 Newport Bay Drive, Alpharetta, GA 30005
Sara + Phillip Roberts	3500 Newport Bay Dr. Alpharetta, GA 30005
#2 Keith + Angela Walsh	3555 Newport Bay Dr Alpharetta GA 30005

III

12.1.17

V-17-40
3545 NEWPORT BAY DRIVE

F



Nicole Linville <us.linville@gmail.com>

Re: Permission email from HOA

Nicole Linville <us.linville@gmail.com>

Thu, Nov 30, 2017 at 5:20 PM

Draft To: Melissa L Cuylear <MCuylear@accessmgt.com>

Hello Ms. Linville,

This letter is to state that the Windward Community Services Association, Inc. has agreed that you may apply for a Variance from The City of Alpharetta to reduce your 50-foot undisturbed buffer to a 25-foot undisturbed buffer.

Thanks,

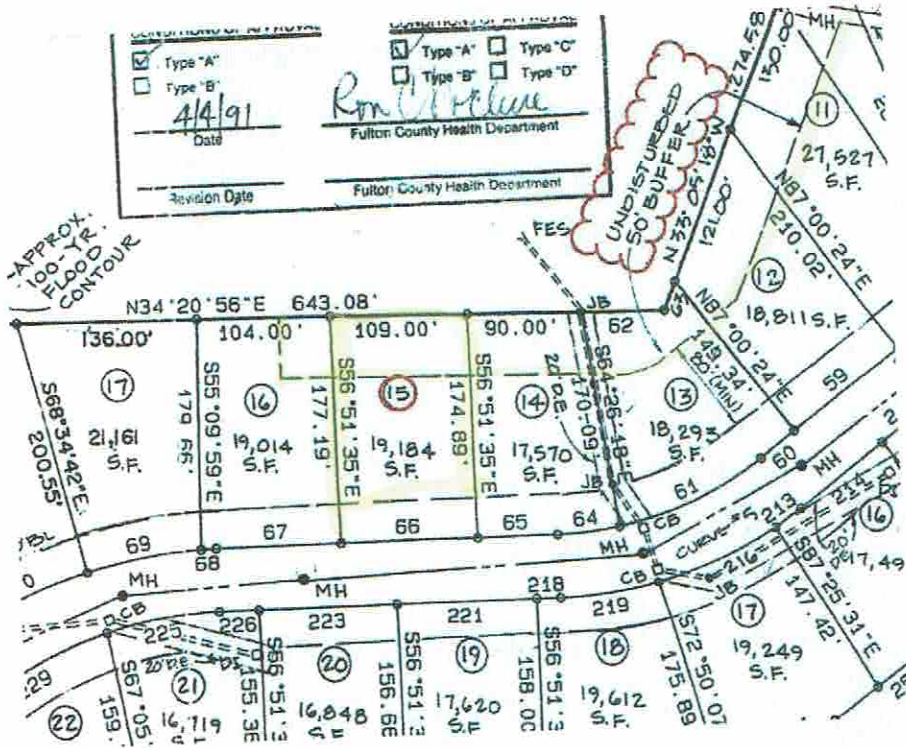
Melissa L Cuylear, CMCA
Windward CSA Manager
Access Management Group
1100 Northmeadow Pkwy., Suite 114
Roswell, GA 30076
D: [678-710-6210](tel:678-710-6210)
O: [770-777-6890](tel:770-777-6890)
F: [770-777-6907](tel:770-777-6907)
www.accessmgt.com

12.1.17

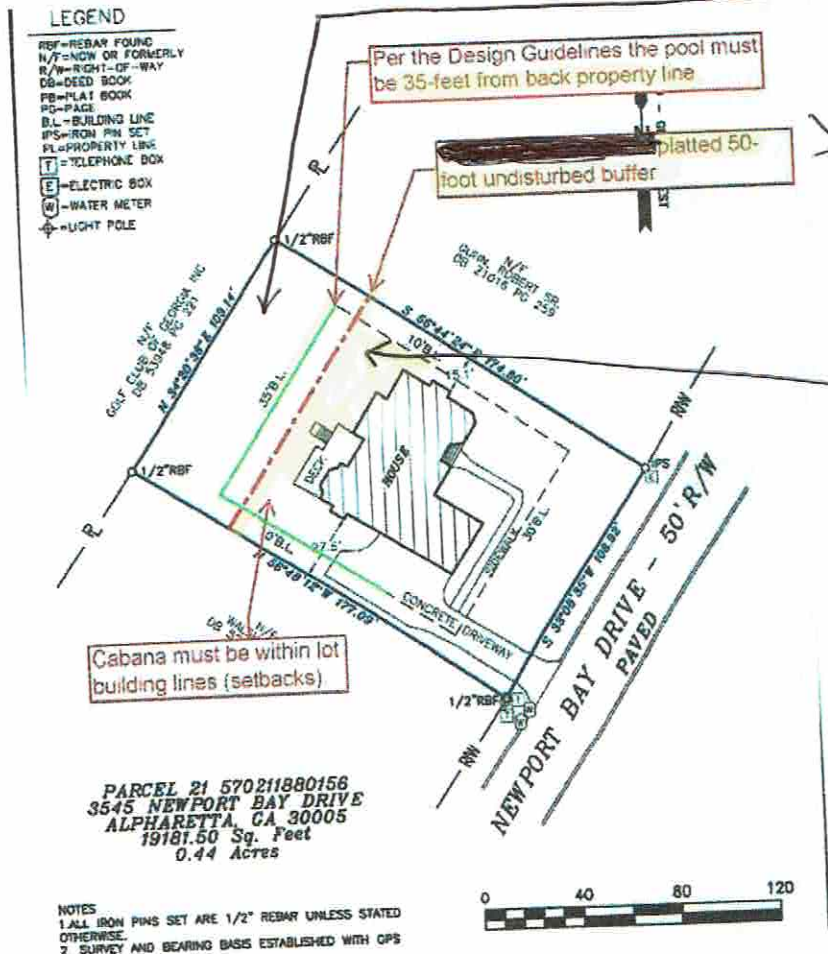
3545 NEWPORT BAY DRIVE

V-17-40

G



natural forested woods



Note close proximity to residence

Professional Seal of Anthony P. Garmion, Registered Professional Land Surveyor, No. 3230, State of Georgia.

POOL AND EQUIPMENT SPECIFICATIONS:
MAX. LENGTH = 45'
MAX. WIDTH = 28'
MIN. DEPTH = 3.5'
MAX. DEPTH = 8.5'
PERIMETER = 149'
SQUARE FT. = 882 SF.

POOL EQUIPMENT:
CLEANER: POLARIS 280
PUMP: 2.0 HP JANDY
BLOWER: AMERICAN PRODUCT 2.0 HP
JANDY F86 w/ SALT CELL AQUA PURE
JANDY SAND FILTER
SIDE MAINT. VALVE

LIGHTING: 500 WATT 4 100 WATT LED

HEATER: 399K BTU

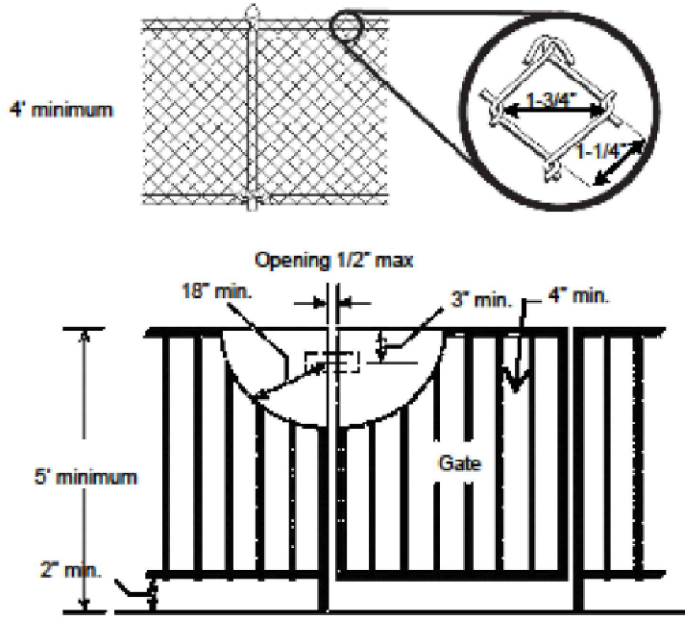
REINFORCEMENT:
STEEL C x C 12 inch
REBAR SIZE: #3 @ 8'
PIPING:
RETURNS: 4w/2" PIPE
SKIMMER: 2w/2" PIPE
DRAINS: VGB COMPLIANT DUAL ANTI VORTEX
AUTO SWEEP: YES
COPING: TBD
PAVERS: TBD
INSIDE FINISH: PEBBLE TEC

LEGEND

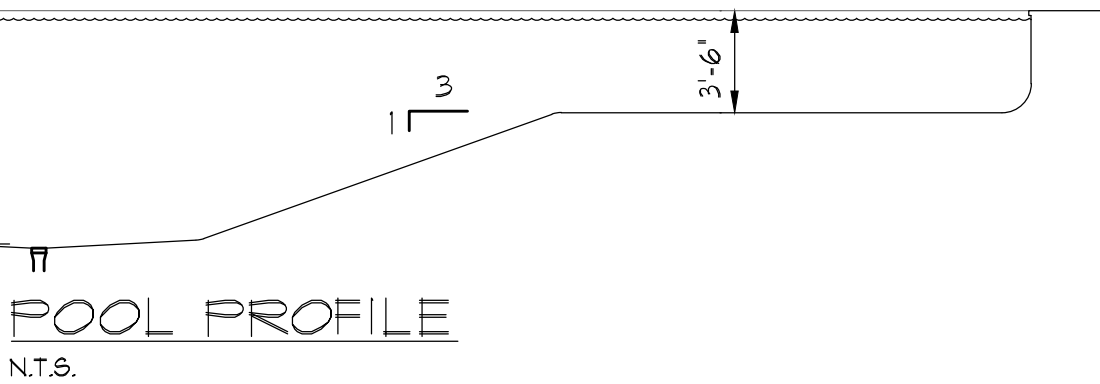
- POOL LIGHT
- POOL INLET
- ANTI-VORTEX MAIN POOL DRAIN
- POOL SKIMMER

THERE ARE NO EXISTING OVER-HEAD POWER LINES OR LIGHTS ABOVE THE PROPOSED POOL LOCATION.
THERE ARE NO EXISTING TREES THAT WILL BE AFFECTED BY THE PROPOSED POOL CONSTRUCTION.
THERE ARE NO RETAINING WALLS REQUIRING STRUCTURAL ENGINEERING FOR THE THE PROPOSED POOL CONSTRUCTION.

Fence and Gate Barriers



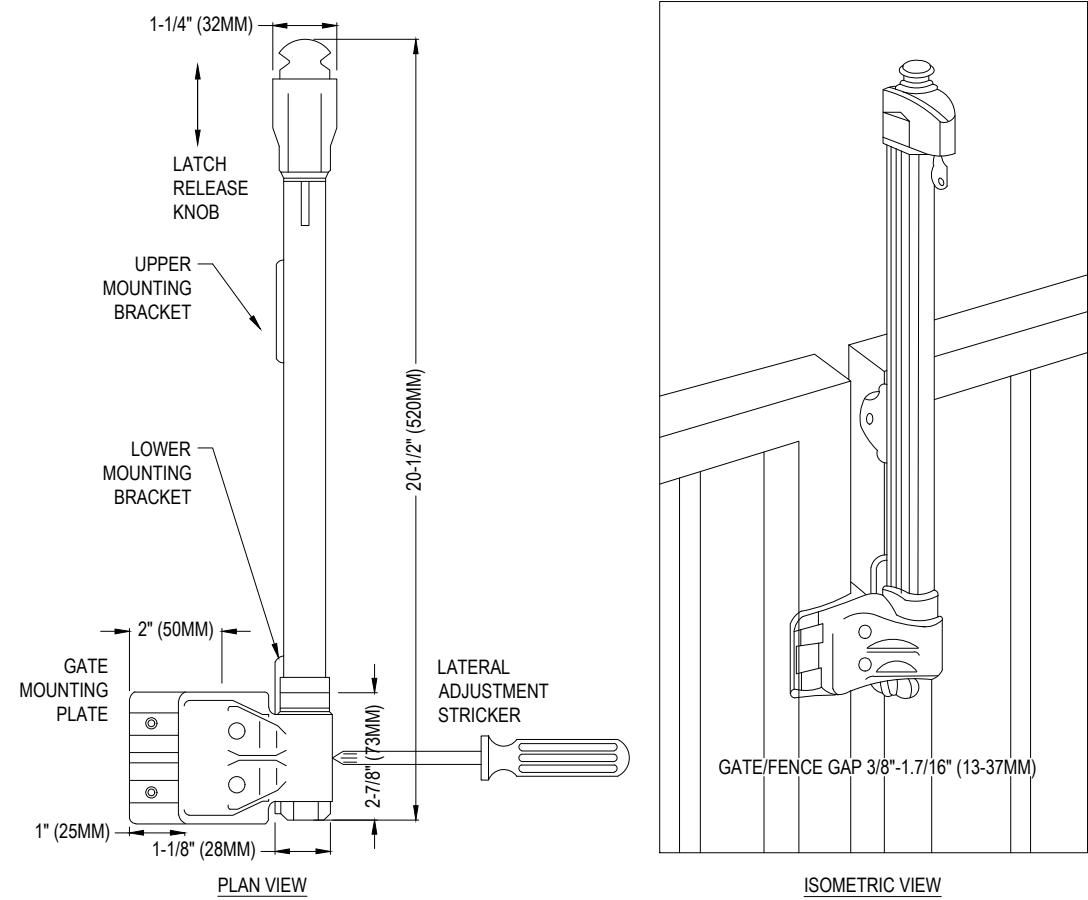
- A fence or other permanent barrier, such as a wall, is required to be completely around the pool. If the house is part of the barrier, the doors leading from the house to the pool must be protected with an alarm.
- The fence or other barrier must meet the height requirements in city code (4' minimum).
- Details for a chain link fence barrier is shown. A 1-3/4 x 1-1/2" maximum opening allowed.
- Details for a vertical fence barrier is shown. A 4' maximum opening allowed.
- Gate must swing outwards away from pool.



REINFORCING NOTES:
1. #3 (3/8") REBAR SCHED. 40 SPEC. 6/5 USED THROUGHOUT POOL EXCEPT IN BEAM.
2. STEEL WILL BE 12" O.C. E.W. EXCEPT IN BOND BEAM.
3. BOND BEAMS WILL BE (4) #3 BARS STARTING AT 6 1/2" DEPTH. #3 BARS SHALL BE INSTALLED ON 12" CENTERS 10" LONG BARS WILL START AT THE TOP OF THE BEAM AND BE SPLICED INTO THE FLOOR REBAR.
4. ALL REIN. STEEL TO BE CONT. BY SPLICING.
5. ALL SLICES SHALL BE APPROX. 18" (MIN. 12") MIN. 2 TIES PER SPLICING.
6. HOLD ALL STEEL OFF GROUND BY 2".
7. ADD #3 BARS @ 10" LONG @ 12" VERT. MAKING A TOTAL OF #3 VERT. @ 6" O.C. #3 TO BEGIN 2'-0" INTO THE FLOOR AND EXTEND UPWARD INTO THE WALL. ADD #3 @ 6" O.C. 2'-0" INTO THE SHALLOW END EXTENDING DOWN BREAK 2' DEEP INTO THE DEEP END FLOOR.

POOL BARRIER REQUIREMENTS:

- REQUIRED COMPLIANCE WITH UDC, 2012 IRC-APPENDIX G 2012 IBC SECTION 31 AND ALL GEORGIA AMENDMENTS. PERMANENT FENCED AND GATED ENCLOSURES ARE REQUIRED AT ALL POOLS IN THE CITY.
- FENCE DESIGN SHALL NOT PRODUCE A "LADDER" EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
- PERMANENT FENCE DESIGN MUST BE SO THAT NEITHER A FOUR INCH (4") SPHERE CANNOT BE PASSED THROUGH THE FENCE NOR A TWO INCH (2") SPHERE BELOW THE FENCE.
- ALL PERMANENT FENCES MUST BE PLACED WITH A FINISHED SIDE FACING AWAY FROM THE PROPERTY OWNER'S PROPERTY.
- THE MINIMUM HEIGHT OF THIS FENCE MUST BE FIVE FEET (5') AND THE MAXIMUM HEIGHT OF THIS FENCE SHALL NOT EXCEED SIX FEET (6').
- FENCES, AND WALLS USED AS FENCES, MUST BE LOCATED AT LEAST FIVE FEET (5') AWAY FROM REQUIRED BUFFERS TO ACCOMMODATE CONSTRUCTION AND MAINTENANCE.
- FENCES SHALL NOT BE FINISHED WITH BRIGHT OR PRIMARY COLORS, OR BE VISUALLY DISTRACTING IN ANY OTHER WAY.
- POOL FENCES MUST INCLUDE AT LEAST ONE GATED EXIT, A MINIMUM OF 36" WIDE. THIS EXIT MUST OPEN OUTWARD AND BE SELF-CLOSING AND SELF-LATCHING, WHERE THE GATE LATCHING MECHANISM IS LOCATED LESS THAN 54" ABOVE THE GATE BOTTOM, IT SHALL BE LOCATED AT THE POOL SIDE OF THE FENCE AT LEAST 3" BELOW THE TOP OF THE GATE. THERE MUST BE NO OPENINGS IN THE GATE OR FENCE GREATER THAN 1/2" IN DIAMETER WITHIN 18" OF THE LATCHING MECHANISM.
- IF THE WALL OF A DWELLING SERVES AS PART OF THE BARRIER, EITHER THE POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F 1346, OR DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WHEN THE DOOR IS OPENED. THIS ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. (NOTE: MANY POOL DOOR ALARMS ON THE MARKET DO NOT MEET THIS STANDARD AND WILL NOT BE ALLOWED.)



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY.

CHILD SAFETY GATE LATCH

POOL MISC. CONSTRUCTION NOTES:

Lighting:
A) Underwater Wet-Niche
• Installed where top of fixture lens is not less than 18\"/>

EXCEPTION: SURFACE SKIMMERS
PER IECC 504.13
HEATED POOLS SHALL BE EQUIPPED WITH A VAPOR RETARDANT POOL COVER ON OR AT THE WATER SURFACE. POOLS HEATED TO MORE THAN 30°F (31°C) SHALL HAVE A POOL COVER WITH A MINIMUM INSULATION VALUE OF R-12.

THE FOLLOWING CODES ARE ADOPTED BY THE CITY OF ALPHARETTA, GA:
THE CODE OF THE CITY OF ALPHARETTA, GEORGIA (10-23-89), LATEST REVISION.
1994 STANDARD BUILDING CODE
THE ZONING ORDINANCE OF ALPHARETTA, GEORGIA (3-9-87), LATEST REVISION.
BUILDING: 1995 CABO 1 AND 2 FAMILY DWELLING CODE, WITH 2000 AND 2001 GA. AMENDMENTS.
MECHANICAL: 1995 CABO 1 AND 2 FAMILY DWELLING CODE, WITH 2000 GA. AMENDMENTS.
GAS PIPING: 1995 CABO 1 AND 2 FAMILY DWELLING CODE, WITH 2000 GA. AMENDMENTS.
PLUMBING: 2000 STANDARD PLUMBING CODE, WITH 2001 GA. AMENDMENTS (INTERNATIONAL PLUMBING CODE).
ELECTRICAL: 1999 NATIONAL ELECTRICAL CODE, WITH 2000 GA. AMENDMENTS.
ENERGY: 1995 MODEL ENERGY CODE, WITH 1997 GA. AMENDMENTS, REPRINTED 1/1/2000.
POOLS: 1994 STANDARD SWIMMING POOL CODE, WITH 1999 GA. AMENDMENTS AND WITHOUT CHAPTER 1, REPRINTED 1/1/2000.
SOILS EROSION: ALPHARETTA SOIL EROSION AND SEDIMENT CONTROL ORDINANCE NO.

PROJECT INFO:

ADDRESS: 3545 NEWPORT BAY DRIVE
ALPHARETTA, GA 30005
OWNER'S: STEPHEN AND NICOLE LINVILLE

CONTRACTOR:
Rob Harrison Signature Pools and Outdoor L.L.C.
Rob Harrison
phone: 770.337.1503
email: rob@longcanegroup.com

DATE: 12-16-2017
REVISIONS:

SHEET INDEX:
S1 SITE PLAN, POOL PLAN
DETAILS AND NOTES

S1
SHT. 1 OF 1

Rob Harrison Signature Pools and Outdoor, L.L.C.

www.longcanegroup.net



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: January 22, 2018

I. AGENDA ITEM TITLE: PH-17-41: SHIRLEY ESTATES GATED COMMUNITY

CONSIDERATION OF A REQUEST TO ALLOW PRIVATE STREETS WITHIN A GATED COMMUNITY. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF WEBB BRIDGE ROAD AND SHIRLEY BRIDGE ROAD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1238, 1249 AND 1250, 2ND DISTRICT, 1ST 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:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Aerial Map, FLUP Map, Zoning Map, Location Map, Entry Perspectives, Entrance Hardscape, Citizenship Part B, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-41 SHIRLEY ESTATES PRIVATE STREETS & GATED COMMUNITY

CITY COUNCIL: JANUARY 22, 2018

II. RECOMMENDATION:

Approve PH-17-41 Shirley Estates Private Streets & Gated Community, subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted plan by TerraCraft Homes, LLC, dated 12/18/2017.
2. Project entrance shall include decorative landscaping (trees, shrubs, ornamentals, ground cover and seasonal plantings), as approved by Staff.
3. The side and rear elevations of homes on Lots 1 and 35 shall have the same level of architectural detail as the front elevation or shall be fully screened from Webb Bridge Road, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Oak Hall Companies, LLC, requests private streets within a gated residential community approved for rezoning on February 1, 2016. If approved, local streets within the proposed 'For-Sale' residential subdivision will be private and gated. The Shirley Estates subdivision is located on the north side of the intersection at Webb Bridge Road and Shirley Bridge Road.

DISCUSSION

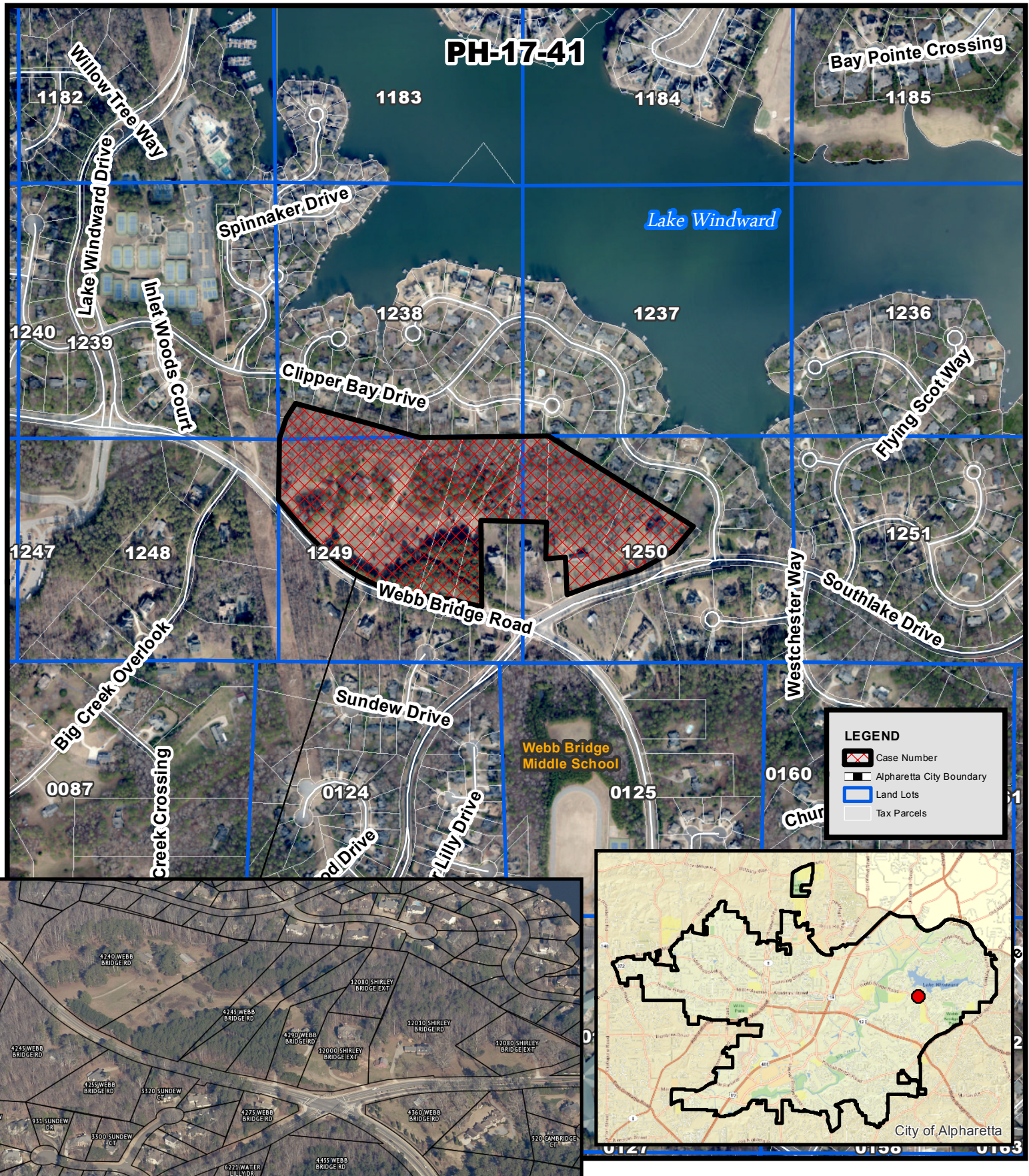
New internal streets are proposed to be private and the subdivision, if approved, would be gated. A land disturbance permit was issued last year for the 45-lot 'For-Sale' single-family detached subdivision and the developer is now under construction. The development has one project (1) entrance off Webb Bridge Road. The applicant proposes a low wall with fence at the entrance with entry and exit gates controlled by a call box with Knox-Box for emergency access.

CONCURRENCES

City departments were consulted on this request and expressed no concerns with the applicant's proposal.

IV. ATTACHMENTS:

- Site Plan
- Entrance Plan

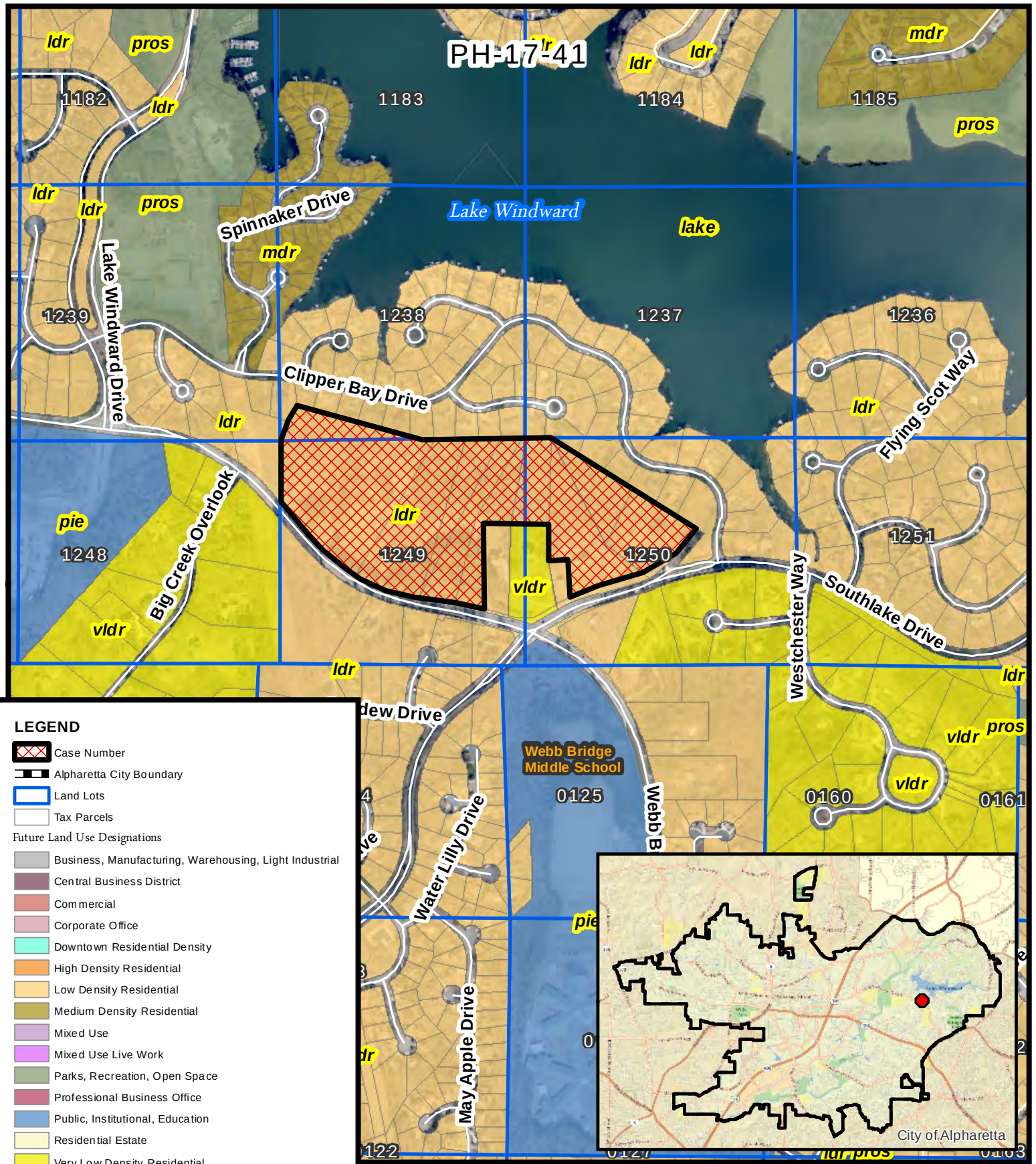


**Aerial Map
Gated Community
Shirley Estates**

**PH-17-41
D/LL: 2/1/1238,1249,1250
CC Date: 01/22/18**

**Location Map Provided by:
Community Development - GIS**



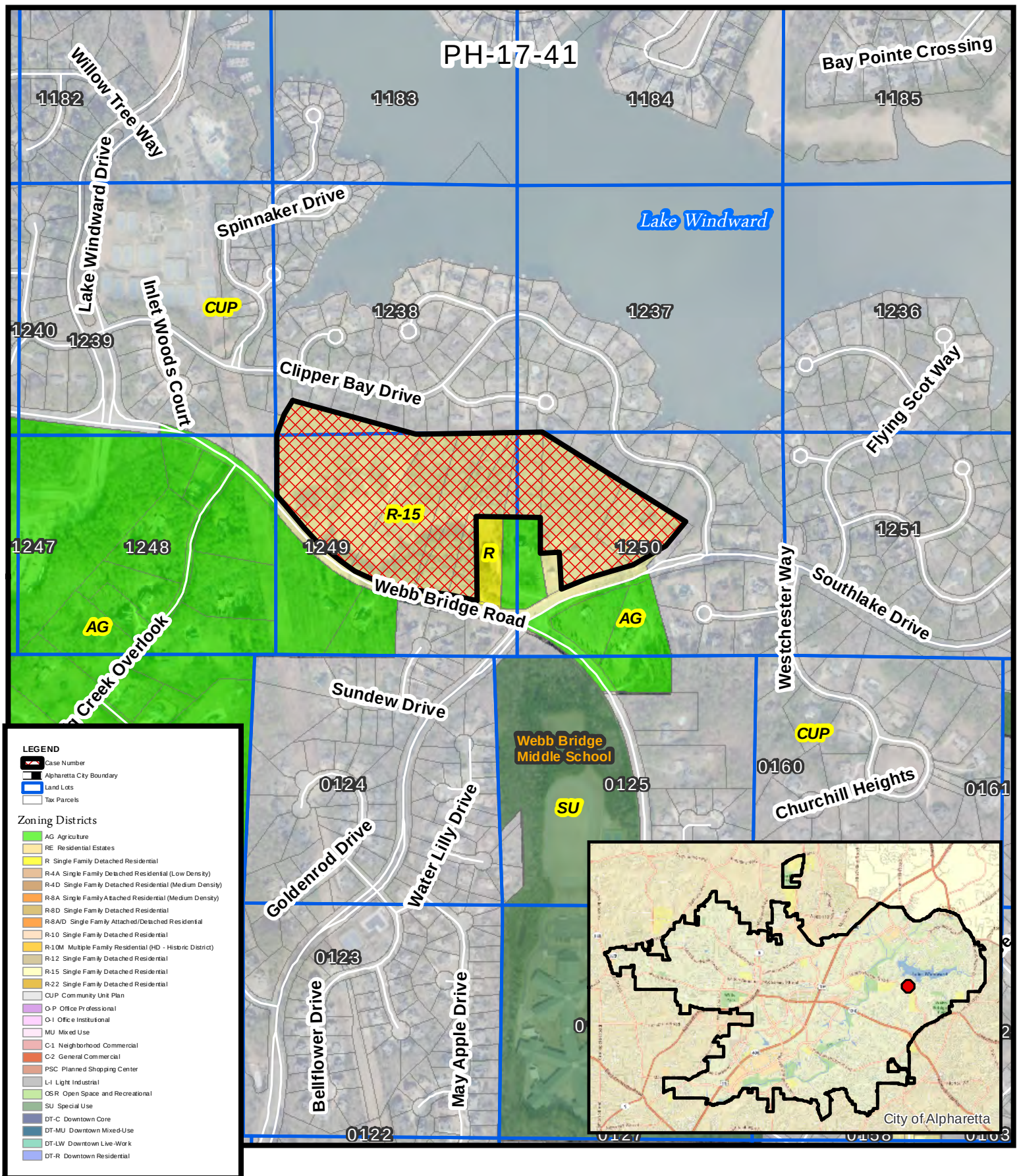


Future Land Use Gated Community Shirley Estates

PH-17-41
D/LL: 2/1/1238,1249,1250
CC Date: 01/22/18

Location Map Provided by:
Community Development - GIS



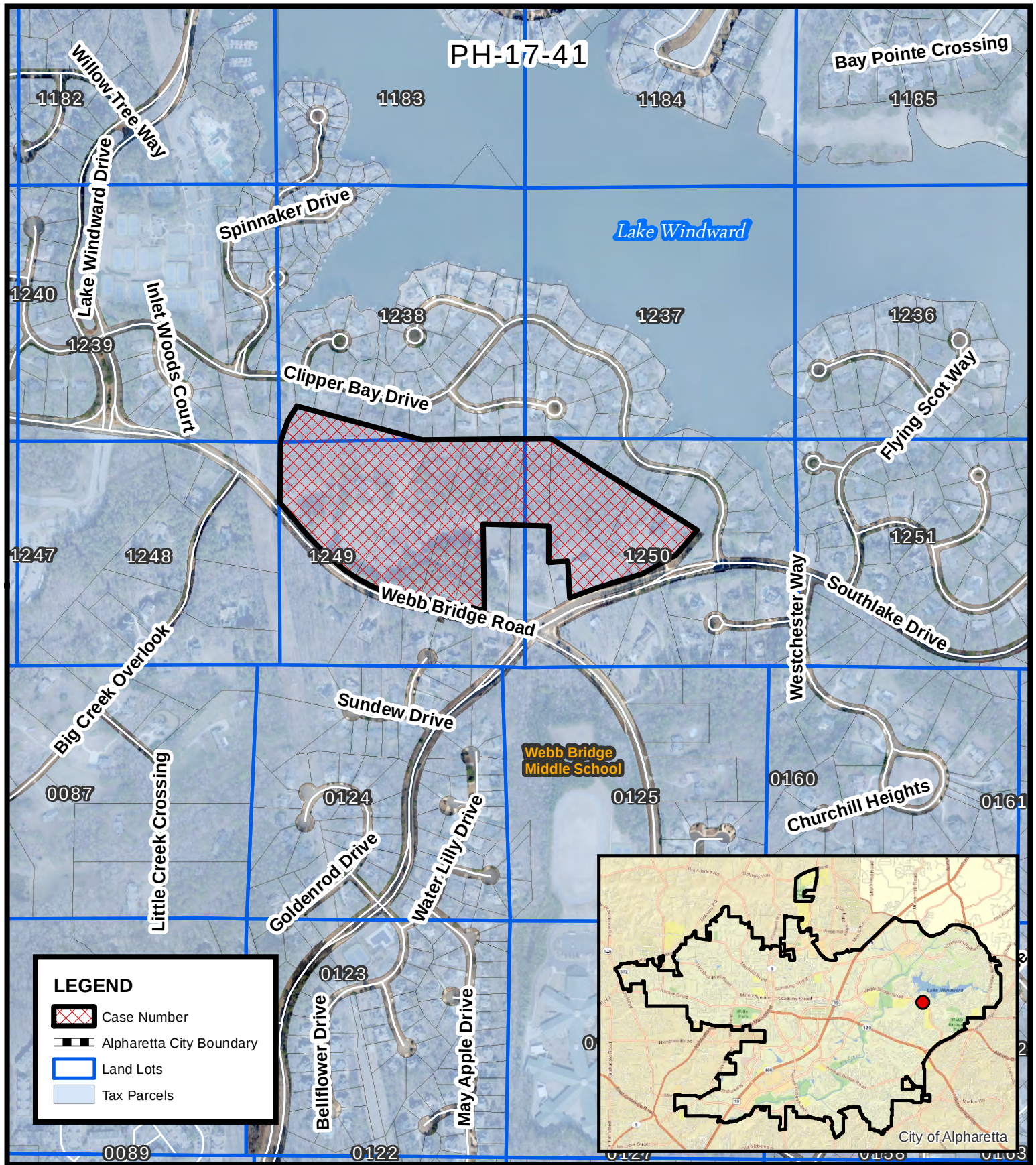


Zoning Districts Gated Community Shirley Estates

PH-17-41
D/LL: 2/1/1238,1249,1250
CC Date: 01/22/18



Location Map Provided by:
Community Development - GIS



Location Map
Gated Community
Shirley Estates

PH-17-41
D/LL: 2/1/1238,1249,1250
CC Date: 01/22/18

Location Map Provided by:
Community Development - GIS



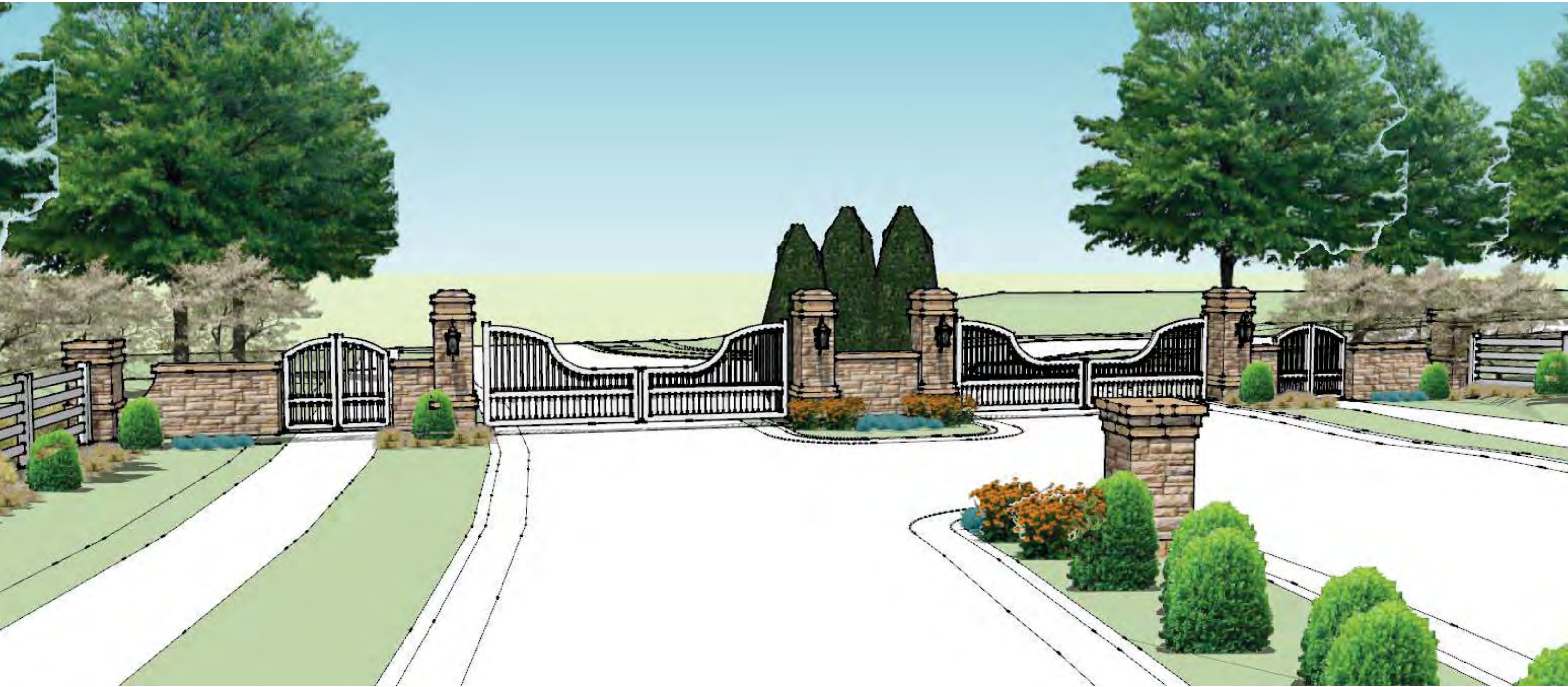
Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



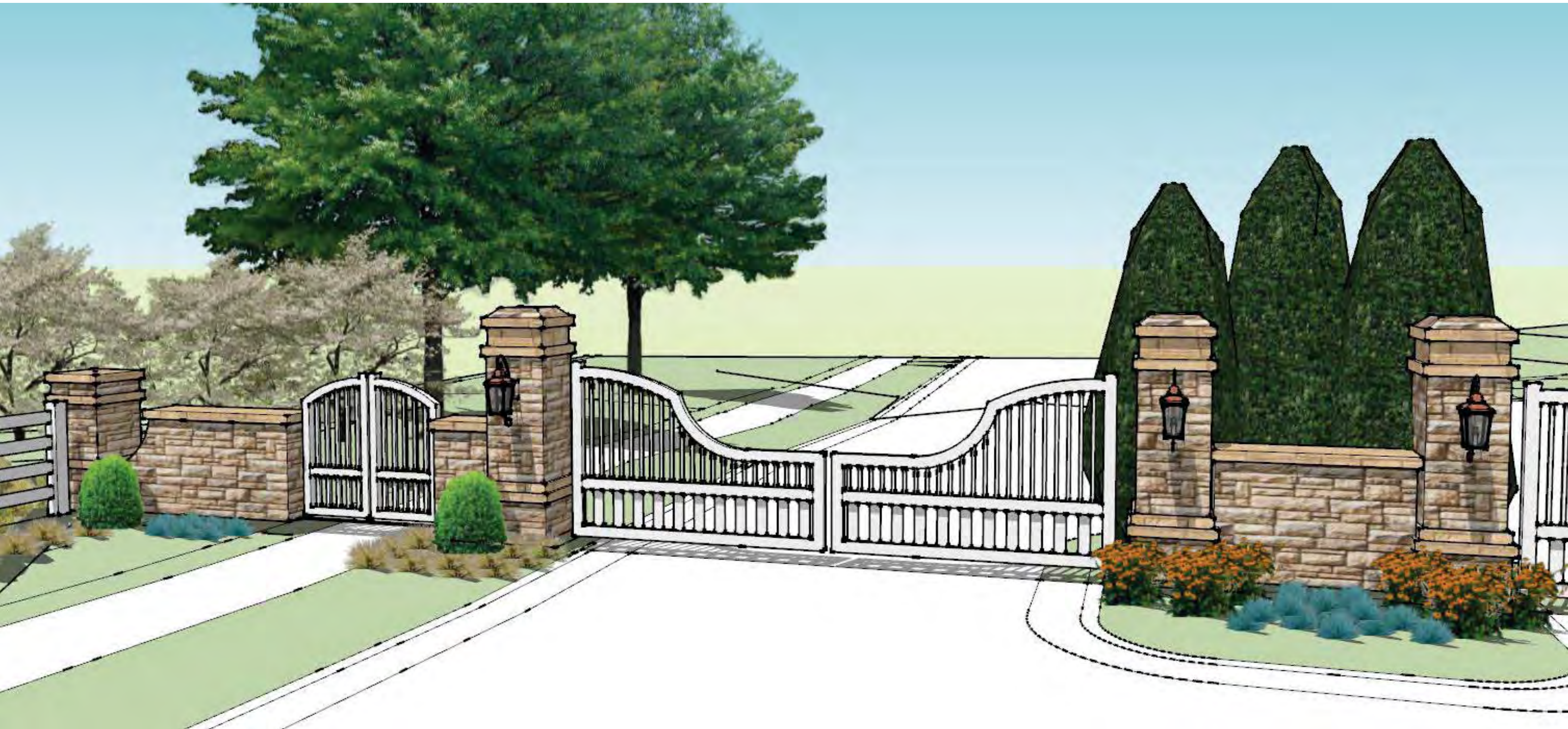
Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



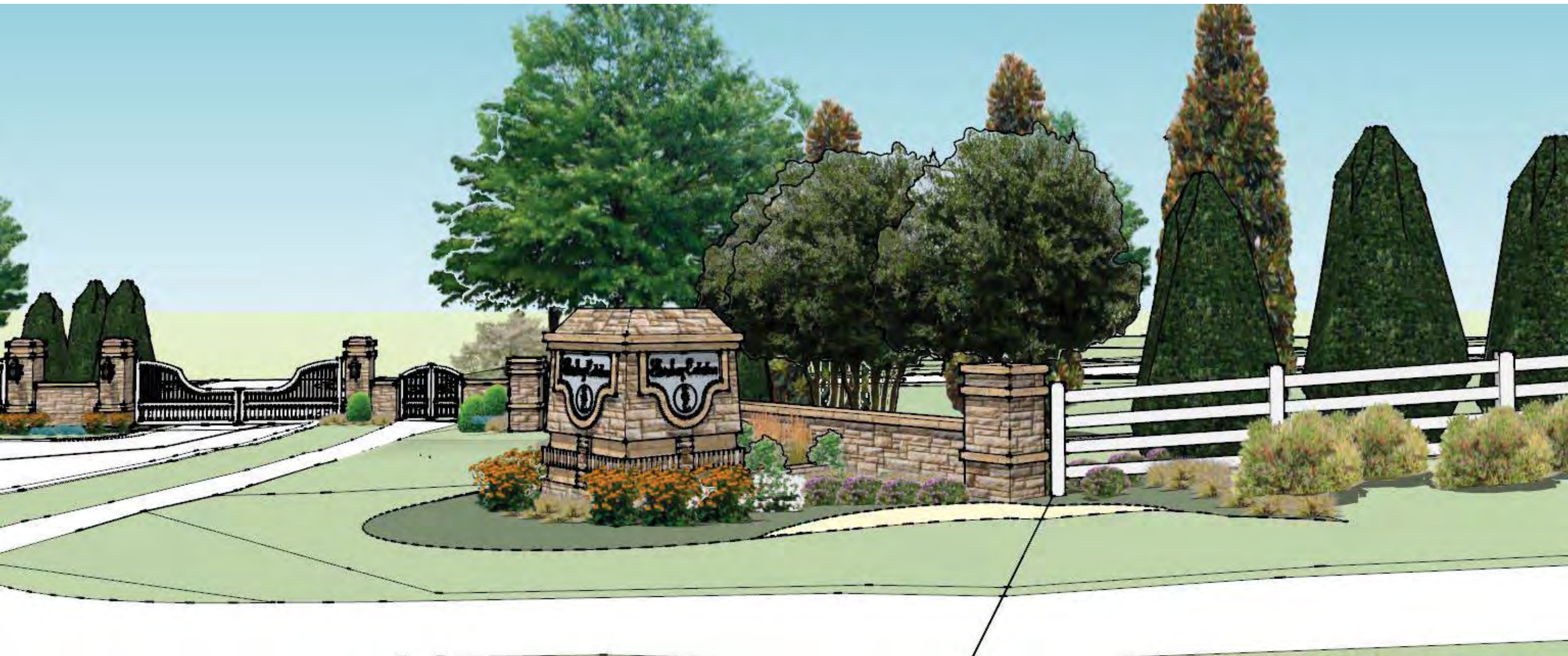
Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



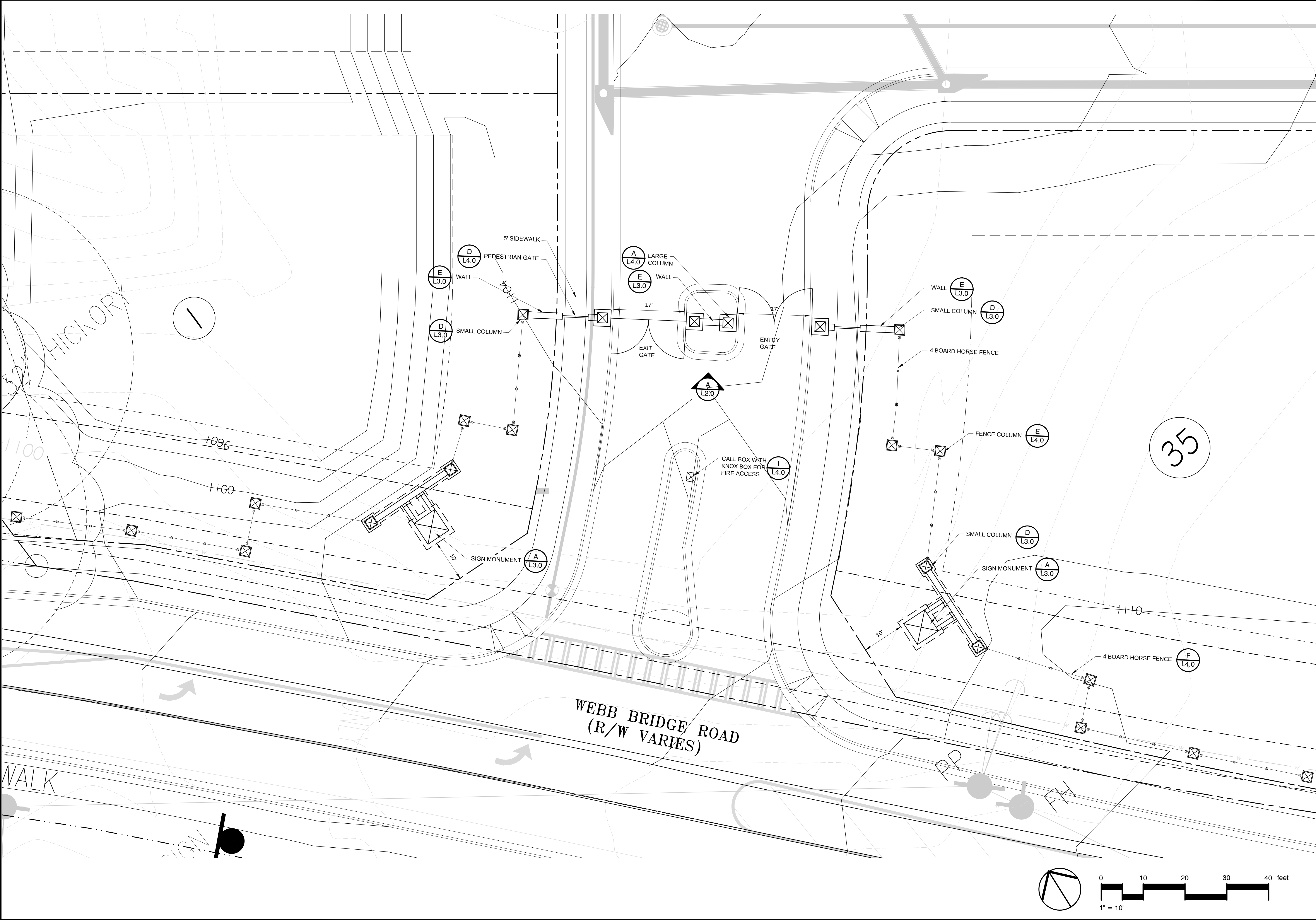


Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



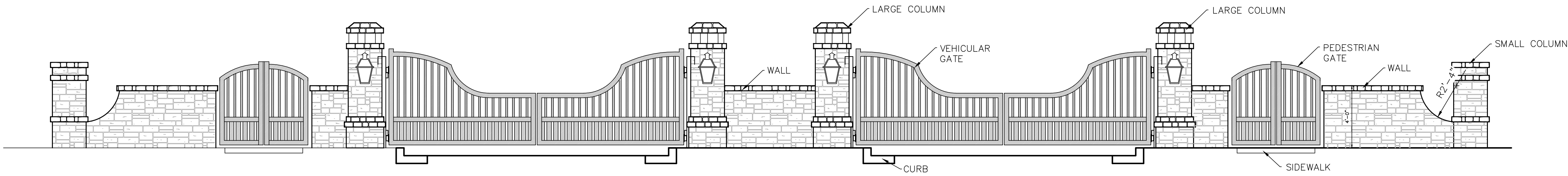


Date	Description
12/18/17	Entrance HS drawings

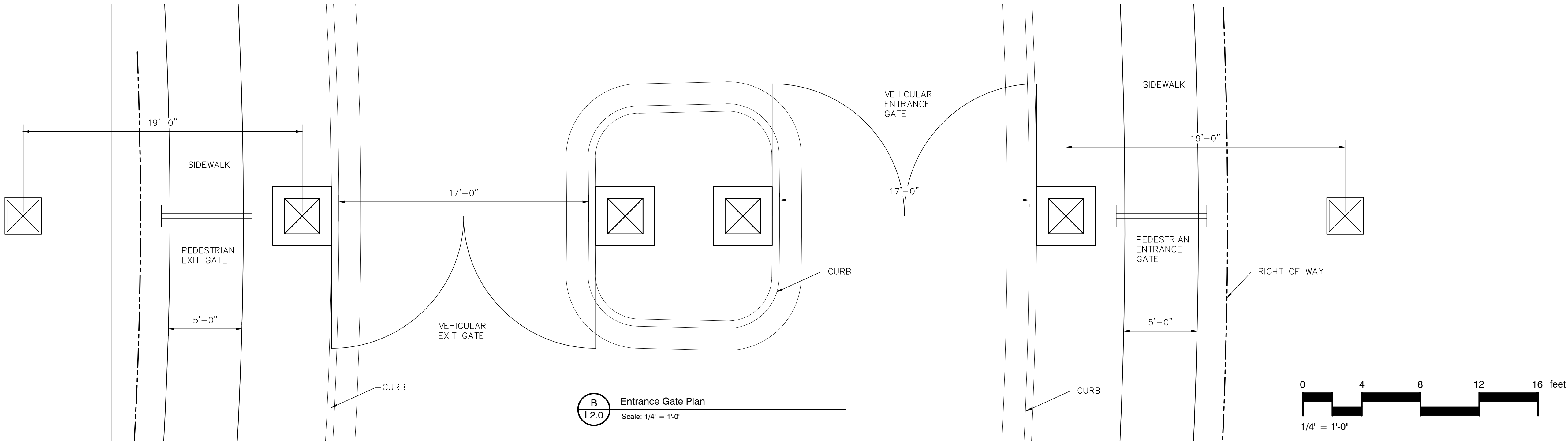
SHIRLEY ESTATES
City of Alpharetta, Georgia

Entrance
Hardscape

L1.0



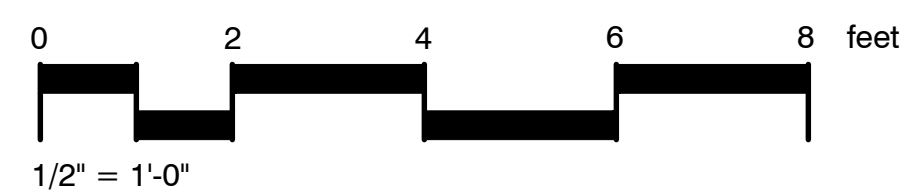
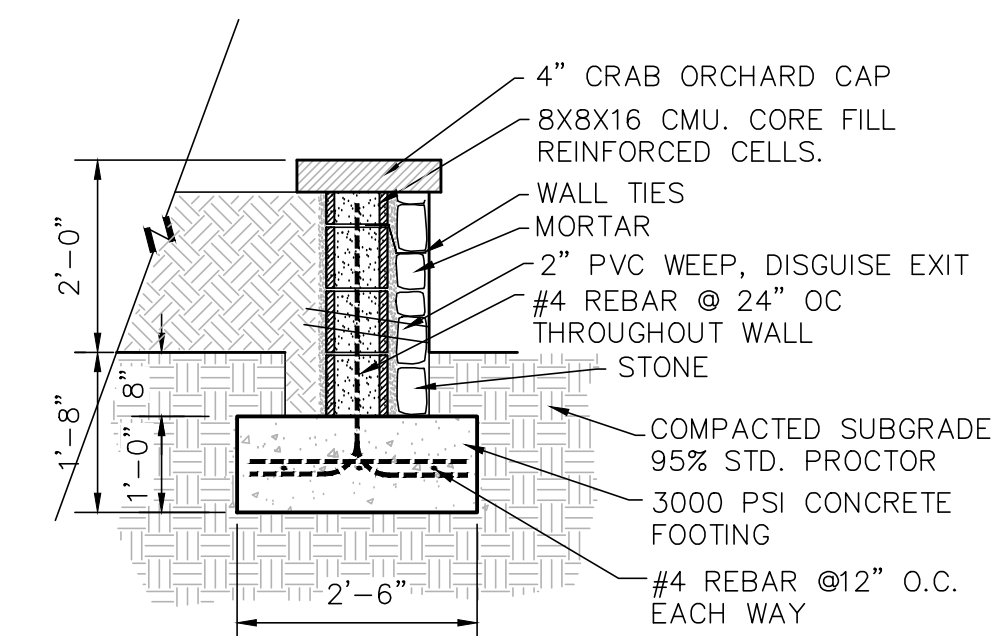
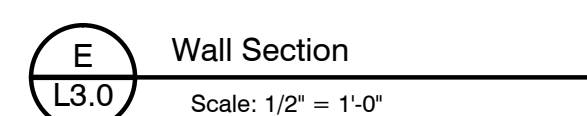
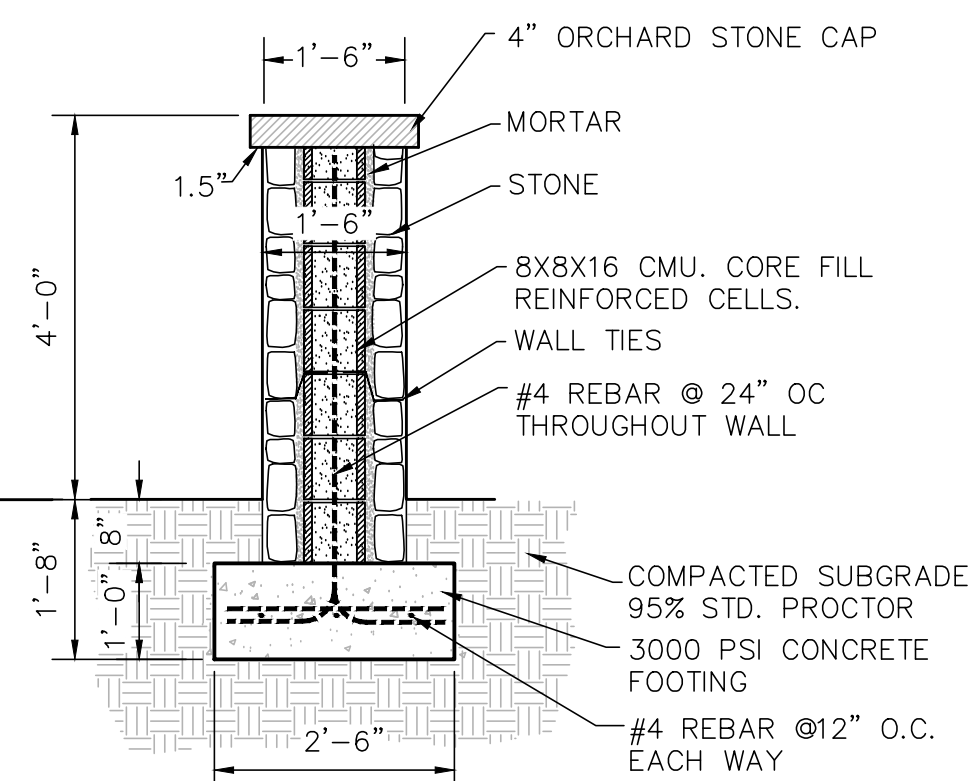
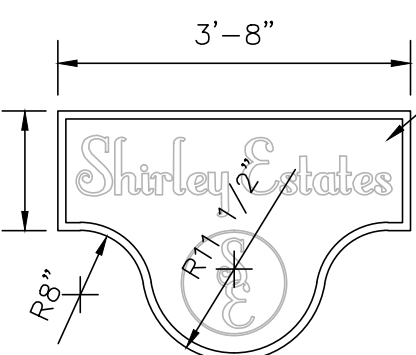
A Entrance Gate Elevation
Scale: 1/4" = 1'-0"



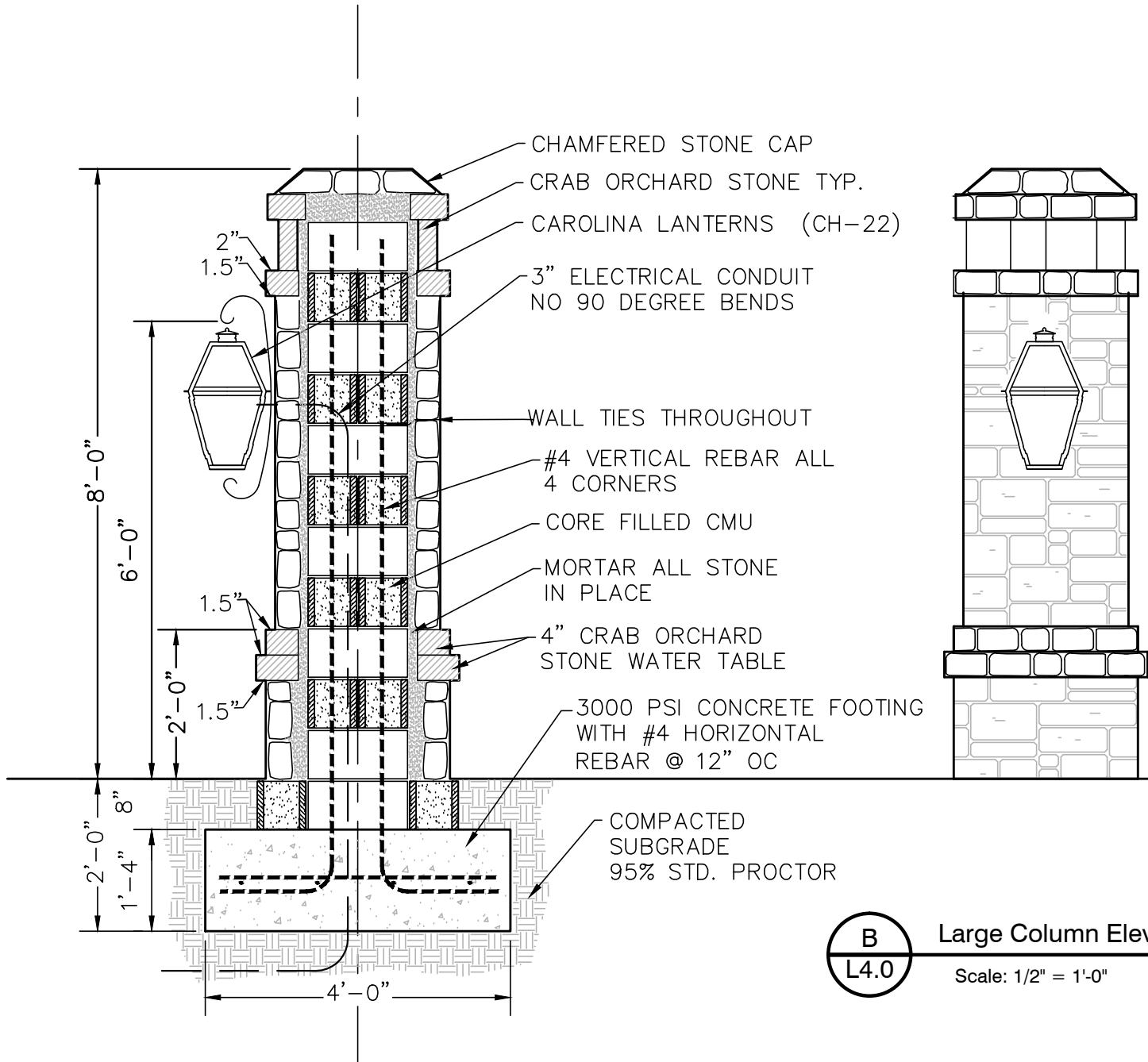
B Entrance Gate Plan
Scale: 1/4" = 1'-0"



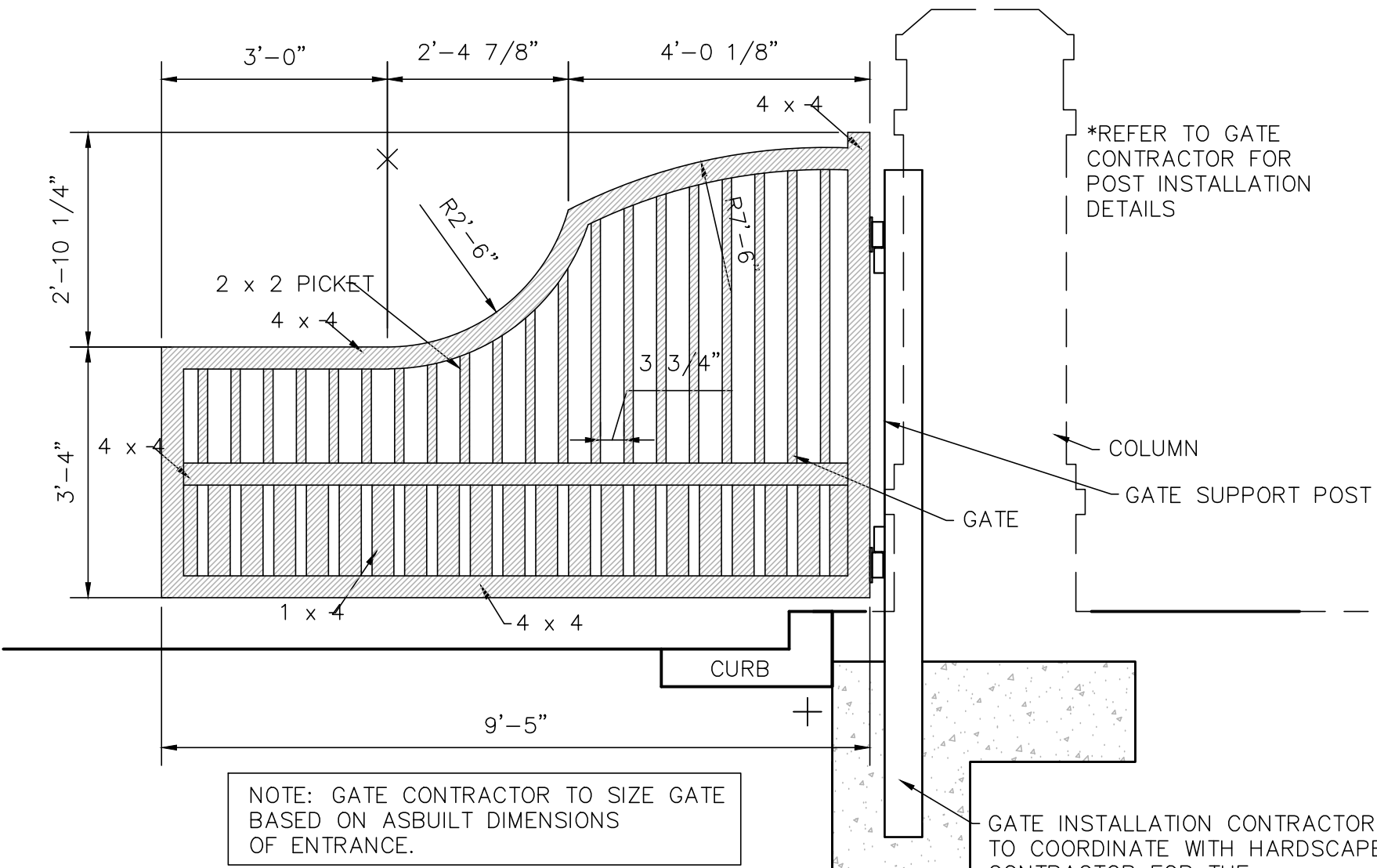
Date	Description
12/18/17	Entrance HS drawings



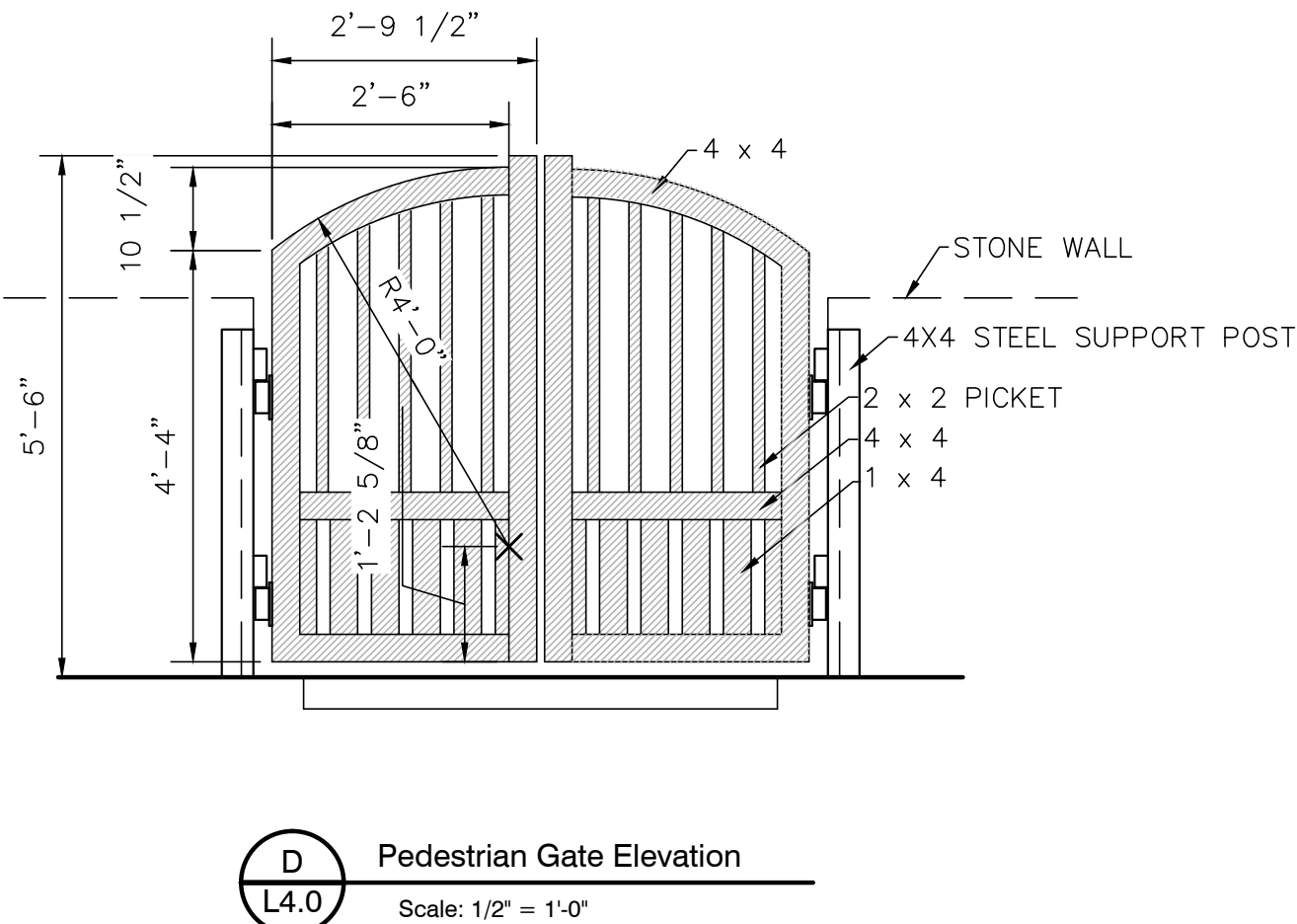
Date	Description
12/18/17	Entrance HS drawings



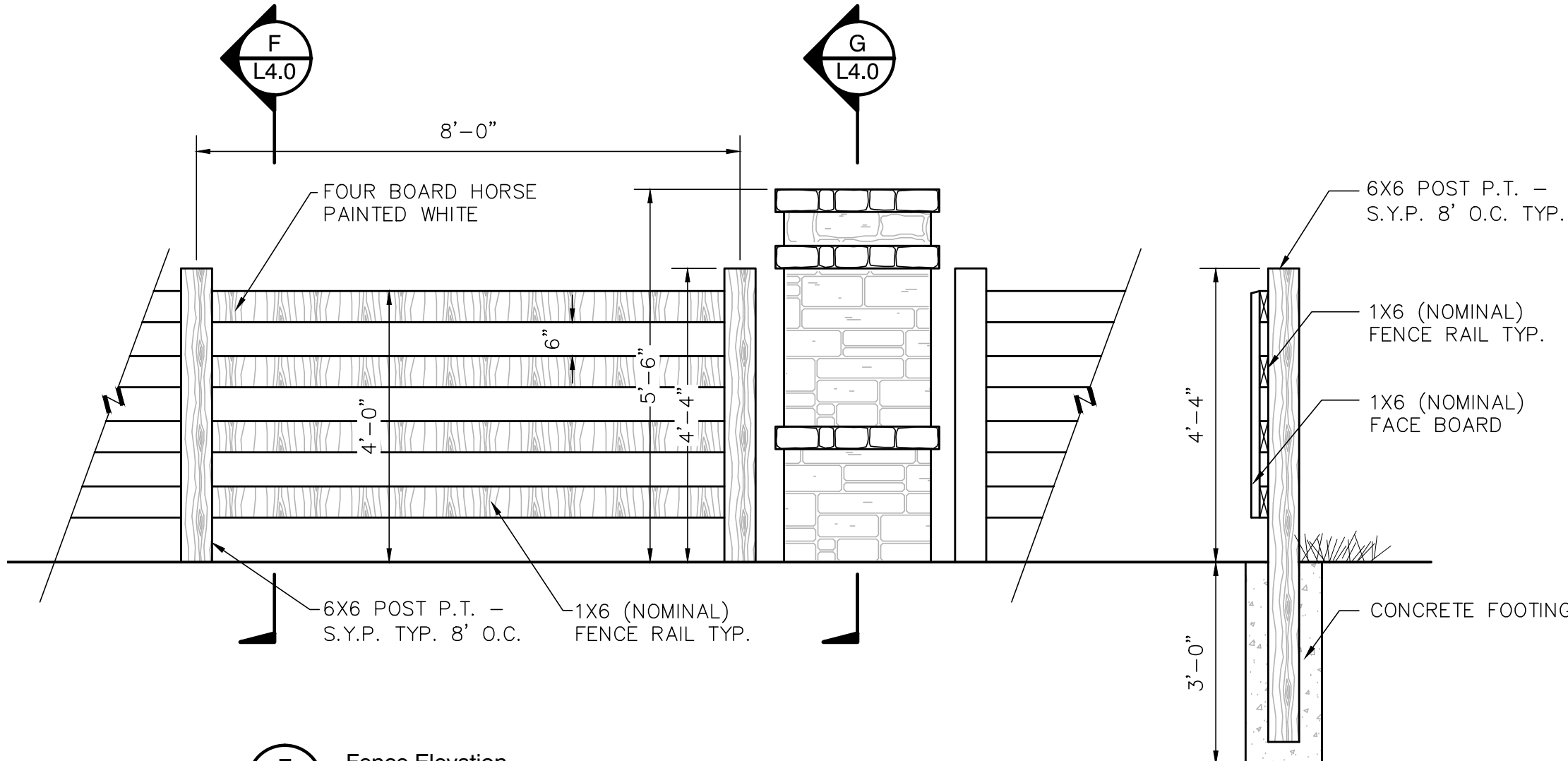
B
Large Column Elevation
Scale: 1/2" = 1'-0"



C
Vehicular Gate Elevation
Scale: 1/2" = 1'-0"

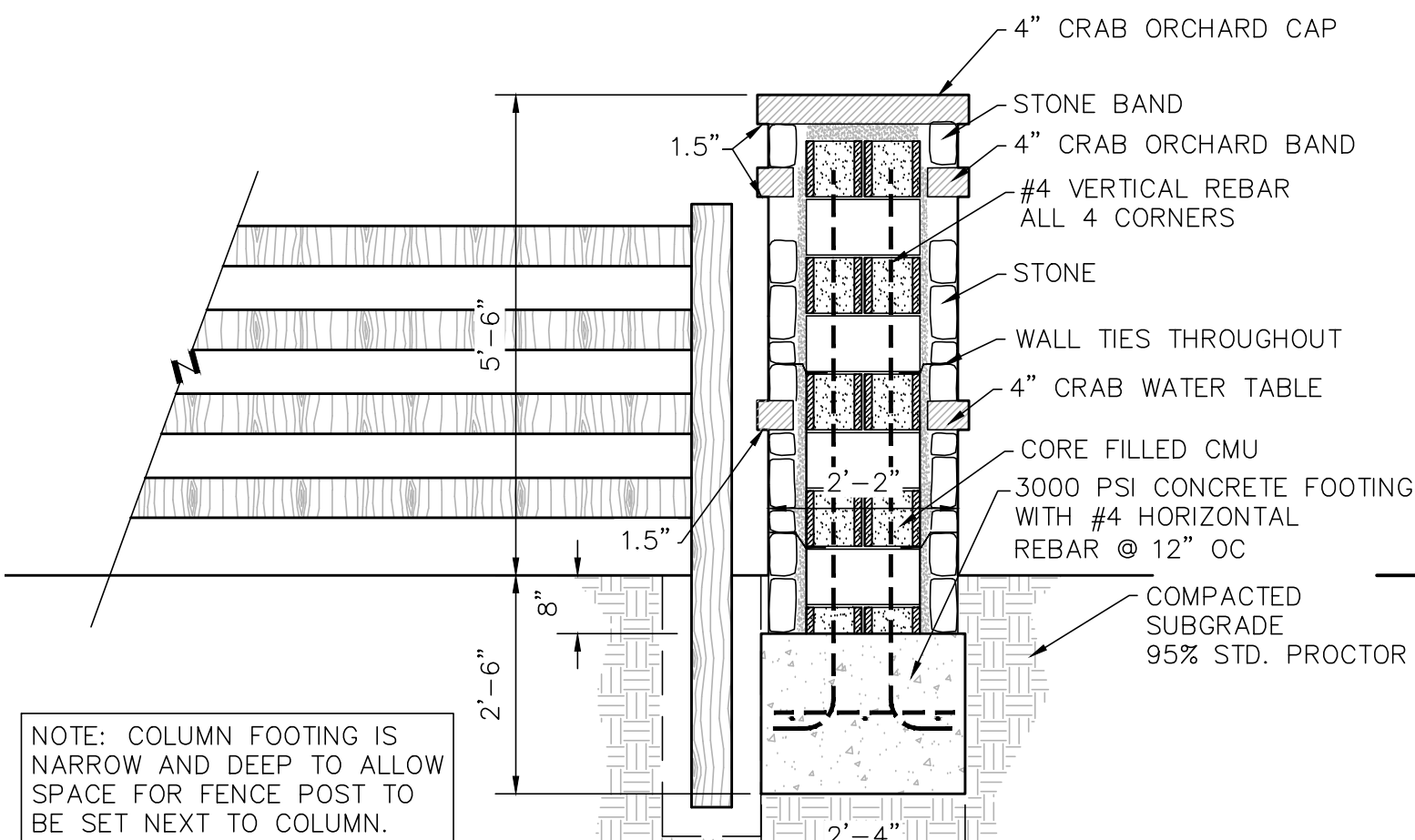


D
Pedestrian Gate Elevation
Scale: 1/2" = 1'-0"

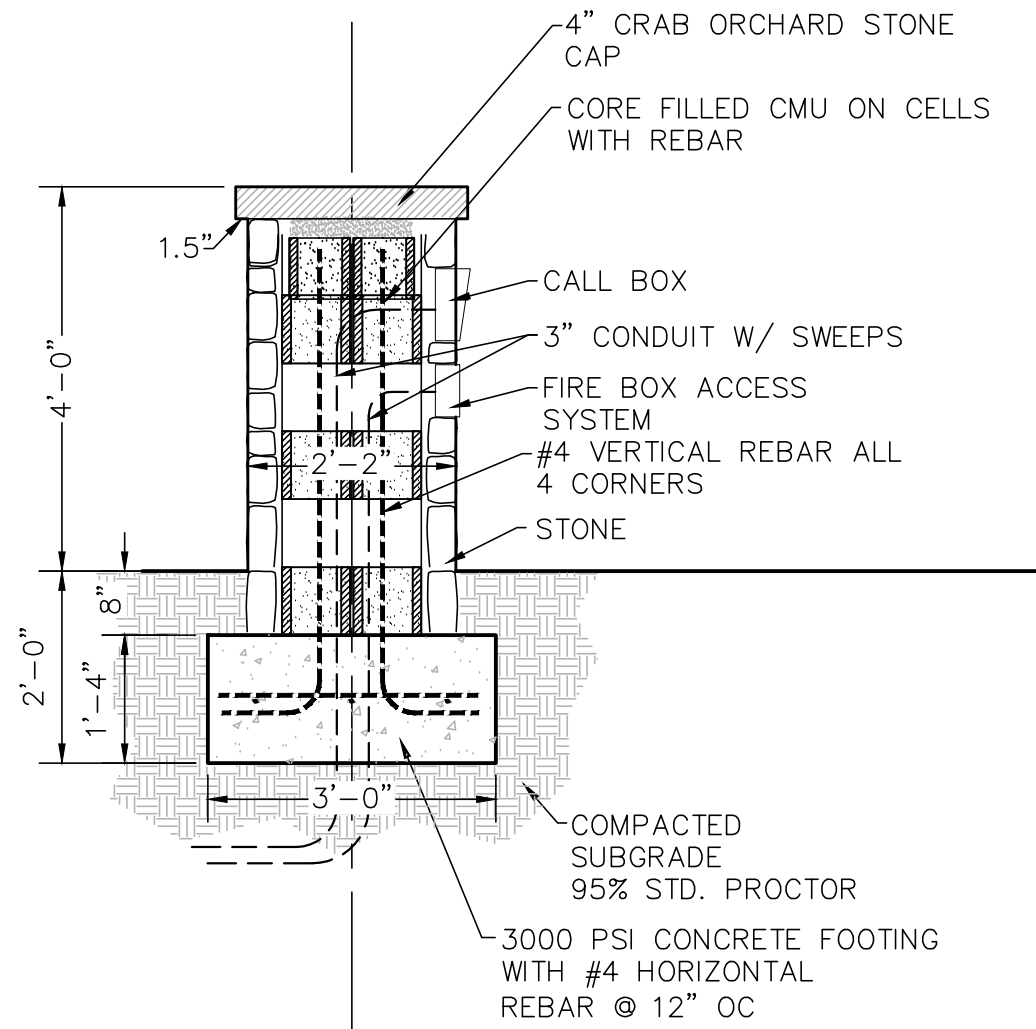


E
Fence Elevation
Scale: 1/2" = 1'-0"

F
Fence Section
Scale: 1/2" = 1'-0"



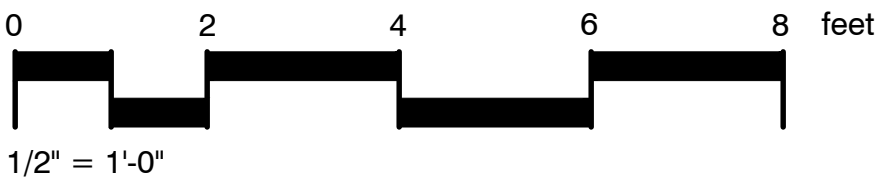
G
Fence Column Section
Scale: 1/2" = 1'-0"



I
Call Box Column Section
Scale: 1/2" = 1'-0"



H
Column Light Detail
Scale: 1/2" = 1'-0"



Date	Description
12/18/17	Entrance H.S. drawings

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: Shirley Estates Gating Request

Contact Name: Tad Braswell

Telephone: 404-234-6669

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

See attached letter of support from the Windward Home Owners Association.

No other comments at this time. We will update prior to hearing.

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify)

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

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

Signature of Authorized Agent: _____

Date: _____

Print Form



December 27, 2017

Dear Neighbor,

This letter is to inform you that we have applied to the City of Alpharetta to gate our new Community Shirley Estates located at the corner of Webb Bridge Road and Shirley Bridge Road. Along with requesting the ability to gate the community we are requesting to have the streets be privately owned and maintained. However, the streets will be built to City development standards.

Attached is a concept of what we propose the entrance to look like once complete.

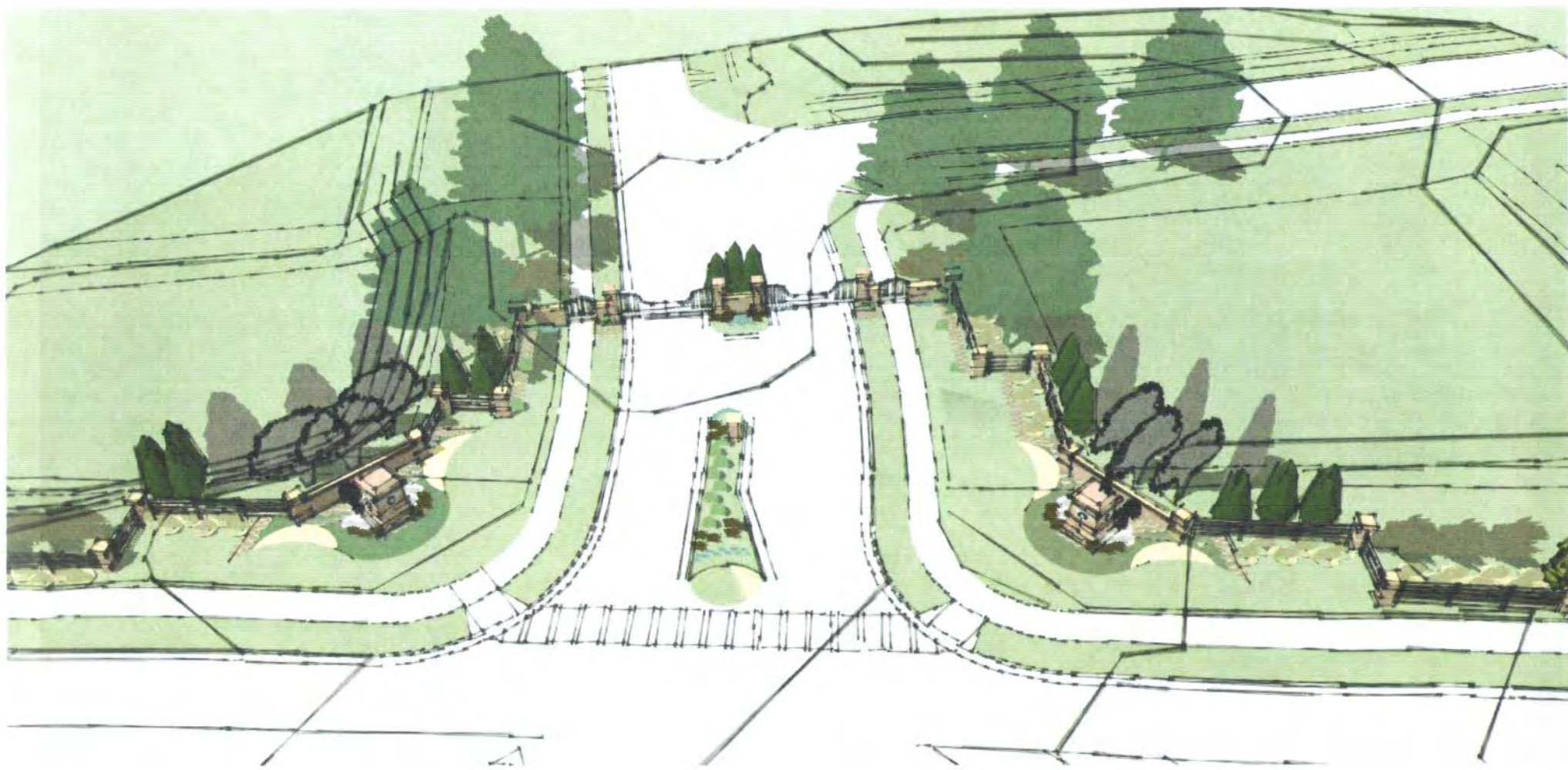
The hearing will be January 22, 2018 at 6:30. The hearing will take place at Alpharetta City Hall at 2 Park Plaza, Alpharetta Georgia.

Should you have any questions or concerns please email us at info@oakhallcompanies.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Tad Braswell", is written over the printed name.

Tad Braswell







Windward Community Services Association, Inc.
1100 Northmeadow Pkwy Suite 114
Roswell, Georgia 30076
(770) 802-8360 Fax (770) 777-6907

December 8, 2017

Ms. Kathi Cook
City of Alpharetta Community Development
2 Park Plaza
Alpharetta, GA 30009

RE: Approval of Gate

Shirley Estates / Oak Hall Companies LLC

Dear Ms. Cook,

Please let this letter serve as the consent and approval for Oak Hall Companies LLC to gate the entry to the Shirley Estates neighborhood development. We understand that by installing this gate, Shirley Estates will be a gated community with private streets.

If you have any questions regarding this consent and approval please do not hesitate to contact me.

Sincerely,

Bill Delmont, President

Windward Community Services Association

WAITES TERRY LEN
325 DASHING WAVE LN
ALPHARETTA, GA 30005

HEAVER ROBERT GARY & PATRICIA ANN
260 CLIPPER BAY DR
ALPHARETTA, GA 30005

WINDWARD COMMUNITY SERVICES ASSN
INC
1235 OLD ALPHARETTA RD STE 100
ALPHARETTA, GA 30005-2902

COX STEPHEN & RUBINA MONLDEEN
328 CLIPPER BAY DR
ALPHARETTA, GA 30005

ZULAUF JASON B & HOLLY R
3330 SUNDEW CT
ALPHARETTA, GA 30005

PONZIO DIANE M
320 DASHING WAVE LN
ALPHARETTA, GA 30005-4232

PAUTZ MARTIN R & ROBIN S
430 RED JACKET WAY
ALPHARETTA, GA 30005-4246

DUERR GUY M & DAWN W
318 CLIPPER BAY DR
ALPHARETTA, GA 30005

ROWLAND KATHLEEN S
230 CLIPPER BAY DR
ALPHARETTA, GA 30005

HAYES DEANNE
1861 CLUB DR
GREENSBORO, GA 30642

HENDRICKS JEFFREY A & FERYAL K
341 CLIPPER BAY DR
ALPHARETTA, GA 30005

DOXSEY TIMOTHY S & PATRICIA C
381 CLIPPER BAY DR
ALPHARETTA, GA 30005-4226

SWANSON CHARLES W & CAROL J
510 FLYING SCOT WAY
ALPHARETTA, GA 30005

ALFORD JOHN G & SHERRY L
290 CLIPPER BAY DR
ALPHARETTA, GA 30005

ANDERSON REBECCA E & ANDERSON MARK
112 FLYING SCOT CT
ALPHARETTA, GA 30005

ANEZ JOSE M & NANCY F
180 CLIPPER BAY DR
ALPHARETTA, GA 30005-4218

AREHART CHARLES & KIMBERLY K
405 RED JACKET WAY
ALPHARETTA, GA 30022

ARFELI JEROME & ARFELI MARY L
100 WESTCHESTER WAY
ALPHARETTA, GA 30005

AZAR GORDON J JR
113 FLYING SCOT CT
ALPHARETTA, GA 30005

BACHARACH ROY A & SANDRA ELENA
121 WESTCHESTER WAY
ALPHARETTA, GA 30005

BALIAN ROBERT K & WONG KAH LEE
235 CLIPPER BAY DR
ALPHARETTA, GA 30005-4224

BARILLAS NEFI & MARY M
185 CLIPPER BAY DR
ALPHARETTA, GA 30005-4220

BATES CARLTON J & BARBARA M
210 CLIPPER BAY DR
ALPHARETTA, GA 30005-4222

BESSON SHARON D & COLDIRON BETTIE
4180 BIG CREEK OVERLOOK
ALPHARETTA, GA 30005

BRASLAVSKY CARLOS & BRASLAVSKY
STEPHANIE
141 CLIPPER BAY DR
ALPHARETTA, GA 30005

BRYANT TONY J & KIM C
160 CLIPPER BAY DR
ALPHARETTA, GA 30005

BURCH RONALD L & VALERIE M
410 RED JACKET WAY NE
ALPHARETTA, GA 30005

CANTU LEO M & CHRISTI M
105 CLIPPER BAY DR
ALPHARETTA, GA 30005

CARSON RAYMOND D & SALLY
175 CLIPPER BAY DR
ALPHARETTA, GA 30005-4220

CHAN FUNG YING & LI YINYE
125 STAGHOUND CT
ALPHARETTA, GA 30005

CHAN KWOK HING & CHAN PIK FUNG
115 STAGHOUND CT
ALPHARETTA, GA 30005

CHEN EDWARD Y & MARUTA NAOMI
350 DASHING WAVE LN
ALPHARETTA, GA 30005

CHESSON TIMOTHY B & MAURA B
310 DASHING WAVE LN
ALPHARETTA, GA 30005

CHIBUCOS MELISSA A & MUELLER MICHAEL J
500 FLING SCOTT WAY
ALPHARETTA, GA 30005

CONNOR JOHN M & GAIL R
102 FLYING SCOT CT
ALPHARETTA, GA 30005-4234

COOK BRIAN G & JULIE ANN
520 FLYING SCOT WAY
ALPHARETTA, GA 30005

COX STEPHEN & RUBINA MONLDEEN
328 CLIPPER BAY DR
ALPHARETTA, GA 30005

CRISP ADRIAN M & CRISP YVONNE
12301 MASTERS WAY
ALPHARETTA, GA 30005

CULBERTSON DEBORAH FOLLETTE
308 CLIPPER BAY DR
ALPHARETTA, GA 30005

DANULES JOSEPH & DANULES MARY H
265 CLIPPER BAY DR
ALPHARETTA, GA 30005

DEIST BOERGE & MAECKEL KRISTIN
280 CLIPPER BAY DR
ALPHARETTA, GA 30005

DICKSON LANI & IRVIN
131 CLIPPER BAY DR
ALPHARETTA, GA 30005

DICKSON WILLIAM B. JR & DICKSON
MARGARET
450 RED JACKET WAY
ALPHARETTA, GA 30005

DOSSETT LINDA L & DOSSETT ANDREW JACK
1851 KILOUGH CHURCH RD
DAWSONVILLE, GA 30534

DOXSEY TIMOTHY S & PATRICIA C
381 CLIPPER BAY DR
ALPHARETTA, GA 30005-4226

DUERR GUY M & DAWN W
318 CLIPPER BAY DR
ALPHARETTA, GA 30005

FALCON GEORGE H & GRAYSON T
111 CLIPPER BAY DR
ALPHARETTA, GA 30005

FILIPSKY CARMEN JURIKOVA
425 RED JACKET WAY
ALPHARETTA, GA 30005

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA, GA 30315

GREER PEGGY S
291 CLIPPER BAY DR
ALPHARETTA, GA 30005

GUEST CAITLIN ANN
4185 BIG CREEK OVERLOOK
ALPHARETTA, GA 30005

GUMP F THOMAS & CLARE L
103 FLYING SCOT CT
ALPHARETTA, GA 30005-4234

HAISCH HERMAN F & MILDRED ANN C
275 CLIPPER BAY DR
ALPHARETTA, GA 30005-4224

HAMBY JAMES ALLEN
440 RED JACKET WAY
ALPHARETTA, GA 30005

HAMMOND STEPHEN C & LYNCH HAMMOND
CECILIA M
330 DASHING WAVE LN
ALPHARETTA, GA 30005

HARPER STEVE P & CHOW JENNY
245 CLIPPER BAY DR
ALPHARETTA, GA 30005

HASELTON MARK B
321 CLIPPER BAY DR
ALPHARETTA, GA 30005-4226

HARRIS E WILLIAM & MARIA A
155 CLIPPER BAY DR
ALPHARETTA, GA 30202

HAYES DEANNE
1861 CLUB DR
GREENSBORO, GA 30642

HAZELRIG TIMOTHY C & GUNNA
500 CAMBRIDGE CT
ALPHARETTA, GA 30005

HEATH ROBERT D & CYNTHIA L
511 CAMBRIDGE CT
ALPHARETTA, GA 30005

HEAVER ROBERT GARY & PATRICIA ANN
260 CLIPPER BAY DR
ALPHARETTA, GA 30005

HELD GARY L
420 RED JACKET WAY
ALPHARETTA, GA 30005-4246

HENDRICKS JEFFREY A & FERYAL K
341 CLIPPER BAY DR
ALPHARETTA, GA 30005

HOLDER AUBREY E & NAN L
122 FLYING SCOT CT
ALPHARETTA, GA 30005

HULSMAN GRANDCHILDRENS TRUST
510 CAMBRIDGE CT
ALPHARETTA, GA 30005

JACOB RANDALL J & JACOB SANDRA M
340 DASHING WAVE LANE
ALPHARETTA, GA 30005

JAMES FRANK BURZOTTA TRUST THE
105 STAGHOUND CT
ALPHARETTA, GA 30004

JONES ALEX & JONES JANE ELLEN
305 DASHING WAVE LANE
ALPHARETTA, GA 30005

JONES LEONARD F & BARBAREE W
4175 BIG CREEK OVERLOOK
ALPHARETTA, GA 30005

JURKIEWICZ SARAH & WARD GREGORY
4170 BIG CREEK OVERLOOK
ALPHARETTA, GA 30005

KHANDAR SHILPA R & RAMABHATLA KIRAN
100 CLIPPER BAY DR
ALPHARETTA, GA 30005

KNIGHT ROBERT W III
315 DASHING WAVE LN
ALPHARETTA, GA 30005-4232

KUMMER MICHAEL
3331 SUNDEW CT
ALPHARETTA, GA 30005

LEWCHANIN PETER C III LEWCHANIN SANDRA
121 CLIPPER BAY DR
ALPHARETTA, GA 30005

LITTON LESLIE M
250 CLIPPER BAY DR
ALPHARETTA, GA 30005

LORETTA A & JAMES S RAUSCH
QUALIFIED PERSONAL RESIDENCE TRUST
361 CLIPPER BAY DR
ALPHARETTA, GA 30005

MARIE DAWN
510 INLET WOODS CT
ALPHARETTA, GA 30005

MARTIN DEXTR A & KATHLEEN A
3320 SUNDEW CT
ALPHARETTA, GA 30005

MC FARLIN MICHAEL J
4165 WEBB BRIDGE RD
ALPHARETTA, GA 30005

MC GILL DOROTHY D
501 CAMBRIDGE CT
ALPHARETTA, GA 30005-4216

MOORE DARREN THORNTON & TRACEY LYNN
415 RED JACKET WAY
ALPHARETTA, GA 30005

MORTON BRUCE E & CARINA
170 CLIPPER BAY DR
ALPHARETTA, GA 30005-4218

NEVINS CURTIS D & SUSAN S
212 CUTTY SARK WAY
ALPHARETTA, GA 30005-4221

OLIVIER LAURENCE RICHARD & ELMI
145 STAGHOUND CT
ALPHARETTA, GA 30005

ONOFIOK BOBBY & ONOFIOK GRACE
545 INLET WOODS CT
ALPHARETTA, GA 30005

ORGAS TAMARA D
165 CLIPPER BAY DR
ALPHARETTA, GA 30005

OSWALD PAUL E & BARBARA L
521 CAMBRIDGE CT
ALPHARETTA, GA 30005

PARADISO MARK & PARADISO MARY
240 CLIPPER BAY DR
ALPHARETTA, GA 30005

PARK FOREST HOMEOWNERS ASSOCIATION
INC
P O BOX 670177
MARIETTA, GA 30066

PATEL AVNISH & MEENA
2670 HAMPTONS CHASE
ALPHARETTA, GA 30005

PAUTZ MARTIN R & ROBIN S
430 RED JACKET WAY
ALPHARETTA, GA 30005-4246

PENLAND MARTHA C
535 FLYING SCOT WAY
ALPHARETTA, GA 30005

PETTRY JONATHAN R & PETTRY ELIZABETH E
190 CLIPPER BAY DR
ALPHARETTA, GA 30005

PIERCE JONATHAN & PIERCE BARBARA
120 CLIPPER BAY DR
ALPHARETTA, GA 30005

PONZIO DIANE M
320 DASHING WAVE LN
ALPHARETTA, GA 30005-4232

PRINSLOO NICOLAAS M
520 INLET WOODS CT
ALPHARETTA, GA 30005

PUFFENBERGER KIRK & CANDICE G
435 RED JACKET WAY
ALPHARETTA, GA 30005

REED REBECCA SUZANNE
205 CLIPPER BAY DR
ALPHARETTA, GA 30005

REEVES CLIFF P & CATHERINE
4165 BIG CREEK OVERLOOK
ALPHARETTA, GA 30005

RIEDL JOHN M & DIANNE
225 CLIPPER BAY DR
ALPHARETTA, GA 30005

ROBINSON DEREK O & LAURA A
520 CAMBRIDGE CT
ALPHARETTA, GA 30005

ROKHLIN ISAY ET AL
298 CLIPPER BAY DR
ALPHARETTA, GA 30005

ROWLAND KATHLEEN S
230 CLIPPER BAY DR
ALPHARETTA, GA 30005

RUPIRED RAYMOND D SR & JEANNE C CO TRS
135 STAGHOUND CT
ALPHARETTA, GA 30005

SABLOWSKI MATTHEW D & JENNIFER L
130 CLIPPER BAY DR
ALPHARETTA, GA 30005

SHEELEY GLENN R & MACCARO ELEANOR G
200 CLIPPER BAY DR
ALPHARETTA, GA 30005

SHI LEI & ZHU LIN
140 CLIPPER BAY DR
ALPHARETTA, GA 30005

SICKELER LYNN G
110 CLIPPER BAY DR
ALPHARETTA, GA 30005-4218

SITE WALTER C & CAROLYN M
195 CLIPPER BAY DR
ALPHARETTA, GA 30005-4220

SMITH PAUL M & PAMELA S
215 CLIPPER BAY DR
ALPHARETTA, GA 30005-4224

SMITH TINA A
530 INLET WOODS CT
ALPHARETTA, GA 30005

SPRAGUE CHRIS S & REBECCA S
400 RED JACKET WAY
ALPHARETTA, GA 30005

SULLIVAN KIMBERLY C
331 CLIPPER BAY DR
ALPHARETTA, GA 30005

SWANSON CHARLES W & CAROL J
510 FLYING SCOT WAY
ALPHARETTA, GA 30005

TAYLOR BRYAN
3701 SPINNAKER CIR
ALPHARETTA, GA 30005

UNGER VERNON EDWIN III
300 DASHING WAVE LN
ALPHARETTA, GA 30005

WAITES TERRY LEN
325 DASHING WAVE LN
ALPHARETTA, GA 30005

WALKER KAY B
P.O. BOX 781
HOSCHTON, GA 30548

WALTON TODD L LOVE CAPUCINE
335 DASHING WAVE LN
ALPHARETTA, GA 30005-4232

WELCH FENDELL E & SANDRA O
285 CLIPPER BAY DR
ALPHARETTA, GA 30002

WHITT TIMOTHY L & FREEL WHITT LORENA J
270 CLIPPER BAY DR
ALPHARETTA, GA 30005

WILLAIMS JULIA S & WILLIAM D
371 CLIPPER BAY DR
ALPHARETTA, GA 30005

WINDWARD COMMUNITY SERV ASSN INC
1235 OLD ALPHARETTA RD STE 100
ALPHARETTA, GA 30005-2902

WISTRAND DAVID R
545 FLYING SCOT WAY
ALPHARETTA, GA 30005-4237

YEAGER DANIEL CRAIG & YEAGER CHRISTINA
MARIE
3321 SUNDEW CT
ALPHARETTA, GA 30005

ZULAUF JASON B & HOLLY R
3330 SUNDEW CT
ALPHARETTA, GA 30005

ZYGMONT DAVID & BUTLER CAROL
5996 MITCHELL RD #6
SANDY SPRINGS, GA 30328

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: Oak Hall Companies, LLC

Telephone: 770-662-5995

Address: 5256 Peachtree Road

Suite: 195

City Atlanta

State: GA

Zip: 30341

Fax: 678-262-3588

Mobile Tel: 404-234-6669

Email: tad@oakhallcompanies.com

Subject Property Information:

Address: 4202 Webb Bridge Road

Current Zoning: R-15

District: 2

Section: 1

Land Lot: 1238, 1249

Parcel ID: see attached

Proposed Zoning: _____

Current Use: 45 Lot Single Family Subdivision

This Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☐ Variance☒ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

We are not requesting a change of use of the subject property.

Applicant's Request (Please itemize the proposal):

We are requesting to Gate the community and to allow all the streets to be Privately owned and maintained.

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

We are requesting to Gate the community and to allow all the streets to be Privately owned and maintained. Our market research has determined that to be competitive in the Alpharetta market we need to Gate the community. Many of our competing communities are gated.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: OHC Webb Bridge, LLC

Telephone: 770-662-5995

Address: 5256 Peachtree Road

Suite: 195

City Atlanta

State: GA

Zip: 30341

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 <u>Public Hearing to Gate community</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Tad Braswell

Telephone: 404-234-6669

Address: 5256 Peachtree Road

Suite: 195

City Atlanta

State: GA

Zip: 30341

So Sworn and Attested:

Owner Signature:

Date: 12-1-17

Notary:

Notary Signature:

Date: 12-1-17



SHIRLEY ESTATES GATED COMMUNITY

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: Oak Hall Companies, LLC

Subject Public Hearing Case: Webb Bridge Gating

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

Description of Contribution: N/A

Value:

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:

12-5-17

SHIRLEY ESTATES GATED COMMUNITY

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: Shirley Estates

Contact Name: Tad Braswell

Telephone: 404-234-6669

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

all property owners within 500' of our property will be notified



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

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

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

We will send a letter to all property owners within 500' of our property. The letter will contain all the details for the proposed gating. The neighbors will be able to send letters with their concerns or we will have an email address for them to send the questions and concerns.

PH-17-41
SHIRLEY ESTATES GATED COMMUNITY

21 559012490414

21 559012490729

21 559012490422

21 559012490703

21 559012490448

21 559012490745

21 559012490711

21 559012490737

21 563012370261

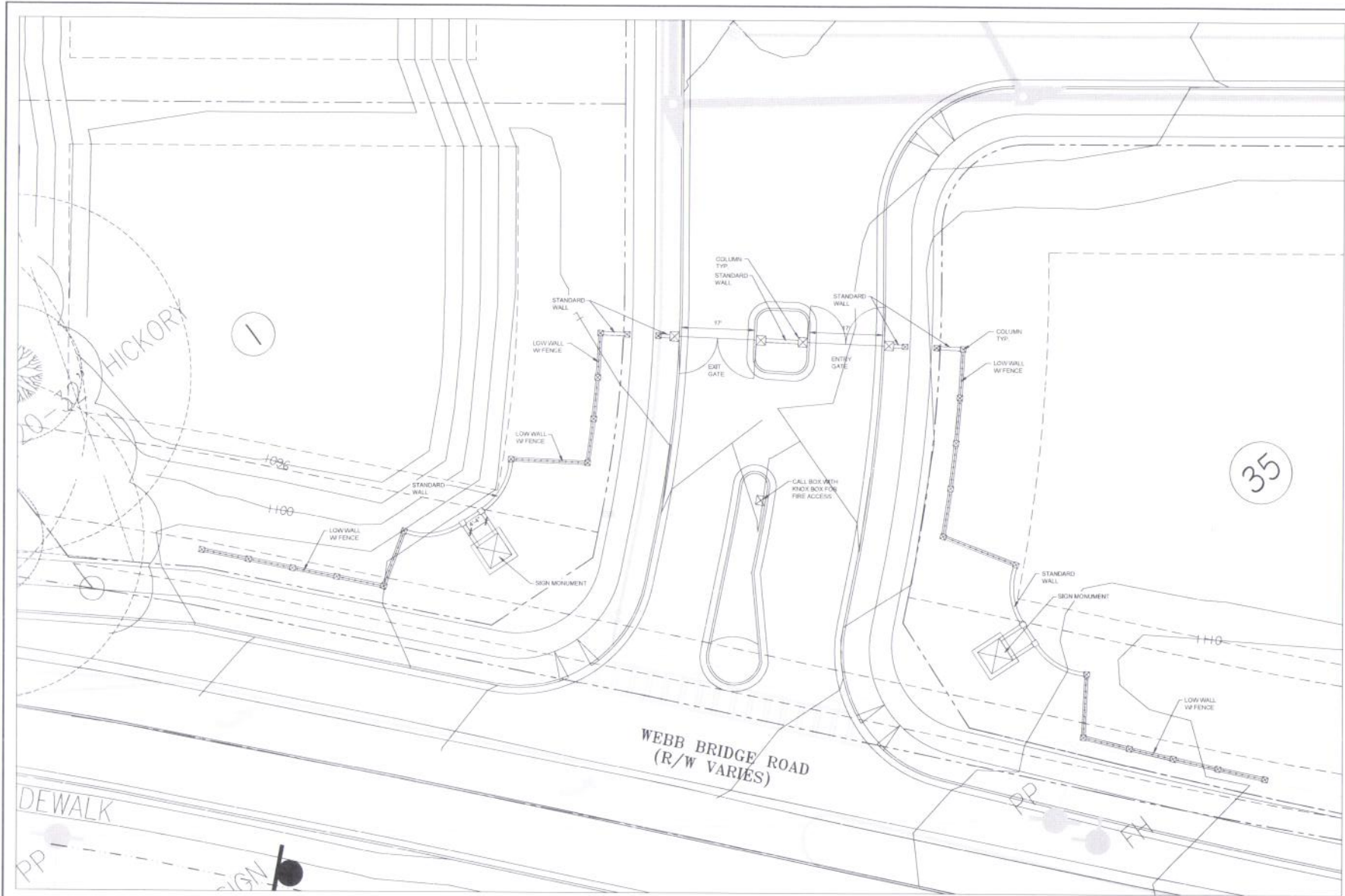
Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 1238, 1249 and 1250, 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1238, 1239, 1248 and 1249, that is the **POINT OF BEGINNING**; thence leaving said Land Lot corner North 32°08'16" East a distance of 211.79 feet to a point; thence South 75°02'23" East a distance of 660.53 feet to a point located on the Land Lot Line common to Land Lot 1238 and 1249; thence along said Land Lot Line North 89°20'26" East a distance of 680.76 feet through the Land Lot corner common to Land Lots 1237, 1238, 1249 and 1250 and along the Land Lot Line common to Land Lots 1237 and 1250 to a point; thence leaving said Land Lot Line South 57°54'30" East a distance of 897.69 feet to a point located on the northeastern right of way of Shirley Bridge Road Extension (50 feet right of way); thence along said right of way South 40°20'03" West a distance of 209.34 feet to a point; thence continuing along said right of way South 41°25'49" West a distance of 47.88 feet to a point located on the intersection of said right of way with the northeastern right of way of Shirley Bridge Road (right of way varies); thence along the right of way of Shirley Bridge Road South 71°53'15" West a distance of 32.48 feet to a point; thence continuing along said right of way South 71°53'15" West a distance of 87.15 feet to a point; thence continuing along said right of way South 71°53'15" West a distance of 247.21 feet to a point; thence continuing along said right of way North 18°06'43" West a distance of 10.00 feet to a point; thence continuing along said right of way 112.46 feet along a curve to the left, said curve having a chord of South 68°18'41" West 112.39 feet and a radius of 900.00 feet to a point; thence leaving said right of way North 22°01'49" West a distance of 198.93 feet to a point; thence South 88°53'04" West a distance of 69.59 feet to a point; thence North 00°35'14" East a distance of 186.16 feet to a point; thence North 89°24'41" West a distance of 202.79 feet to a point; thence South 00°35'18" West a distance of 480.92 feet to a point located on the northwestern right of way of Webb Bridge Road (right of way varies); thence along said right of way North 74°38'19" West a distance of 36.77 feet to a point; thence continuing along said right of way 89.45 feet along a curve to the left, said curve having a chord of North 75°53'40" West 89.44 feet and a radius of 2040.00 feet to a point; thence continuing along said right of way 49.74 feet along a curve to the left, said curve having a chord of North 77°50'57" West 49.74 feet and a radius of 2040.00 feet to a point; thence continuing along said right of way North 78°32'52" West a distance of 96.10 feet to a point; thence continuing along said right of way North 78°32'52" West a distance of 145.96 feet to a point; thence continuing along said right of way North 78°32'52" West a distance of 57.45 feet to a point; thence continuing along said right of way South 11°27'08" West a distance of 9.88 feet to a point; thence continuing along said right of way 107.97 feet along a curve to the right, said curve having a chord of North 75°20'03" West 107.95 feet and a radius of 1501.82 feet to a point; thence continuing along said right of way North 72°56'02" West a distance of 45.52 feet to a point; thence continuing along said right of way North 69°44'53" West a distance of 45.95 feet to a point; thence continuing along said right of way 106.97 feet along a curve to the right, said curve having a chord of North 65°56'23"

SHIRLEY ESTATES GATED COMMUNITY

West 106.89 feet and a radius of 804.67 feet to a point; thence continuing along said right of way 89.67 feet along a curve to the right, said curve having a chord of North 58°56'20" West 89.63 feet and a radius of 804.67 feet to a point; thence continuing along said right of way North 55°44'46" West a distance of 23.47 feet to a point; thence continuing along said right of way 295.24 feet along a curve to the right, said curve having a chord of North 46°51'25" West 294.54 feet and a radius of 1239.47 feet to a point; thence continuing along said right of way North 40°21'47" West a distance of 109.96 feet to a point; thence continuing along said right of way North 41°06'11" West a distance of 108.46 feet to a point; thence continuing along said right of way North 43°17'41" West a distance of 23.15 feet to a point; thence leaving said right of way North 01°12'16" East a distance of 276.28 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 31.940 Acres.



Date	Description	Gate Variance
1/27/14		

SHIRLEY ESTATES
City of Alpharetta, Georgia

Entrance
Hardscape

L1.0

SHIRLEY ESTATES GATED COMMUNITY

PH-17-41



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: January 22, 2018

I. AGENDA ITEM TITLE: PH-17-35 / V-17-36: CHAPMAN / 72 THOMPSON STREET

CONSIDERATION OF A CHANGE TO PREVIOUS CONDITIONS OF ZONING TO CHANGE THE USE OF THE PROPERTY FROM SINGLE-FAMILY DETACHED LOTS TO A MEDICAL OFFICE. A VARIANCE IS REQUESTED TO REDUCE THE PARKING REQUIREMENT. THE PROPERTY IS LOCATED AT 72 THOMPSON STREET ON THE NORTH SIDE OF THOMPSON STREET AND WEST OF KINGRY LANE AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 748, 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:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, FLUP Map, Aerial Map, Zoning Map, Location Map, Elevations and Floor Plan, Citizenship Part B, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-35/V-17-36 CHAPMAN/72 THOMPSON STREET

CITY COUNCIL:

JANUARY 22, 2018

II. RECOMMENDATION:

Approve PH-17-35/V-17-36 Chapman/72 Thompson Street, subject to the following conditions:

1. Property shall be developed substantially in accordance with the submitted plan, labeled Exhibit A.
2. Renovation of the existing structure shall be in compliance with the building design and architectural requirements in the Downtown Code, with final approval by DRB.
3. Fences and walls visible from Thompson Street or the Alpha Loop shall be decorative, as approved by Staff.
4. Reasonable effort shall be made to incorporate specimen trees, trees of quality, and groupings of smaller trees into the site plan, as approved by Staff.
5. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 10% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
6. Applicant shall construct the Thompson Street streetscape, including 10' travel lanes, on-street parallel parking, 8' brick paver sidewalk, planting strip, street trees, and pedestrian lighting as approved by Staff.
7. Dedicate minimum 15' permanent public access easement to the City along the west side of the property, providing a connection between the Alpha Loop and Thompson Street sidewalk, as approved by Staff. Easement shall be cleared of structures.
8. The conditions above shall replace the previous conditions of zoning associated with Z-16-10/CU-16-08/V-16-24 Southerton/72 Thompson Street.

III. REPORT IN BRIEF:

The applicant, Dr. Jean Chapman, is requesting a change to previous conditions of zoning to allow the property to be used for a medical office. The 0.3-acre property was rezoned in 2016 from O-P (Office-Professional) to DT-LW (Downtown Live-Work) to allow for three (3) single-family detached lots. The property was previously used as a chiropractor's office. The subject property is located at 72 Thompson Street on the north side of Thompson Street and east of Haynes Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for the existing building to be used for a medical office, LaserMed Skin & Vein Clinic. The 0.3-acre property was rezoned in 2016 to allow for the construction of three (3) single-family detached lots associated with the neighboring Voysey development. The property was formerly used as a chiropractor's office. The subject property is located at 72 Thompson Street on the north side of Thompson Street and east of Haynes Bridge Road.

The subject property is zoned DT-LW (Downtown Live-Work) and is developed with a 1-story brick, ranch home with daylight basement. Surrounding properties are zoned DT-LW to the north, south and west and O-P to the east. The Aycock property is adjacent to the west and north, an attorney's office to the east and the Thompson Street Flats/Kairos residential condominium development to the south.

The subject property was rezoned on October 24, 2016 to allow for three (3) single-family detached lots, as an extension of the Voysey subdivision. The property owner no longer intends to develop the property for residential use and would like to revert to the previous use of the property, which was a medical office.

A variance is requested from UDC Appendix A, Section 2.4 Parking and Loading, to reduce the parking requirement for the proposed medical office use. The UDC requires three (3) parking spaces per 1,000 gross square feet for medical office use in the Downtown. Accounting for the applicant's proposed renovation of the existing structure, the proposed use would generate a need for twelve (12) parking spaces. The site plan depicts six (6) off-street parking spaces on the property and three (3) parallel spaces along Thompson Street. Therefore, the applicant is requesting a reduction in the number of required parking spaces from twelve (12) to nine (9) spaces.

The applicant's business is LaserMed Skin & Vein Clinic, which has been in business for approximately 15 years. The business currently operates at a location in Johns Creek. If approved, the applicant intends to move the business to the Alpharetta location. The business has two (2) full-time and three (3) part-time employees. Hours of operation are proposed to be Monday – Friday 9:00 AM to 5:00 PM and occasionally on Sundays, by appointment.

SITE PLAN

The submitted site plan depicts a 1-story brick ranch home with basement and carport. The applicant proposes to renovate the existing structure by enclosing the carport, finishing the basement and raising the existing roofline. The existing structure is approximately 3,000 square feet, with renovations bringing the total square footage to 4,144 square feet. There are currently nine (9) off-street parking spaces on the property, of which four (4) will be removed with the enclosure of the carport and construction of the Thompson Street streetscape. The required streetscape will include sidewalk, street trees and on-street parallel parking. Three (3) parallel parking space will be accommodated with the streetscape and the applicant proposes one (1) additional parking space at the rear of the property. A total of nine (9) parking spaces would serve the applicant's use.

Access is provided through the existing driveway on Thompson Street. Stormwater facilities would not be required for the proposed conversion of use. The applicant's arborist report identifies specimen trees on the site. The applicant proposes minimal changes to the site, except that the construction of the Thompson Street streetscape will impact some trees located between the street and the existing structure. If approved, the applicant should work with staff to incorporate existing trees into the streetscape, where possible.

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property was previously used as a chiropractor's office. The applicant's proposal is to revert to the previous medical office use.

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

Response: The applicant could provide the required parking spaces on-site. However, parking requirements would limit expansion of the existing structure and sufficient on-street parking is provided along Thompson Street to serve the use.

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

Response: The subject property was previously used as a chiropractor's office. The applicant's proposal is to revert to the previous medical office use.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval will not cause substantial detriment to the public good, if conditions are in place requiring architectural review and construction of the required streetscape.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the request to change previous conditions of zoning and variance. The proposed medical office use is consistent with the previous use of the property, as well as the vision for the Downtown. The request to reduce the number of required parking spaces is reasonable given the availability of on-street parking provided along Thompson Street. If approved, architectural and streetscape conditions are recommended to ensure a quality development in the Downtown.

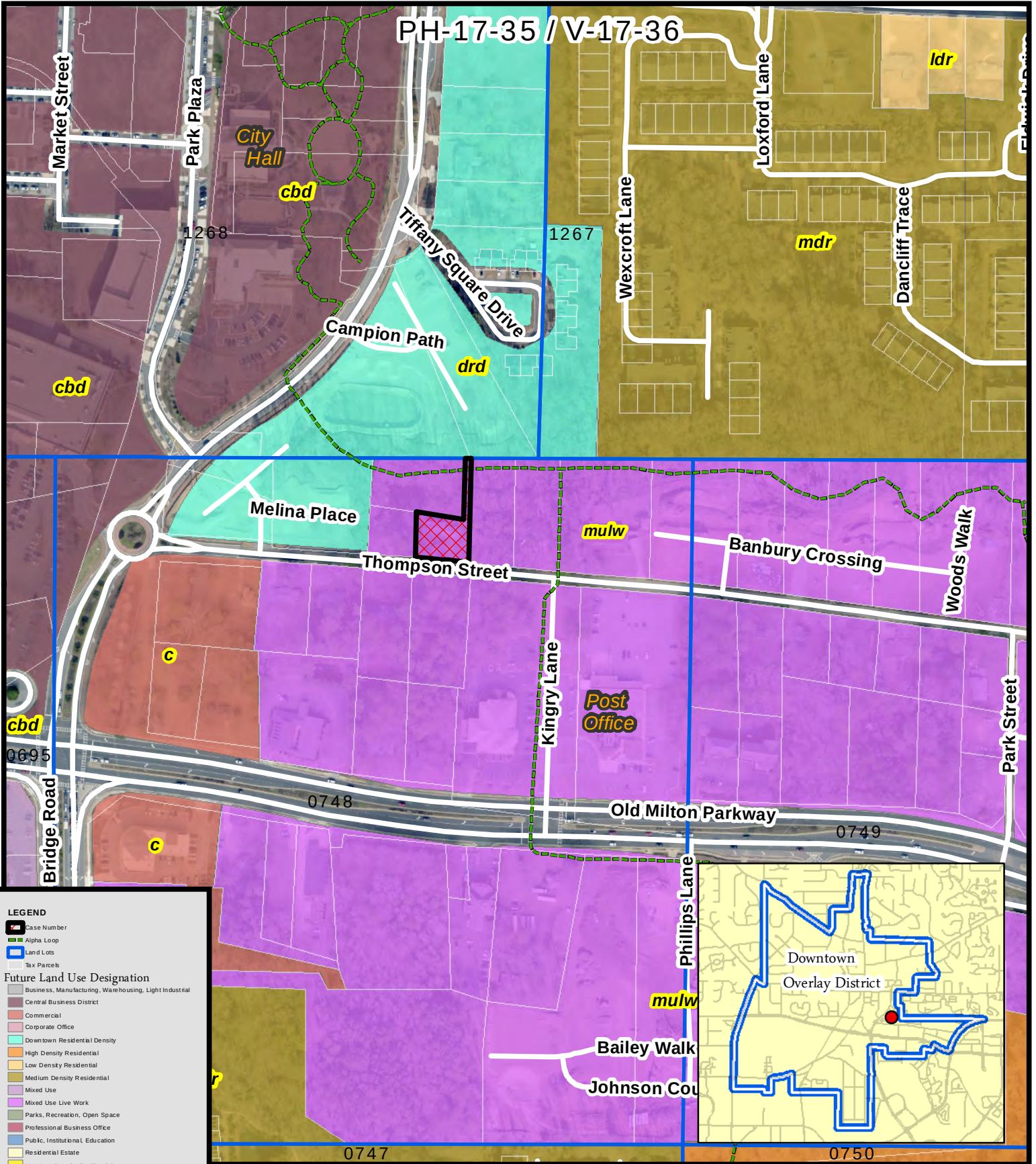
CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations

PH-17-35 / V-17-36



- LEGEND**
- Case Number
 - Alpha Loop
 - Land Lots
 - Tax Parcels
- Future Land Use Designation**
- Business, Manufacturing, Warehousing, Light Industrial
 - Central Business District
 - Commercial
 - Corporate Office
 - Downtown Residential Density
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use
 - Mixed Use Live Work
 - Parks, Recreation, Open Space
 - Professional Business Office
 - Public, Institutional, Education
 - Residential Estate
 - Very Low Density Residential

Future Land Use
Chapman
72 Thompson Street

PH-17-35 / V-17-36

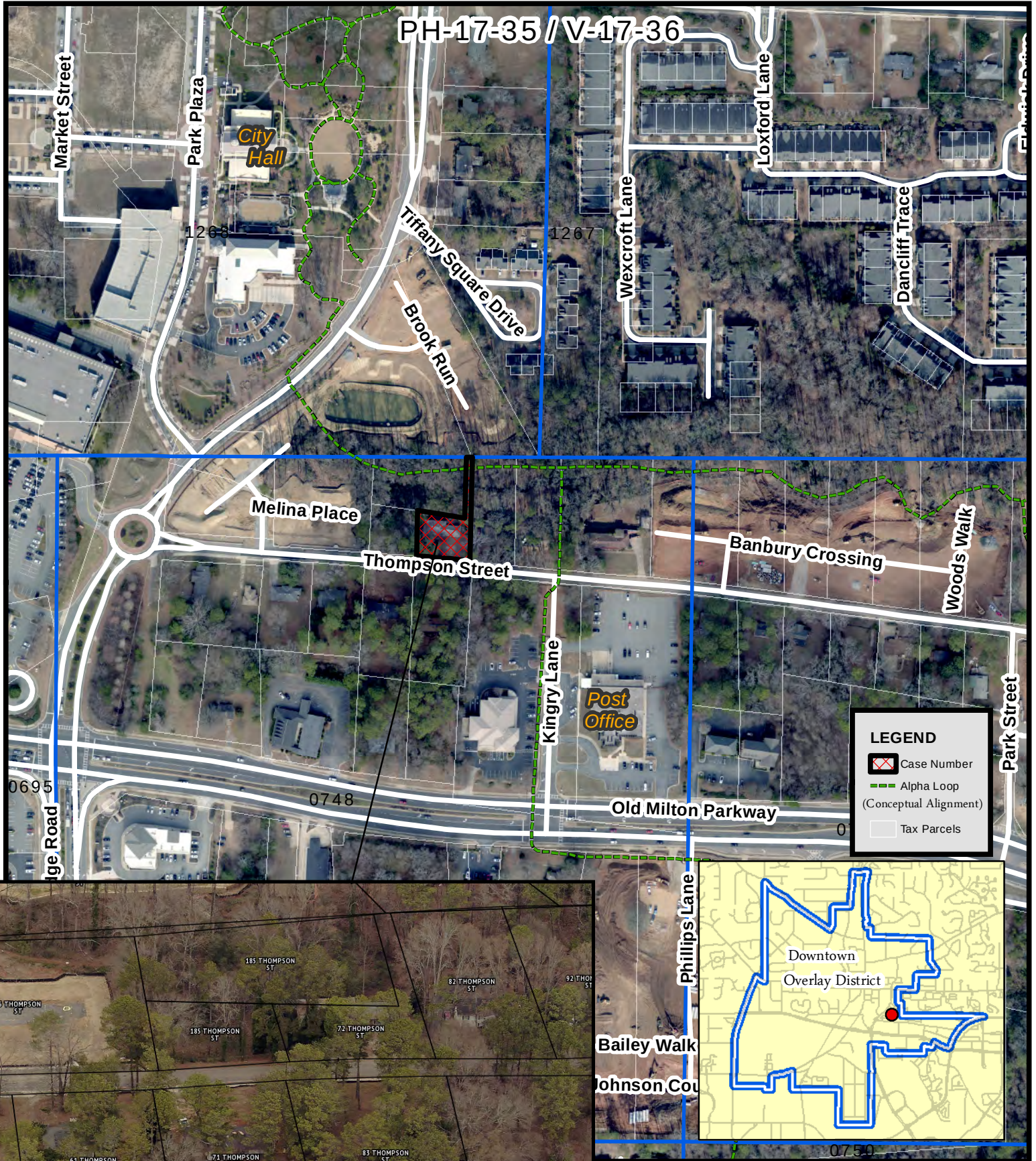
D/LL: 1/2/748

CC Date: 1/22/18



Location Map Provided by:
Community Development - GIS

PH-17-35 / V-17-36



Aerial Map
Chapman

72 Thompson Street

PH-17-35 / V-17-36

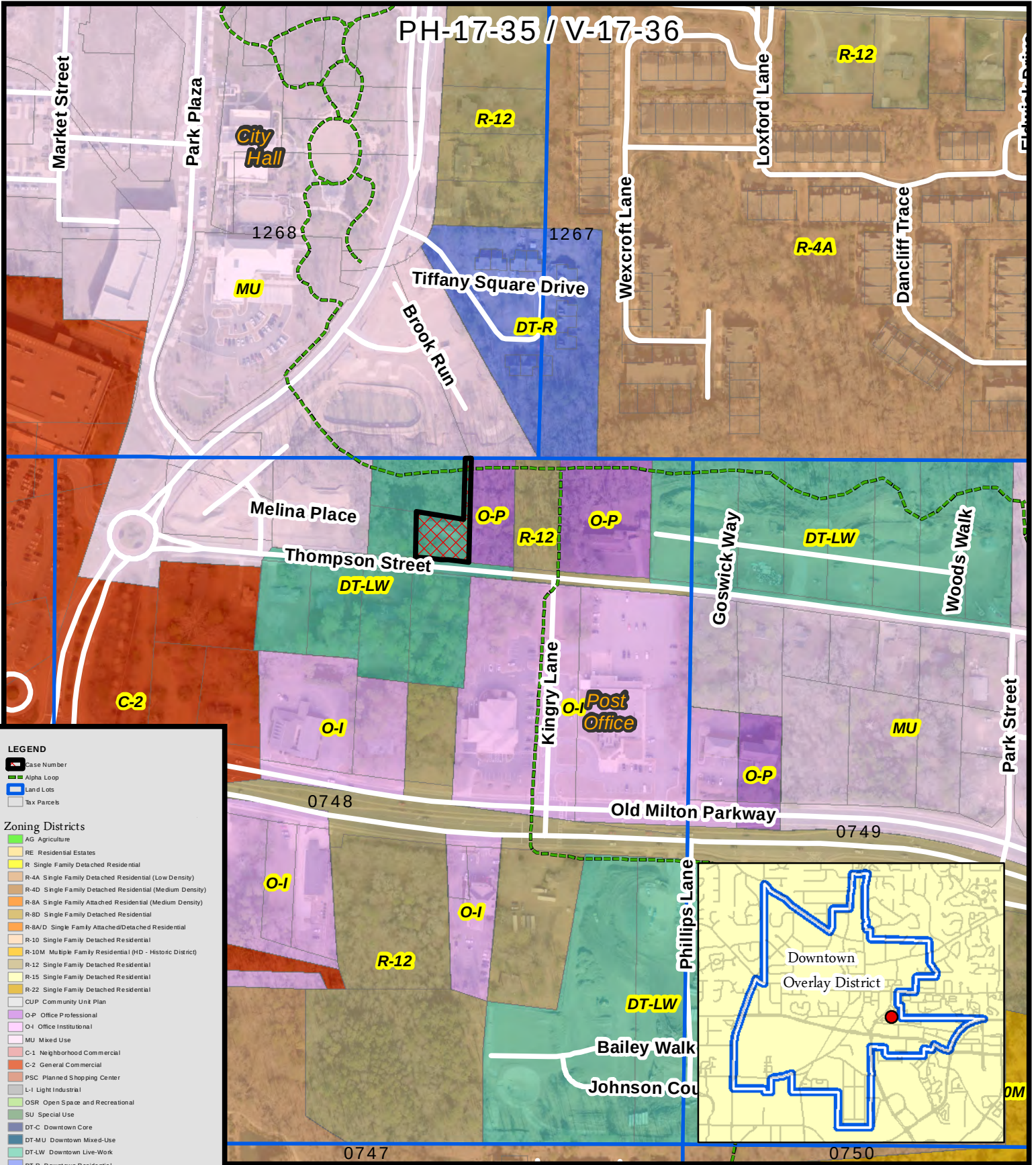
D/LL: 1/2/748

CC Date: 1/22/18



Location Map Provided by:
Community Development - GIS

PH-17-35 / V-17-36



Zoning Map
Chapman

72 Thompson Street

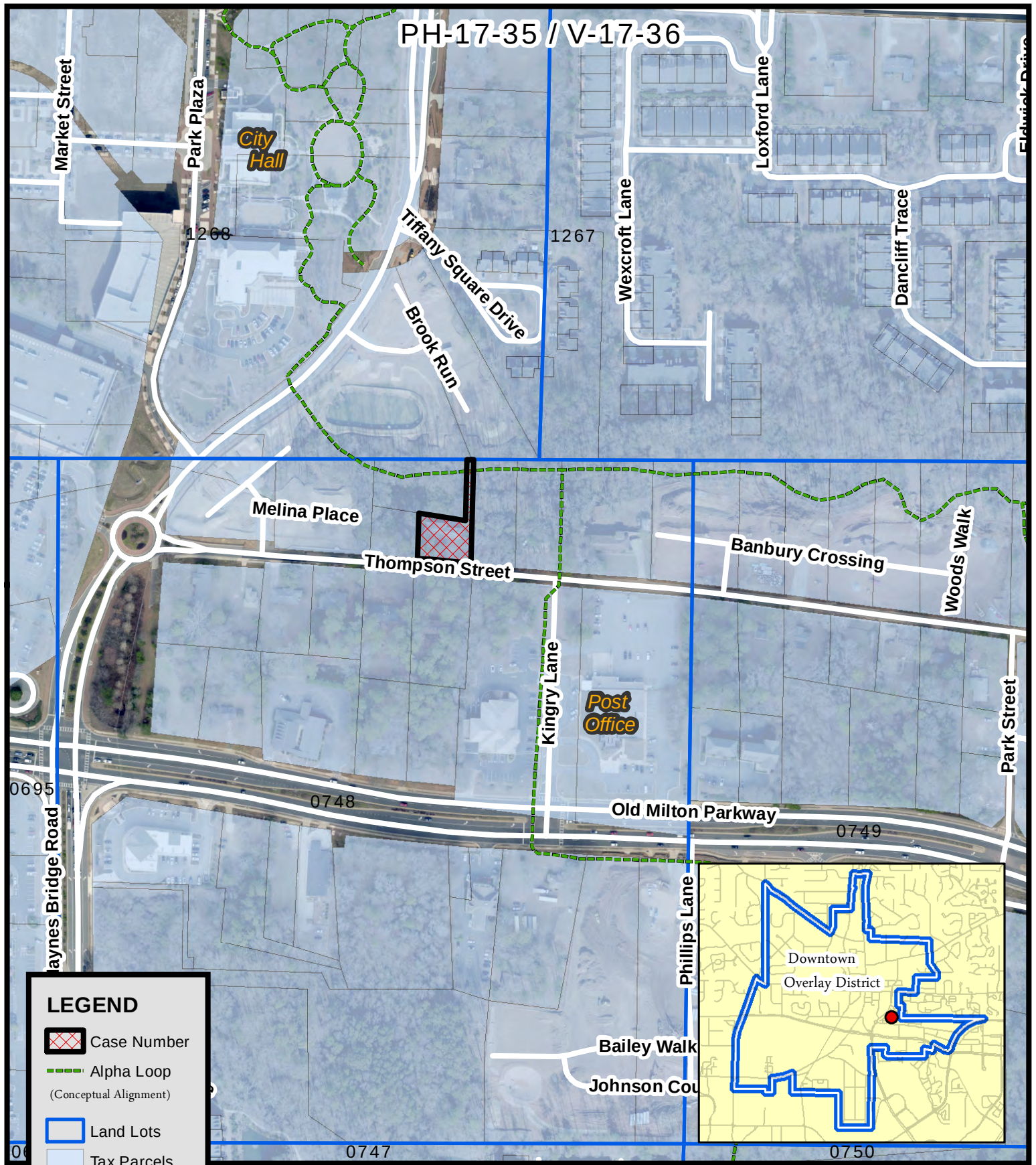
PH-17-35 / V-17-36

D/LL: 1/2/748

CC Date: 1/22/18



Location Map Provided by:
Community Development - GIS

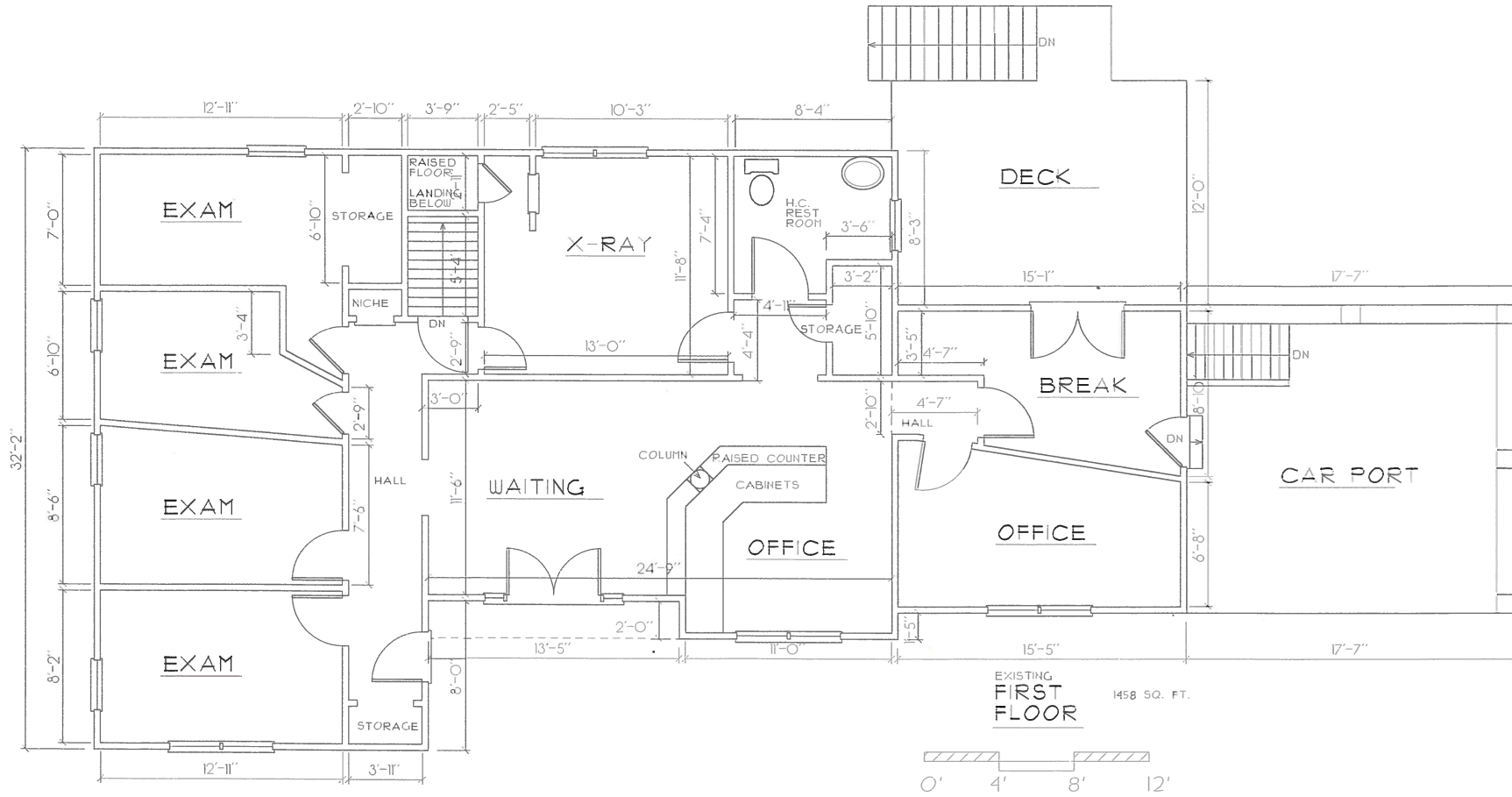


Location Map
 Chapman
 72 Thompson Street



Location Map Provided by:
 Community Development - GIS

Existing Floor Plan



1. The first step in the process of the cell cycle is the replication of DNA. This process occurs during the S phase of the cell cycle. The DNA molecule is duplicated, resulting in two identical DNA molecules. This process is essential for the cell to divide and produce two daughter cells.

2. The second step in the process of the cell cycle is the separation of the DNA molecules. This process occurs during the M phase of the cell cycle. The DNA molecules are pulled apart by spindle fibers, resulting in two separate DNA molecules. This process is essential for the cell to divide and produce two daughter cells.

3. The third step in the process of the cell cycle is the division of the cell. This process occurs during the M phase of the cell cycle. The cell membrane and cell wall are pulled apart, resulting in two separate daughter cells. This process is essential for the cell to divide and produce two daughter cells.

4. The fourth step in the process of the cell cycle is the growth of the daughter cells. This process occurs during the G1 phase of the cell cycle. The daughter cells grow and increase in size, preparing for the next round of cell division. This process is essential for the cell to divide and produce two daughter cells.

5. The fifth step in the process of the cell cycle is the regulation of the cell cycle. This process occurs throughout the cell cycle. The cell cycle is regulated by a complex system of proteins and signaling molecules. This process is essential for the cell to divide and produce two daughter cells.

RICK MORRIS
DESIGN GROUP
7103 WINDRUSH LANE
ALPHARETTA, GA 30009
CELL & TEXT 678-878-8908
MORRIS.RICK@GMAIL.COM

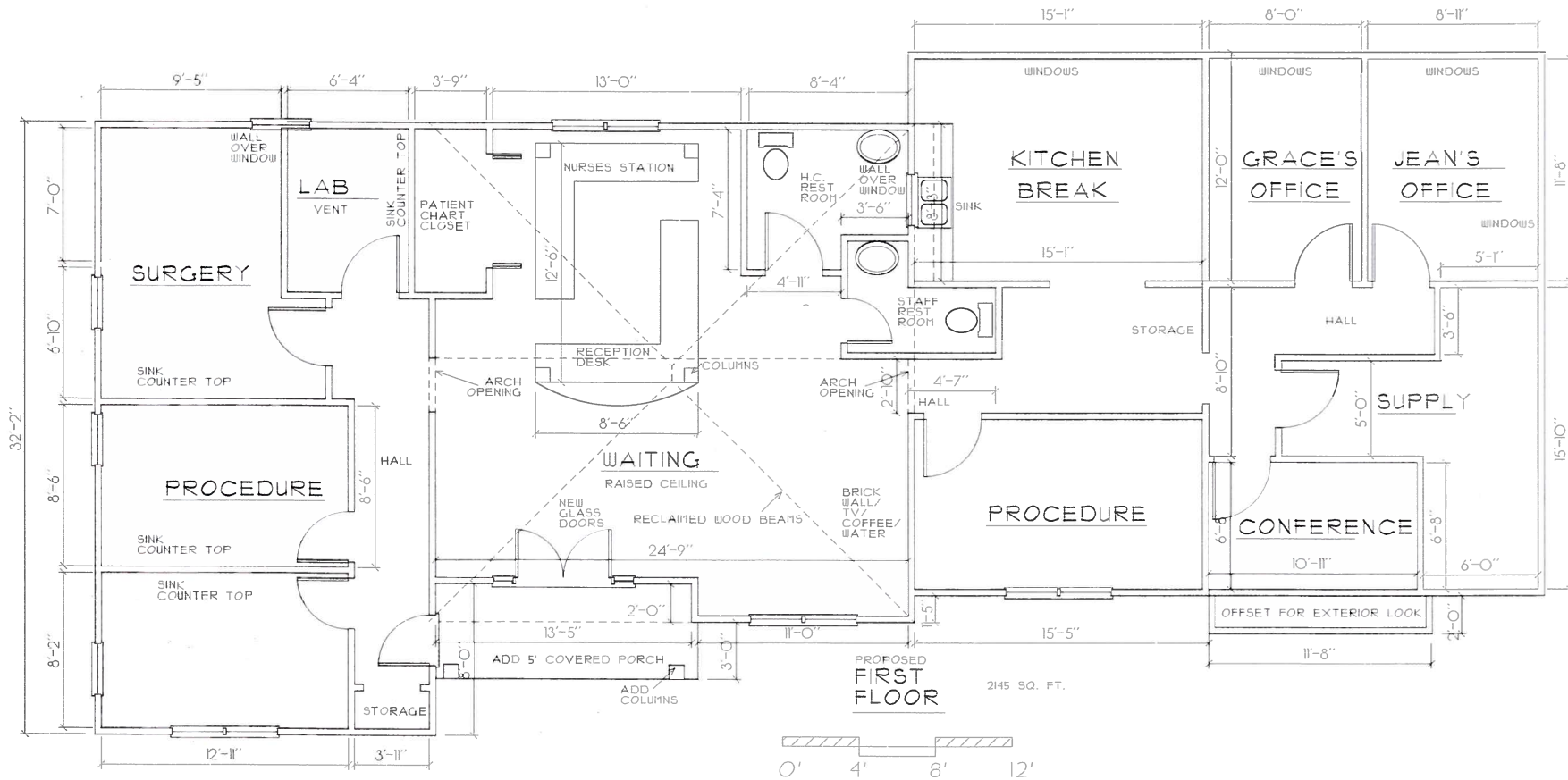
PROPOSED REMODEL FOR

72 THOMPSON STREET
ALPHARETTA, GA 30004
2/20/2017 9:50 AM

CLAUDETTE B. THOMPSON, JEANETTE THOMPSON STREET 12-20-17, ALC

NOT RELEASED FOR CONSTRUCTION

Proposed Floor Plan



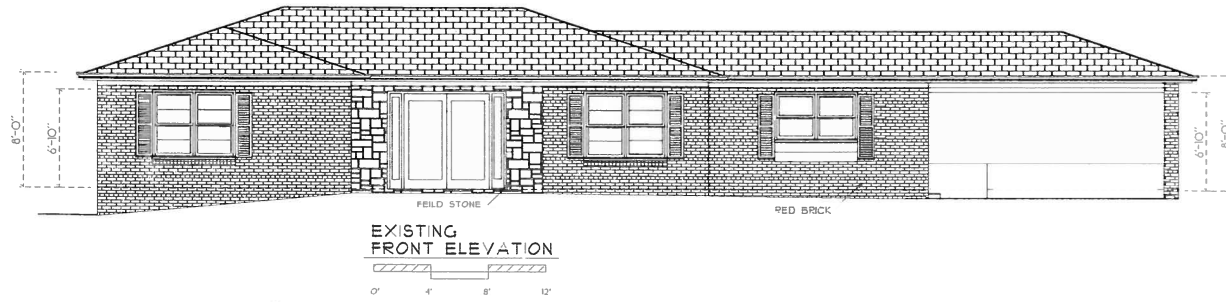
12 THOMPSON STREET
ALPHARETTA, GA 30004
12/20/2017 9:50 AM
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RICK MORRIS
DESIGN GROUP
7103 WINDRUSH LANE
ALPHARETTA, GA 30009
CELL & TEXT 678-878-8008
MORRIS.RICK@GMAIL.COM

PROPOSED REMODEL FOR

12 THOMPSON STREET
ALPHARETTA, GA 30004
12/20/2017 9:50 AM
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NOT RELEASED FOR CONSTRUCTION



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

RICK MORRIS
DESIGN GROUP
7103 WINDRUSH LANE
ALPHARETTA, GA 30009
CELL & TEXT 678-678-8908
MORRIS.RICK@GMAIL.COM

PROPOSED REMODEL FOR

72 THOMPSON STREET

ALPHARETTA, GA 30004

1/2/2018 4:21 PM
CLIENT: MORGAN, PAUL CHARLIE, 72 THOMPSON STREET, ALPHARETTA, GA 30004

NOT RELEASED FOR CONSTRUCTION

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: 72 Thompson St. Alpharetta GA

Contact Name: Jean Chapman Telephone: 404-664-7086

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.

None

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

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

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

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

Signature of Authorized Agent: Jean Chapman

Date: 1/3/2018

Print Form

Jean Chapman
1218 Basnett Dr.
Milton, GA 30004

December 7, 2017

Re: Changing the existing conditions of the zoning of DT-LW
of 72 Thomson St. from construction of single family residential homes to
renovating the existing home to a medical office.

Dear Property Owner,

I have filed an application to the City of Alpharetta to change the current zoning conditions of 72 Thompson St. from construction of single family residential homes to renovating the existing house to use as my medical office. It contains .20 acres of land and a single ranch style house that was previously used for North Fulton Chiropractic Center. I am planning to purchase and renovate this house to a more attractive building to blend well with the surrounding new homes that are being built around this property.

The public hearing is scheduled for January 22nd 2018 at 6:30pm at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions or would like additional info., please do not hesitate to contact me at 404-664-7086 or email me at jkchapma@bellsouth.net.

Sincerely,

Jean Chapman, M.D.
Prospective Property Owner

CITY OF ALPHARETTA GA THE
2 MAIN ST
ALPHARETTA GA 30009

RÖDDY JOSEPH H & KIMBERLY A
284 CANTON ST
ALPHARETTA GA 30004-1339

KALDANI NARDEN & KAHVAZADEH HAMID R
145 THOMPSON ST
ALPHARETTA GA 30004

VALLERIE SUSAN
12528 WEXCROFT LANE
ALPHARETTA GA 30009

BUCKLEY KERRY M TR
1985 SOUTHERS CIR
SUWANEE GA 30024

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

EATON JOANNE
12526 WEXCROFT LN
ALPHARETTA GA 30004

BLACKWELL BERT L & JOYCE
71 THOMPSON ST
ALPHARETTA GA 30004-1723

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

SCOTT ROBERT J & SCOTT NANCY H
12524 WEXCROFT LANE
ALPHARETTA GA 30009

STATURE PROPERTIES LLC
675 SEMINOLE AVE SUITE 301
ATLANTA GA 30307

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

MELROSE RICHARD MELROSE BEVERLEY D
AWN
12522 WEXCROFT LN
ALPHARETTA GA 30009-8761

MC KNIGHT CAROLYN S
910 DOGWOOD TRL
HIAWASSEE GA 30546-3815

SULLIVAN BEVERLY A
138 MOSSLAND DR
PERRY GA 31069-9213

FOOS JOSEPH F FOOS MARILYN W
P O BOX 1313
ALPHARETTA GA 30009

CITY OF ALPHARETTA GEORGIA THE
2 S MAIN ST
ALPHARETTA GA 30009

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

COPLIN CARROLL
12511 WEXCROFT LANE
ALPHARETTA GA 30009

COCHRAN KATIE N & GAUT MARY N E
51 THOMPSON ST
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA GA 30009

JONES KEITH A & JILL A
122 THOMPSON ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA GA 30009

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043-8153

SPURLOCK SHERI R
4004 TIFFANY SQUARE DR
ALPHARETTA GA 30201

RONALD D & LINDA J COLEMAN TRUST A
GREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH FL 32963

STATE BANK & TRUST COMPANY
4219 FORSYTH DR
MACON GA 31208

ANDRADE KANICE M
4003 TIFFANY SQ DR
ALPHARETTA GA 30004

BENNETT JOE T
4002 TIFFANY SQUARE
ALPHARETTA GA 30201

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

BURGAMY SCOTT E & BURGAMY REBECCA L
1011 FOUNTAIN GLEN DR
LAWRENCEVILLE GA 30043

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

TIFFANY SQUARE HOMEOWNERS ASSOC INC
4004 TIFFANY SQ
ALPHARETTA GA 30009-3768

VELASQUEZ BEATRIZ
4011 TIFFANY SQUARE
ALPHARETTA GA 30004

ACADEMY PARK NEIGHBORHOOD ASSN INC
P O BOX 87363
ATLANTA GA 30337

NOEL DIANE H
911 KINGHORN DR NW
KENNESAW GA 30152

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

ANDRADE DANIEL J & KANDICE M
4003 TIFFANY SQUARE
ALPHARETTA GA 30004

COCHRAN KATY N & MELVIN D
61 THOMPSON ST
ALPHARETTA GA 30004

SPURLOCK SHERI RENEE
4008 TIFFANY SQUARE DR
ALPHARETTA GA 30009

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

GREEN RESIDENTIAL LLC
2660 GRASSVIEW DR
ALPHARETTA GA 30004

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

CHANDLER ALLYSON B
4006 TIFFANY SQ
ALPHARETTA GA 30009

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

MORGAN REBECCA
4005 TIFFANY SQ
ALPHARETTA GA 30009

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

NOEL RAYMOND E
911 KINGHORN DR NW
KENNESAW GA 30152

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

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: Jean Chapman Telephone: 404-664-7086Address: 1218 Basnett Dr. Suite: _____City: Milton State: GA Zip: 30004 Fax: _____Mobile Tel: 404-664-7086 Email: jkchapma@bellsouth.netSubject Property Information:Address: 72 Thompson St. Current Zoning: DT-LWDistrict: 1st Section: 2 of Land Lot: 1748 Parcel ID: _____
City of AlpharettaProposed Zoning: _____ Current Use: Chiropractor's officeThis Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☒ Variance☒ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

To renovate and use as a medical office.

Applicant's Request (Please itemize the proposal):

1. Change to previous conditions of zoning to allow renovation of the existing building and use as a medical office.
2. parking variance since some of current parking space will be taken up by sidewalk and street parking required by the city.

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

1. Enhance downtown Alpharetta with a medical/cosmetic laser/vein center and improve Thompson Street.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Stephanie SouthertonTelephone: 770-639-0567Address: 641 North Ave NESuite: 3401City: AtlantaState: GAZip: 30308

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: Jean ChapmanTelephone: 404-664-7086Address: 1218 Barnett Dr.

Suite: _____

City: MiltonState: GAZip: 30004

So Sworn and Attested:

Owner Signature: Stephanie SouthertonDate: 10/9/17

Notary:

Notary Signature: [Signature]Date: 10/9/17

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:

Jean Chapman

Subject Public Hearing Case:

Campaign Contribution Information: N/A

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:

Jean Chapman

Date:

9/30/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Thompson Street Owners have DT-LW or O-P zoning nearby and this medical/cosmetic office will fit right in.

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

My high-end medical/cosmetic practice will go well with DT-LW Planning City has and enhance the value of surrounding properties.

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

Will renovate the current building previously used for chiropractic office without changing outline of the house. I am requesting the zone of DT-LW to go back to O/P, commercial that it was before.

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

Same as when it was used for chiropractic office similar number of staff, per hour patient number but needs parking variance as the front parking will be used for

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

Generate business and tax income to schools and use of utilities to further help City of Alpharetta.

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

It would fit in the Alpharetta Comprehensive Plan of DT-LW for Thompson Street and improve the appearance of the street by beautiful aesthetic look of renovated building

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

There are multiple projects in progress on Thompson St but no changing conditions that will affect my plan for this property as we are using the current building and renovating it except the sidewalk and street parking required by the city

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

Jean Chapman, M.D.

1218 Basnett Dr.

Milton, GA 30004

9/28/17

To: City of Alpharetta Public Hearing Board

From: Jean Chapman

Property address: 72 Thompson St. Alpharetta, GA 30004

This property was used for a chiropractice office last until the owners changed the zoning to DT-LW to build 3 detached homes. Now that they decided to sell it to me to renovate and use as a medical/cosmetic laser and vein clinic, I am requesting the zone to change back to Office/Professional or Commercial use. The existing house on this property will be renovated to have higher roofline and a modern and elegant look to blend well with the new single home, condo and townhome developments that are happening surrounding this property. I will be moving my medical/cosmetic practice of 15 years called LaserMed Skin & Vein Clinic from its current location in Johns Creek to this location with excellent record and reputation. I firmly believe that this move will create more business and tax income for City of Alpharetta.

Thank you for your consideration.

Jean Chapman, M.D.

Owner of LaserMed Skin & Vein Clinic

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

There is none as I am renovating current building structure as is. except for raising the roof.

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

Current building was used as a medical office before and requested zoning is also for a medical office but the new city requirement for sidewalk and street parking will create parking hardship.

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

There are no conditions peculiar to this property.

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

To the contrary, relief would contribute greatly to the city of Alpharetta downtown master plan of a walkable live/work community.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: _____

Jean Chapman

Telephone: _____

404-664-7086

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

Please see attached List.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (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.

personal email / telephone

PH-17-35/V-17-36
CHAPMAN/72 THOMPSON ST

CITY OF ALPHARETTA GA THE
2 MAIN ST
ALPHARETTA GA 30009

RODDY JOSEPH H & KIMBERLY A
284 CANTON ST
ALPHARETTA GA 30004-1339

KALDANI NARDEN & KAHVAZADEH HAMID R
145 THOMPSON ST
ALPHARETTA GA 30004

VALLERIE SUSAN
12528 WEXCROFT LANE
ALPHARETTA GA 30009

BUCKLEY KERRY M TR
1985 SOUTHERS CIR
SUWANEE GA 30024

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

EATON JOANNE
12526 WEXCROFT LN
ALPHARETTA GA 30004

BLACKWELL BERT L & JOYCE
71 THOMPSON ST
ALPHARETTA GA 30004-1723

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

SCOTT ROBERT J & SCOTT NANCY H
12524 WEXCROFT LANE
ALPHARETTA GA 30009

STATURE PROPERTIES LLC
675 SEMINOLE AVE SUITE 301
ATLANTA GA 30307

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

MELROSE RICHARD MELROSE BEVERLEY D
AWN
12522 WEXCROFT LN
ALPHARETTA GA 30009-8761

MC KNIGHT CAROLYN S
910 DOGWOOD TRL
HIAWASSEE GA 30546-3815

SULLIVAN BEVERLY A
138 MOSSLAND DR
PERRY GA 31069-9213

FOOS JOSEPH F FOOS MARILYN W
P O BOX 1313
ALPHARETTA GA 30009

CITY OF ALPHARETTA GEORGIA THE
2 S MAIN ST
ALPHARETTA GA 30009

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

COPLIN CARROLL
12511 WEXCROFT LANE
ALPHARETTA GA 30009

COCHRAN KATIE N & GAUT MARY N E
51 THOMPSON ST
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA GA 30009

JONES KEITH A & JILL A
122 THOMPSON ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA GA 30009

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043-8153

SPURLOCK SHERI R
4004 TIFFANY SQUARE DR
ALPHARETTA GA 30201

RONALD D & LINDA J COLEMAN TRUST A
GREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH FL 32963

STATE BANK & TRUST COMPANY
4219 FORSYTH DR
MACON GA 31208

ANDRADE KANICE M
4003 TIFFANY SQ DR
ALPHARETTA GA 30004

PH-17-35/V-17-36
CHAPMAN/72 THOMPSON ST

BENNETT JOE T
4002 TIFFANY SQUARE
ALPHARETTA GA 30201

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

BURGAMY SCOTT E & BURGAMY REBECCA L
1011 FOUNTAIN GLEN DR
LAWRENCEVILLE GA 30043

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

TIFFANY SQUARE HOMEOWNERS ASSOC INC
4004 TIFFANY SQ
ALPHARETTA GA 30009-3768

VELASQUEZ BEATRIZ
4011 TIFFANY SQUARE
ALPHARETTA GA 30004

ACADEMY PARK NEIGHBORHOOD ASSN INC
P O BOX 87363
ATLANTA GA 30337

NOEL DIANE H
911 KINGHORN DR NW
KENNESAW GA 30152

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

ANDRADE DANIEL J & KANDICE M
4003 TIFFANY SQUARE
ALPHARETTA GA 30004

COCHRAN KATY N & MELVIN D
61 THOMPSON ST
ALPHARETTA GA 30004

SPURLOCK SHERI RENEE
4008 TIFFANY SQUARE DR
ALPHARETTA GA 30009

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

GREEN RESIDENTIAL LLC
2660 GRASSVIEW DR
ALPHARETTA GA 30004

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

CHANDLER ALLYSON B
4006 TIFFANY SQ
ALPHARETTA GA 30009

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

MORGAN REBECCA
4005 TIFFANY SQ
ALPHARETTA GA 30009

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

NOEL RAYMOND E
911 KINGHORN DR NW
KENNESAW GA 30152

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748, 1ST
DISTRICT, 2ND SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR SET ON THE NORTHERLY RIGHT OF WAY OF THOMPSON
STREET, 551.93 FEET FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF
HAYNES BRIDGE ROAD, FORMERLY KNOWN AS BROOKE STREET, WITH THE NORTHERLY RIGHT
OF WAY OF THOMPSON STREET, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH
01 DEGREES 08 MINUTES 09 SECONDS EAST 106.03 FEET ALONG A LINE COMMON TO
PROPERTY NOW OR FORMERLY OWNED BY ELVIN AYCOCK TO A ½ INCH REBAR SET; THENCE
CONTINUING ALONG PROPERTY NOW OR FORMERLY OWNED BY ELVIN AYCOCK SOUTH 82
DEGREES 09 MINUTES 12 SECONDS E 127.64 FEET TO A ½ INCH REBAR SET; THENCE
ALONG A LINE COMMON TO LANDS OWNED BY TAD RANSOPHER SOUTH 00 DEGREES 52
MINUTES 33 SECONDS WEST 98.82 FEET TO A ½ INCH REBAR SET ON THE NORTHERLY
RIGHT OF WAY OF THOMPSON STREET; THENCE NORTH 85 DEGREES 23 MINUTES 51
SECONDS WEST 127.45 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.299 ACRES OF LAND.

Letter of Intent

To: City Of Alpharetta Public Hearing Committee

I am requesting a change to previous conditions of zoning to allow the existing structure to be used for a medical office. It was used as a Chiropractor's office until the owners changed it to DT-LW to be able to build 3 single detached homes. The approval for previous conditions is needed now that the owners decided to sell it to me instead. I am intending to purchase and renovate this existing house to use as my medical/cosmetic/vein center. I would like to renovate the existing upstairs of 1600 sq ft, remove the back deck and build 200 sq ft kitchen upstairs and 200 sq ft exam room downstairs below and enclose and extend the carport to have 600 sq ft (the parking space below the extended part of the carport will remain the same as a parking space) and finish the basement of 1544 sq ft and reframe and build a higher roofline with beautiful and elegant aesthetic look to blend well with downtown Alpharetta. It will be used for one owner and no change will be made to the structure other than the roof, aesthetic changes, parking space changes and front sidewalk and street parking as required by the city.

I am moving my reputable and successful medical practice called LaserMed Skin & Vein Clinic from its current location after 15 years in Johns Creek to this location to continue to provide vein, cosmetic skin treatment needs to the residents of Alpharetta and surrounding cities.

I have 2 full time and 3 part time employees and hours of operation will be Monday through Friday 9a-5p and occasional Sunday afternoons by appointment.

I am requesting a parking variance due to the loss of front parking spaces to build sidewalk and street parking to meet the City's requirements. The required parking space is 3 per 1000 sq ft needing 12 based on 4144 finished sq ft of the building after the renovation. However, I will lose at least 3 spaces in the front due to the City requirement and 2 from finishing out the carport leaving 5 spaces plus 3 street parking spaces totaling 8 at the most. Thus I am requesting an approval to add one parking space in the back next to the 2 existing spaces to have 9 total parking spaces.

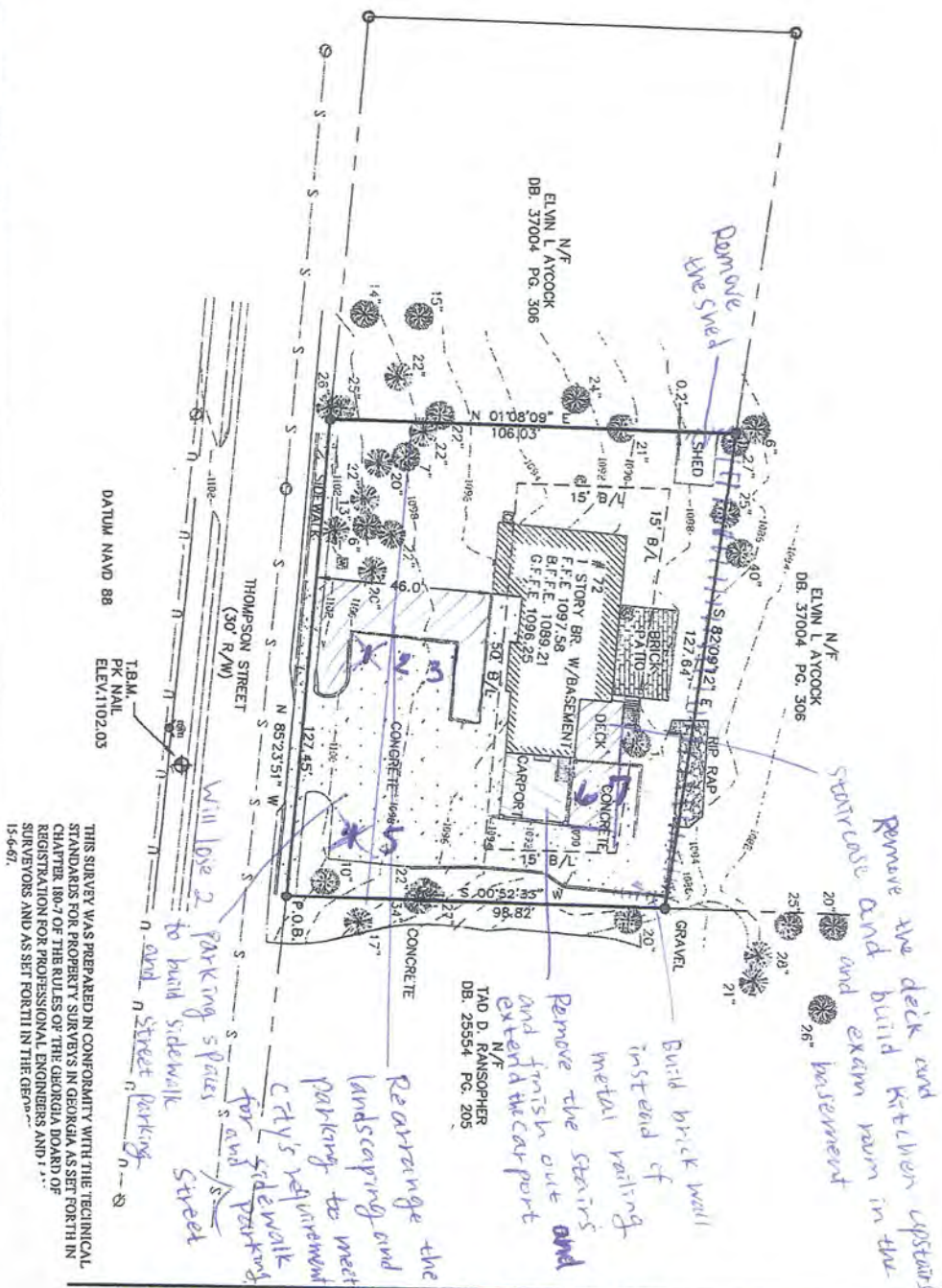
Thank you very much for your consideration.

Jean Chapman, M.D.

CHAPMAN/72 THOMPSON ST

LEGEND:

- PROPERTY CORNER
- FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- CATCH BASIN
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGNAL CONTROL BOX
- SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- -20- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONG. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PG PLAT BOOK
- PG PAGE
- POC POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- HARDWOOD TREE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 16.7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEYING AND MAPPING ACT OF 1997.

FOR THE FIRM
UNDAVY ZONE, INC.
157 4839
15-6-67



BOUNDARY, TREE, TOPOGRAPHIC, SURVEY
PREPARED FOR: STEPHANIE SOUTHERTON
LAND LOT 748, 1ST DISTRICT
2ND SECTION, CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA - 04/22/16

GRID NORTH
GEORGIA WEST ZONE
NAD 1983
SCALE: 1"=30'



TOTAL AREA: 0.299 ACRES / 13,004 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 51878, PAGE 422.

FIELDWORK PERFORMED ON 04/07/16

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,234 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

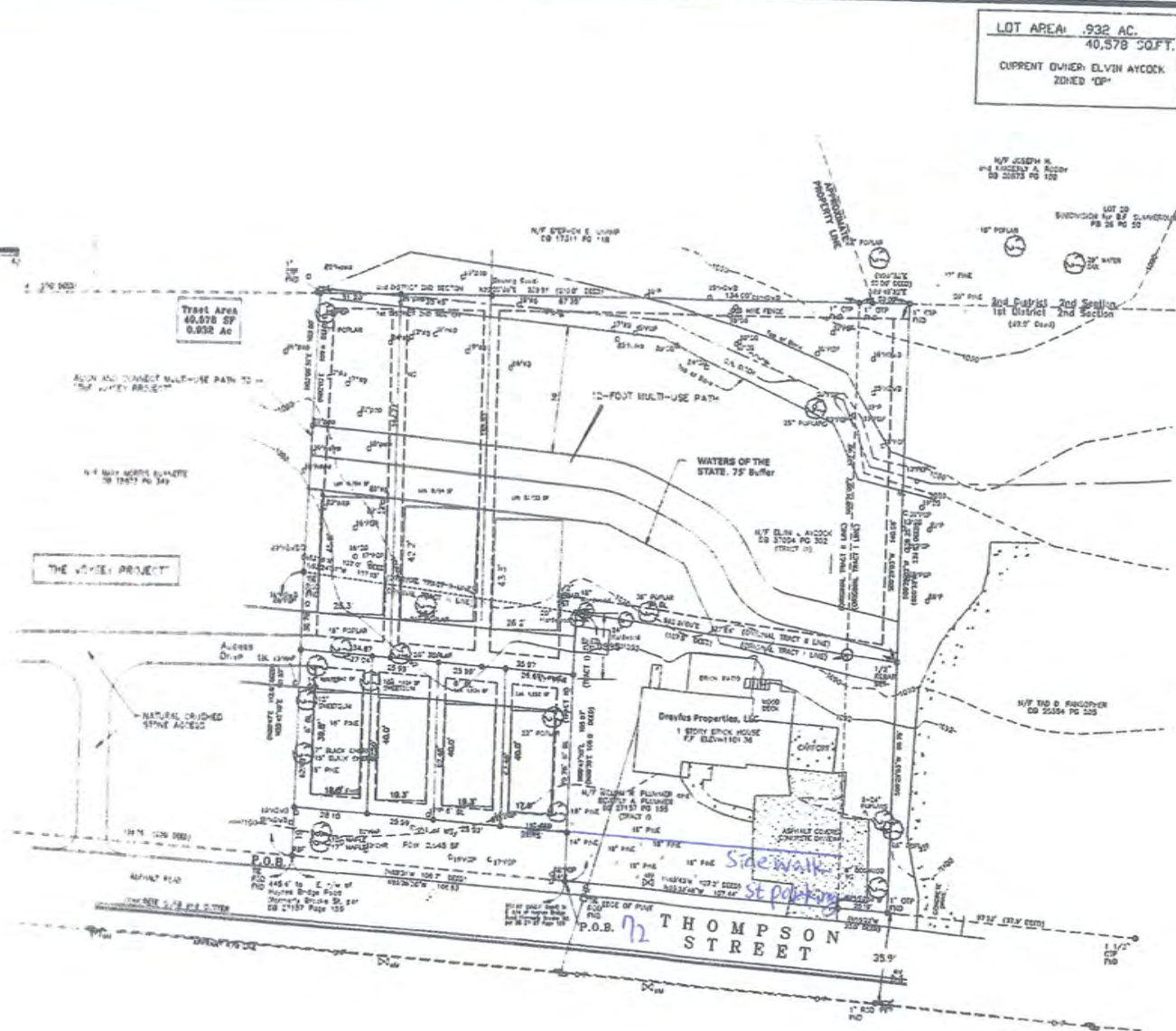
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,516 FEET, AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY ZONE, INC.
157 4839
WWW.BOUNDARYZONE.COM



PROJECT
1711401
SHEET
OF 1

REVISED SITE PLAN 6.16.16



LOT AREA: .932 AC.
40,578 SQ.FT.
CURRENT OWNER: ELVIN AYCOCK
ZONED: 'DP'



LEGEND

ST	IRON PIPE POST
W	WATER
PC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POC	POINT OF CORRECTION
POE	POINT OF EASEMENT
POF	POINT OF FLOODING
POH	POINT OF HAZARD
POI	POINT OF INTEREST
POJ	POINT OF JUNCTION
POK	POINT OF KINK
POL	POINT OF LIFT
POM	POINT OF MOUNTAIN
PON	POINT OF NEST
POO	POINT OF OCEAN
POQ	POINT OF QUARRY
POR	POINT OF RIVER
POS	POINT OF SEA
POV	POINT OF VIEW
POW	POINT OF WOOD
POX	POINT OF X
POY	POINT OF Y
POZ	POINT OF Z
POA	POINT OF A
POB	POINT OF B
POC	POINT OF C
POD	POINT OF D
POE	POINT OF E
POF	POINT OF F
POG	POINT OF G
POH	POINT OF H
POI	POINT OF I
POJ	POINT OF J
POK	POINT OF K
POL	POINT OF L
POM	POINT OF M
PON	POINT OF N
POO	POINT OF O
POP	POINT OF P
POS	POINT OF S
POV	POINT OF V
POW	POINT OF W
POX	POINT OF X
POY	POINT OF Y
POZ	POINT OF Z

Re-Zoning Plat
DT-LW Downtown Residential
Cottage Court

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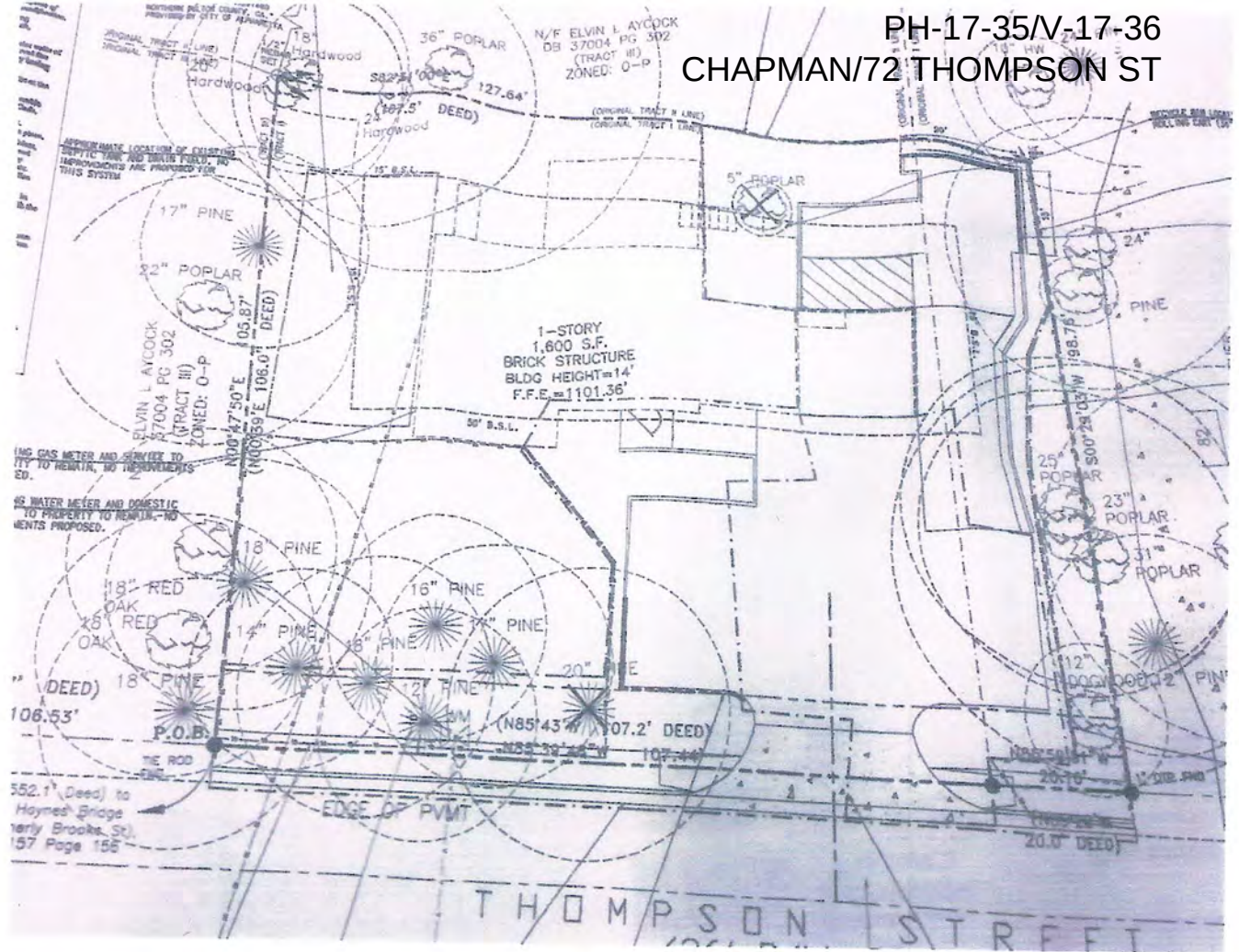
PREPARED FOR:
Elvin Aycock
3205 River Exchange Drive
Suite 211
Rossmore, GA 30009

SITE PLAN FOR REZONING TO 'DT-LW'
DT-LW Downtown Residential
Cottage Court
0.932 Acres - Thompson St.
Alpharetta, GA 30009

SHEET
1 of 1

What is happening next door to the left.







CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-17-14 CURRAHEE BREWING COMPANY

CITY COUNCIL: JANUARY 22, 2018

This item was heard at the January 4, 2018 Planning Commission meeting. Staff recommended approval of the item subject to 3 conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended to approve the item subject to staff conditions and one (1) new condition. Vote (4-0)

II. RECOMMENDATION:

Approve CU-17-14 Currahee Brewing Company, subject to the following conditions (Conditions/language in RED added by the Planning Commission):

1. Conditional use approval shall be limited to Currahee Brewing Company; no additional 'Brewery' businesses or subleasing shall be permitted within the approved space.
2. Hours of operation shall be limited to Monday – Saturday 12:00 PM – 12:00 AM and Sunday 12:30 PM – 12:00 AM.
3. Exterior improvements, including outdoor seating areas, shall require approval by the Design Review Board.
4. Outdoor seating shall not obstruct pedestrian traffic and shall be approved by Staff.

III. REPORT IN BRIEF:

The applicants, Brandon Hintz and JT Schroeder, are requesting approval of a conditional use permit to allow a 'Brewery' within a 2,647 square foot building in the Downtown. Currahee Brewing Company would replace Hop Alley Brew Pub, which represents a change in use from a restaurant, or brewpub, to a brewery. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.

DISCUSSION

The submitted request, if approved, will permit a 'Brewery' in a 2,647 square foot building in the Downtown. Currahee Brewing Company would replace Hop Alley Brew Pub as a full production brewery at the proposed location. Recent regulatory changes at the State level now permit breweries to sell beer for on-premises consumption and package sales. Therefore, the applicant's proposal is to change the use from a restaurant, or brew pub, to a brewery. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.

The property is zoned C-2 (General Commercial), which allows 'Brewery' with approval of a conditional use permit. All surrounding properties are zoned C-2, except that City Center (located to the east) is zoned MU (Mixed Use). Smoke Jack is located to the south, Karen's Fabrics and Digital Scientists are located to the north and the Old Roswell Street City Parking Lot is located to the west.

Currahee Brewing Company, was founded in 2015 in Franklin, North Carolina and is under the same ownership as Hop Alley Brew Pub. The brewery will have a primary focus on manufacturing and will sell Currahee craft beers to its patrons for on-site consumption, as well as package sales. The brewery will not serve food or liquor; however, the business would allow food to be brought in. The applicant anticipates that most beer manufactured at this location will be sold for consumption on- or off-site. Distributor pickups would be limited to once a month. Hours of operation are anticipated not to exceed Monday – Saturday 12:00 PM – 12:00 AM and Sunday 12:30 PM – 12:00 AM. The applicant anticipates up to 12 employees at the proposed location.

BUILDING

The business is proposed in a 2-story, 2,647 square foot building that is currently occupied by Hop Alley Brew Pub. The building is served by a shared surface parking lot located at the rear of the building. The applicant intends to utilize the existing floor plan used for Hop Alley Brew Pub. In addition, the existing outdoor seating area at the rear of the building will remain and an outdoor seating area is proposed at the front of the building along South Main Street. The applicant would also like to replace the existing storefront system windows with roll-up doors similar to Truck and Tap and add awnings.

TRAFFIC

The applicant's traffic impact analysis indicates that 20 PM Peak Hour trips are generated for the existing use, brewpub, and for the proposed use, Currahee Brewing Company.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The applicant proposes changing the use of the building from a brew pub to a brewery, which has a greater emphasis on manufacturing. Vehicular and pedestrian access is provided to the subject property.

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

Response: The proposed location has access to refuse areas, loading and service areas and off-street parking.

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

Response: The applicant proposes changing the use of the building from a brew pub to a brewery, which has a greater emphasis on manufacturing. The proposed use would complement uses approved in the Downtown and would not be injurious or diminish the property values of surrounding properties.

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

Response: Not applicable.

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

Response: The applicant proposes changing the use of the building from a brew pub to a brewery, which has a greater emphasis on manufacturing. The proposed use would complement uses approved and developed in the Downtown and should have little impact on the development of surrounding properties.

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

Response: The applicant proposes changing the use of the building from a brew pub to a brewery, which has a greater emphasis on manufacturing. The proposed use would complement uses approved and developed in the Downtown.

CONCURRENCES

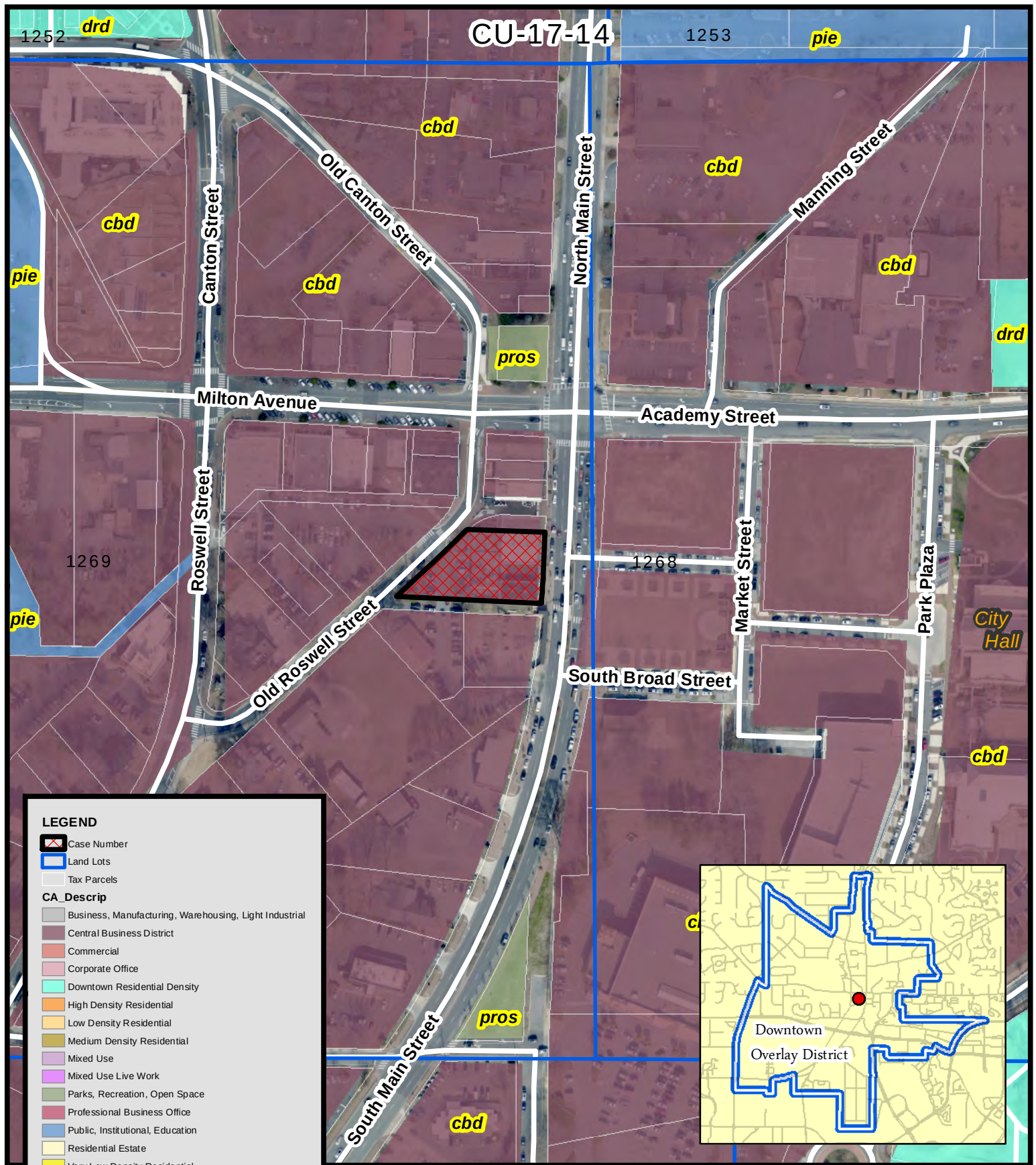
Staff's analysis finds that the applicant's proposal is consistent with the established criteria for a conditional use permit. The applicant's request represents a change of use from a restaurant, or brew pub, to a brewery. The proposed 'Brewery' would complement City Center and other Downtown developments and sufficient parking exists to support the use. While the brewery has a greater emphasis on manufacturing, the applicant has stated that most beer manufactured at this location will be consumed on-site. If approved, conditions are recommended limiting the approval to Currahee Brewing Company and limiting any expansion of services.

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.

IV. ATTACHMENTS:

- Survey/Site Plan



Future Land Use
Currahee Brewery
25 South Main Street

CU-17-14
 D/LL: 2/2/1269
 PC Date: 1/04/18
 CC Date: 1/22/18

Location Map Provided by:
 Community Development - GIS



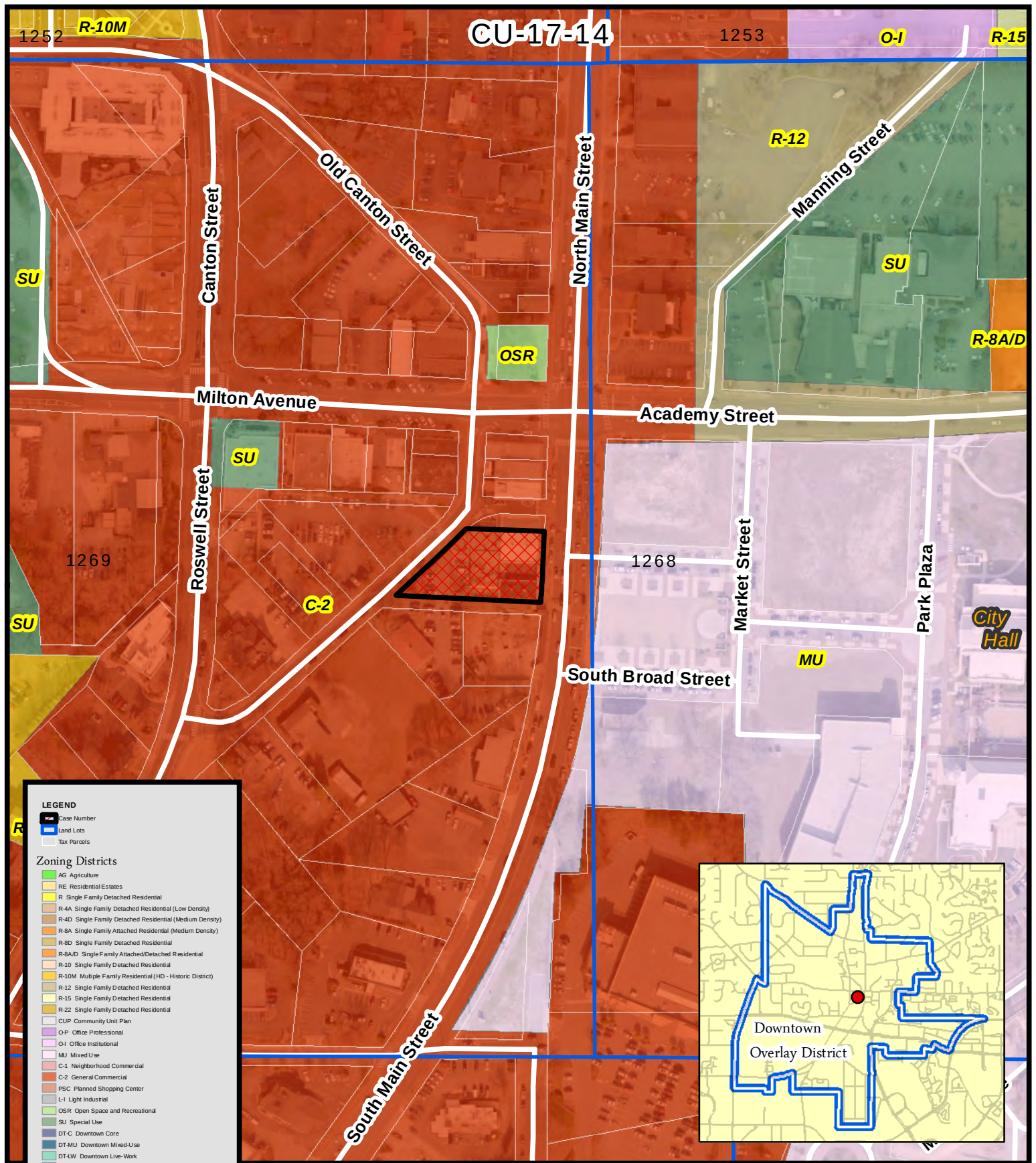


Aerial Map
Currahee Brewery
25 South Main Street



CU-17-14
D/LL: 2/2/1269
PC Date: 1/04/18
CC Date: 1/22/18

Location Map Provided by:
Community Development - GIS

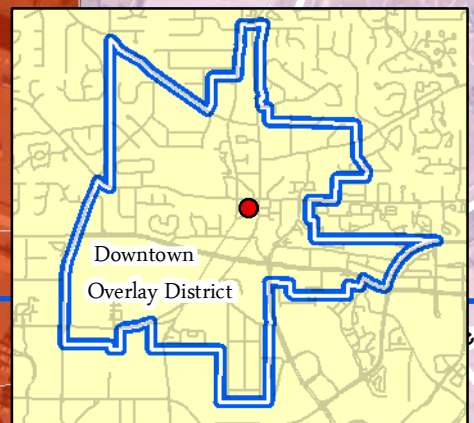


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Zoning Districts

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

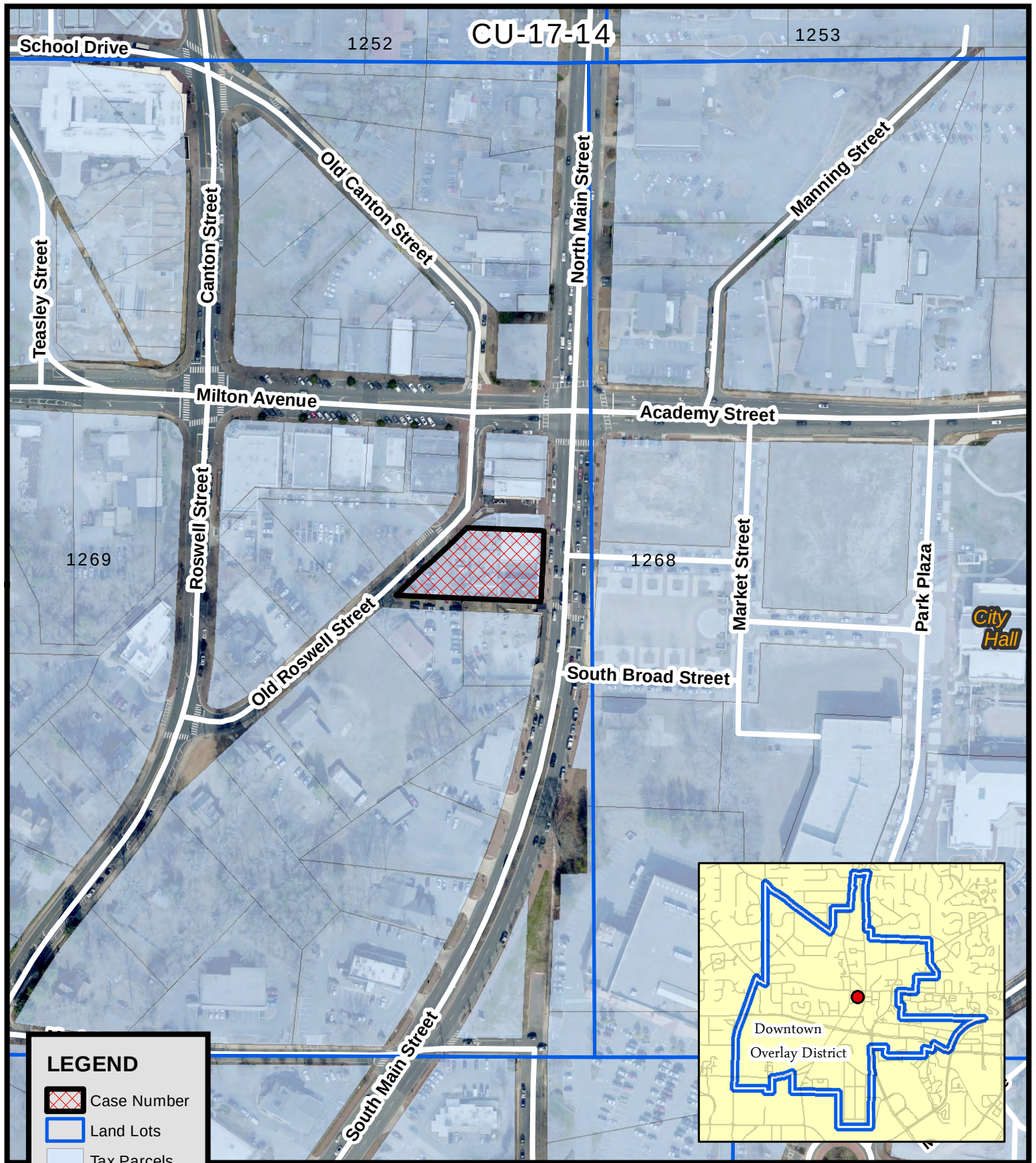


Zoning Map
Currahee Brewery
25 South Main Street

CU-17-14
 D/LL: 2/2/1269
 PC Date: 1/04/18
 CC Date: 1/22/18

Location Map Provided by:
 Community Development - GIS

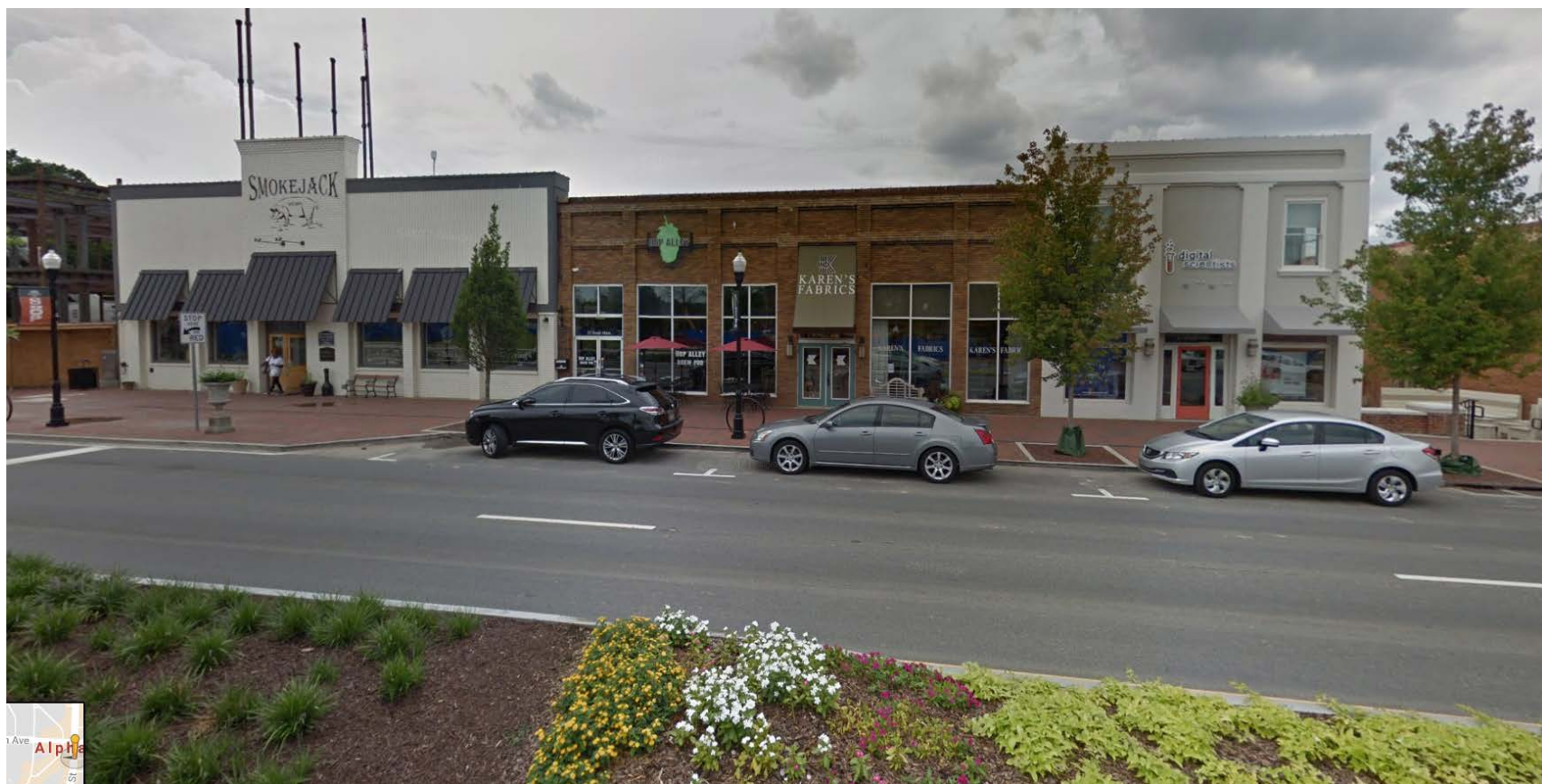




Location Map
Currahee Brewery
25 South Main Street

CU-17-24
D/LL: 2/2/1269
PC Date: 1/04/18
CC Date: 1/22/18

Location Map Provided by:
Community Development - GIS









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: Brandon Hintz Telephone: _____

Address: 3002 Arnold Mill Ct Suite: _____

City: Woodstock State: GA Zip: 30188 Fax: _____

Mobile Tel: 563-570-1811 Email: brandon@curraheebrew.com

Subject Property Information:

Address: 25 S Main St Current Zoning: C-2

District: 2 Section: 2 Land Lot: 1269 Parcel ID: 22 4825126 90201

Proposed Zoning: _____ Current Use: Hop Alley Brewpub

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?

We plan to turn Hop Alley Brewpub from a brewpub into a full production brewery, Currahee Brewing Company. Currahee already has a larger production facility located in Franklin, NC where we have generated a strong following both in NC and GA. We propose to bring Currahee, and our brewing expertise, to Alpharetta in replace of Hop Alley Brewpub.

Applicant's Request (Please itemize the proposal):

We request that the Alpharetta City Council allow us to modify our license from a brewpub to a production brewery at the facility where Hop Alley Brewpub is currently located. Hop Alley Brewpub's shares the same ownership as Currahee; therefore there is no change in ownership of the location.

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

Our primary intent is to brew craft beer. Secondly, with the new Georgia laws that were just put into effect, we will also plan to serve our beer to patrons. To be clear, the only alcohol that we will serve is our beer that was brewed at Currahee facility(ies) by Currahee employees. We do not plan to serve liquor. Currahee will also not serve food; however, we hope to be able to allow patrons to bring or order food from surrounding restaurants downtown. We plan to support the City of Alpharetta's Downtown Master Plan and hope to be an integral part of the city's growth initiatives.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James ParsonsTelephone: 770-490-6907Address: 27 S Main StSuite: 200City: AlpharettaState: GAZip: 30009

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: Brandon HintzTelephone: 563-570-1811Address: 3002 Arnold Mill Ct

Suite: _____

City: WoodstockState: GAZip: 30188

So Sworn and Attested:

Owner Signature: J. Parsons Pres. Parsons Ace Hardware IncDate: 10-30-2017

Notary:

Notary Signature: _____

Date: _____

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: Brandon Hintz

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 has been made.

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

Name of Official: N/A

Position: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 10/30/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Our proposal complements the surrounding properties by providing a local craft beer option to visitors of the city. We propose to do minimal exterior modifications and modify the interior such that our facility becomes a destination for Alpharetta residents and visitors.

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

We hope that our proposal will bring additional new business to the area. Breweries are popular destinations for tourists as well when visiting a new town as most beer drinkers tend to gravitate towards areas where the "local" beer is brewed.

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

Yes. We plan to do minimal exterior work to affect the zoning. The interior work that is planned will complement the overall design and age of the building.

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

Speaking from experience at our other facility, the entire City of Franklin, NC has seen a notable increase in traffic as tourists now make it a point to pass through Franklin to visit our brewery. We hope the same can be said for Alpharetta given the central location.

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

None that we are aware of. Utilities will remain the same for Currahee as they are for Hop Alley Brewpub.

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

Application is consistent with the Future Land Use Map as well as the Downtown Master Plan. The use helps facilitate the Downtown Master Plan by adding a unique use within the Downtown Core.

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

Not that we are aware of other than some minor modifications to the front of the property that will hopefully encourage more passersby to stop in and protect the interior better from the outside elements. We have discussed some of these plans with the property owner and he is supportive of them.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Currahee brewing Company

Contact Name: Brandon Hintz

Telephone: 563-570-1811

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

See attached list.

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

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (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.

We plan to include email(s), phone number, and address in the letter should any owners wish to contact us and inquire about our intentions.

28 NORTH MAIN STREET LLC
Or Current Property Owner
3270 COCHISE DR SE
ATLANTA GA 30339-4319

ALPHARETTA TOWN COMMONS LLC
Or Current Property Owner
2801 BUFORD HWY NE SUITE T 70
ATLANTA GA 30329

ARIEL HOLDINGS LLC
Or Current Property Owner
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

BLALOCK ESTATE HOLDINGS LLC
Or Current Property Owner
7215 DONCASTER CT
CUMMING GA 30040-7662

BLUE DEVIL ASSOCIATES L L C
Or Current Property Owner
1100 POWERS PL
ALPHARETTA GA 30004

CARLOS L BAGWELL REVOCABLE TRUST THE
Or Current Property Owner
40 ROSWELL ST
ALPHARETTA GA 30009

ALPHA 1-2-3 LLC
Or Current Property Owner
4940 LONG ISLAND DRIVE
ATLANTA GA 30327

CORO REALTY LESSEE
Or Current Property Owner
P O BOX 450233
ATLANTA GA 31145

D & R MILLER HOLDINGS LLC
Or Current Property Owner
980 BIRMINGHAM RD SUITE 501-391
ALPHARETTA GA 30004

DELSON STORES INC
Or Current Property Owner
3270 COCHISE DR
ATLANTA GA 30339

EAST CANTON LLC
Or Current Property Owner
11785 NORTHFALL LN SUITE 510
ALPHARETTA GA 30009

FIRST BAPTIST CHURCH OF ALPHARETTA INC
Or Current Property Owner
44 ACADEMY ST
ALPHARETTA GA 30004

GEORGIA FED SAV & LOAN ASSN
Or Current Property Owner
P.O. BOX 2609
CARLSBAD CA 92018-2609

HINES JAN C
Or Current Property Owner
80 MILTON AVE
ALPHARETTA GA 30009-1508

JWJ REAL ESTATE LLC
Or Current Property Owner
45 ROSWELL ST SUITE A
ALPHARETTA GA 30009

KELL BUILDING PARTNERS LLC
Or Current Property Owner
131 ROSWELL ST SUITE B201
ALPHARETTA GA 30009

TRUCK & TAP ALPHARETTA LLC
Or Current Property Owner
8640 MAIN ST
WOODSTOCK, GA 30188

LOCKWOOD JOSEPH K
Or Current Property Owner
369 DORRIS RD
ALPHARETTA GA 30004

MILTON CAPITAL FUND LLC
Or Current Property Owner
705 WINDWALK DR
ROSWELL GA 30076

ONE SOUTH MAIN LLC
Or Current Property Owner
710 COOPER SANDY CV
ALPHARETTA GA 30004

PALMER FAMILY INVESTMENTS LLC
Or Current Property Owner
79 S MAIN ST
ALPHARETTA GA 30009

PALMER FAMILY INVESTMENTS LLC
Or Current Property Owner
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

PARSONS JAMES J
Or Current Property Owner
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PHILLIPS ERMINE B
Or Current Property Owner
205 SLATON CIR
ROSWELL GA 30075

PRASANTH PROPERTIES LLC
Or Current Property Owner
416 PIRKLE FERRY RD SUITE H400
CUMMING GA 30040

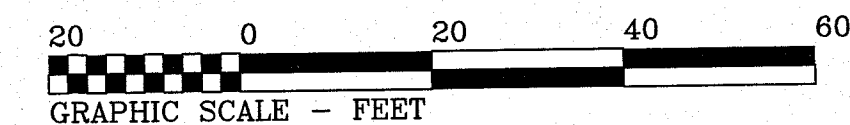
PUBLIX SUPER MARKETS INC
Or Current Property Owner
P O BOX 32025
LAKELAND FL 33802-2025

44 MILTON AVENUE PARTNERS LLC
Or Current Property Owner
53 S MAIN ST STE 300
ALPHARETTA GA 30009

SEDG INVESTMENTS LLC
Or Current Property Owner
13050 BETHANY RD
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
Or Current Property Owner
233 CANTON ST
ALPHARETTA GA 30004

WATERS BUILDING LLC THE
Or Current Property Owner
241 LAKE FORREST LN
ATLANTA GA 30342-3211



SHEET #	SHEET TITLE
---------	-------------

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: Currahee Brewing Company LLC

Contact Name: Brandon Hintz

Telephone: 563-570-1811

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

No comments received

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

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

Signature of Authorized Agent: _____



Date: 12/11/2017

Print Form



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-32/V-17-43 NORTHWINDS SUMMIT/POPE AND LAND

CITY COUNCIL:

JANUARY 22, 2018

II. RECOMMENDATION:

Approve PH-17-32/V-17-43 Northwinds Summit/Pope and Land, subject to the following conditions:

1. The 24.547-acre property shall be developed substantially similar to the plans by HGOR, dated 12/21/2017, 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. One (1) boutique or full-service hotel shall be permitted with a maximum of 125 rooms and 6 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel shall not be an extended stay facility.
3. If Council approves proposed internal Alpha Loop location, the building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side setbacks shall be 15' and rear setbacks shall be as depicted on the plans by HGOR, dated 12/21/2017, and shall be in addition to required buffers where they abut adjoining properties. Buildings and other improvements along the rear setback, adjacent to the Georgia 400 buffer, shall not encroach upon the structural root plate of trees within the Georgia 400 buffer. Encroachments into the critical root zones of trees within the Georgia 400 buffer shall be subject to staff approval.
4. Surface parking lot for Office Site B shall be temporary and shall be developed substantially similar to plan prepared by HGOR, dated 12/21/2017, including all depicted improvements. Surface parking lot shall be screened, as depicted in Exhibit A. Additional shrubs for screening may be required to screen parking visible from public right-of-way, as approved by Staff. Surface parking lot for Office Site B shall be removed in its entirety upon the development of Office and Parking Deck Site C.
5. Developer shall dedicate a 20' permanent easement to the City through the Georgia 400 buffer for public access to the Alpha Loop.
6. Enhanced sidewalk, as depicted running through the site, shall not be eligible for impact fee credits.
7. Bike lanes, as depicted running along the new street, shall be a minimum 6' from face of curb and shall include pavement markings and signage, as approved by Staff. This improvement shall not be eligible for impact fee credits.
8. HAWK beacon or traffic signal and pedestrian crossing with pedestrian refuge shall be provided across Northwinds Parkway and shall be constructed of paver material, as approved by Staff. Final design to be approved by Staff. 12' Alpha Loop trail shall be constructed along Northwinds Parkway from the project entrance to the east property line. Improvements described above shall be eligible for impact fee credits.
9. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

III. REPORT IN BRIEF:

The applicant, Pope and Land, is requesting a change to previous conditions of zoning to allow for the relocation of the Alpha Loop through the mixed-use development, to reduce the number of hotel rooms, to increase the height of the hotel building and site plan modifications related to a proposed temporary surface parking lot. A variance is requested to reduce the 15' rear building setback adjacent to the Georgia 400 buffer to 0'. The subject property is located at the northeast corner of Haynes Bridge Road and Georgia 400.

DISCUSSION

The submitted request, if approved, would allow changes to previous conditions of zoning related to the Northwinds Summit mixed-use development. The proposed changes include realignment of the Alpha Loop through the development instead of through the Georgia 400 buffer, reduction in the number of hotel rooms from 140 to 125 rooms, increase to the height of the hotel building from five (5) to six (6) stories and site plan modifications related to a temporary surface parking lot on Building Site A. The applicant requests impact fee credits for the construction of the crosswalk on Northwinds Parkway and for enhanced sidewalks and bike lanes within the development for the Alpha Loop. A variance is requested to reduce the 15' rear building setback adjacent to the Georgia 400 buffer to 0'. The subject property is located at the northeast corner of Haynes Bridge Road and Georgia 400.

The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. The property received approval on June 19, 2017 for a master plan amendment, rezoning, conditional use and variances to allow a mixed-use development, including office, retail/restaurant, hotel and 'For-Sale' and 'For-Rent' residential on 24.55 acres. As shown below, the applicant proposes the following changes to previous conditions of zoning related to file CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope and Land (~~Strike through = Delete~~, Underline = Add):

1. The 24.547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017 and 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.
- 5d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of ~~140~~ 125 rooms and ~~5~~ 6 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility.
8. Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side ~~and rear~~ setbacks shall be 15' and rear setbacks shall be 0' and shall be in addition to required buffers where they abut adjoining properties.
37. The developer shall dedicate a permanent easement to the City and construct an 8' to 12' concrete, accessible multi-use trail from Northwinds Parkway, through the site, ~~next to the detention pond and through the Georgia 400 buffer and along to~~ Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateways/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. ~~The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer; maintain such condition to the City's satisfaction; and promote use of the area to the public by providing parking, access and trails for public enjoyment.~~ A bike share station shall be provided at a location(s) along the

trail as approved by Staff. Wayfinding signage shall be placed at key locations along the trail as recommended by staff. Applicant shall receive impact fee credits for cost of loop construction.

According to the applicant, the proposed relocation of the Alpha Loop is due to topographical issues in the Georgia 400 buffer. The applicant states that there is severe topography in the buffer with elevation changes of 15' to 25', which would cause the trail to be elevated off the ground. Cost estimates for the proposed internal Alpha Loop were provided to the City as it relates to the applicant's request for impact fee credits. Staff and the City's Trail Consultant considered this approach and are of the opinion that the proposed incremental improvements are not the equivalent of the planned Alpha Loop. It is the opinion of Staff that the applicant's proposal represents an enhancement of a required sidewalk and not a separate multi-use trail, and therefore impact fee credits are not justified. The following comments were provided by the City's Trail Consultant and Staff:

- How will off-road path (enhanced sidewalk) be limited to pedestrians only? Bikes will use it, whether authorized or not. Why not accommodate as 1 multi-use trail? Doing so would require adding 2' of width to the path for a total width of 10' paved with 2' shoulders.
- The proposal represents a reduction in the park asset.
- The benefit to having the Alpha Loop in the Georgia 400 buffer is that it provides a different experience for those who will live and work within the Northwinds Summit mixed-use development. The alignment in the buffer represents a park-like setting, as opposed to the urban alignment through the site.
- The proposed alignment is more urban and represents a deviation from the original vision of a stacked loop trail system. There is a hierarchy of the 2 loop system from a transportation perspective, with connections happening between the 2 loops. The outer Loop represents a bypass for higher speed travel.
- The proposed alignment would cut off outer Loop from connections north and south.
- Proposal represents widening of a required sidewalk with some additional landscape amenities. Alpha Loop should be exclusive of any required sidewalks. Alpha Loop is a multi-use trail, which also includes bicycles. Alignment, as proposed, would likely result in conflicts between bicycles and patrons entering/exiting adjacent retail uses and outdoor furniture (outdoor tables and seating) that could create a hazard.
- Alpha Loop should be maintained through the GA 400 buffer, as previously depicted on the approved zoning plan. Developer could provide spurs into the development to bring people in from the outer Alpha Loop.
- If the realignment is approved, recommend:
 - If this section is branded as the Alpha Loop, then the section needs to be paved as the rest of the Alpha Loop is without the decorative paving.
 - Signage/pavement markings outside the development will be necessary at all access points so users understand they are supposed to go through the development.
 - Proposed dashed thermoplastic centerline markings makes it more of a transportation-oriented facility and is typically only required if the project is federally funded. Centerline should not be used, if it will not be used on other sections of the Alpha Loop.
 - In all cross sections, trail should be 12' wide, with 2' shoulders on each side CLEAR per AASHTO standards.
 - All landscape elements need to be outside the 2-foot clear shoulder.
 - Adequate sub base material will be necessary, not just subgrade.
 - Proposed medallion with Alpha Loop logo should match the City's vision for branding this trail.
 - Alpha Loop should be exclusive of any required sidewalks.
 - High visibility bike lane should address the following:
 - Bike lane width is non-compliant. Recommend minimum width of 6' from face of curb, unless there are extreme limitations, in which case you can go down to 4'.

- Consider crossing "teeth" in the color treatment at roadway crossings inside the development. This is basically considered a crosswalk for bikes, but maintains the consistent width and delineation of the lane. See other options from NACTO guide.
- Normal white bike lane lines shall be provided along the edges of the colored lane to provide consistency with other facilities and to enhance nighttime visibility.
- Exact specs on surface treatment should be reviewed by City to determine lifespan. Maintenance is very important for colored facilities. There is an extreme variance in the quality and resilience of surface treatments, and durable materials should be used.
- Treatment should be skid resistant and retro-reflective.

The applicant has requested changes to the hotel approval for Northwinds Summit in order to allow for more meeting space, restaurant and lobby space on the 1st floor of the hotel building. The applicant requests a reduction in the number of hotel rooms from 140 to 125 rooms and an increase to the height of the hotel building from five (5) to six (6) stories. The reduction in hotel rooms is reasonable given the number of hotels existing or approved in the area. In addition, approved building heights in the Northwinds Summit Master Plan go up to 18 stories, including much taller office buildings located between Georgia 400 and the proposed 6-story hotel building.

The site plan modification to allow a surface parking lot to serve the 30,000 square foot Office Site B is related to market conditions. Parking to serve Office Site B was previously depicted within the parking deck for Office Site C, immediately adjacent to the east. The applicant has concurrency requirements to construct 30,000 square feet of office use in conjunction with the construction of the 'For-Rent' building. Therefore, the applicant is requesting permission to construct a temporary surface parking lot to serve Office Site B until such time that the market dictates construction of Office and Parking Deck Site C. The proposed temporary surface parking lot will also serve as overflow night parking for the hotel, until such time that Office and Parking Deck Site C is developed.

VARIANCE REQUIREMENTS

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

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

Response: The requested setback variance is related to the applicant's request to realign the Alpha Loop through the mixed-use development, instead of through the Georgia 400 buffer. According to the applicant, construction of the Alpha Loop through the Georgia 400 buffer is not practical due to the topography through the buffer being severe with elevation changes of 15' to 25'.

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

Response: The requested setback variance is related to the applicant's request to realign the Alpha Loop through the mixed-use development, instead of through the Georgia 400 buffer. According to the

applicant, construction of the Alpha Loop through the Georgia 400 buffer is not practical due to the topography through the buffer being severe with elevation changes of 15' to 25'.

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

Response: The requested setback variance is related to the applicant's request to realign the Alpha Loop through the mixed-use development, instead of through the Georgia 400 buffer. According to the applicant, construction of the Alpha Loop through the Georgia 400 buffer is not practical due to the topography through the buffer being severe with elevation changes of 15' to 25'.

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

Response: The applicant's proposal would not cause a substantial detriment to the public good, if conditions are placed on the property limiting impacts to the structural root plate and critical root zones of trees within the Georgia 400 buffer.

CONCURRENCES

Staff has reviewed the application and can generally support the applicant's request for changes to previous conditions of zoning. However, Staff and the City's Trail Consultant do not support the realignment of the Alpha Loop through the site. The proposed alignment is more urban and represents a deviation from the original vision of a stacked trail system. The outer Loop represents a bypass for higher speed travel. In addition, the benefit to having the Alpha Loop in the Georgia 400 buffer is that it provides a different experience, representing a 'park-like' setting as opposed to the urban alignment through the site. Because the new alignment does not provide a 'park-like' experience, the enhanced sidewalks and bike lanes, depicted running through the site, should not be eligible for impact fee credits. If impact fee credits are granted for the proposed internal Alpha Loop, the facility should be a multi-use section that is exclusive of required sidewalks and consisting of 10' paved surface with 2' shoulders.

CITIZEN PARTICIPATION PLAN

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

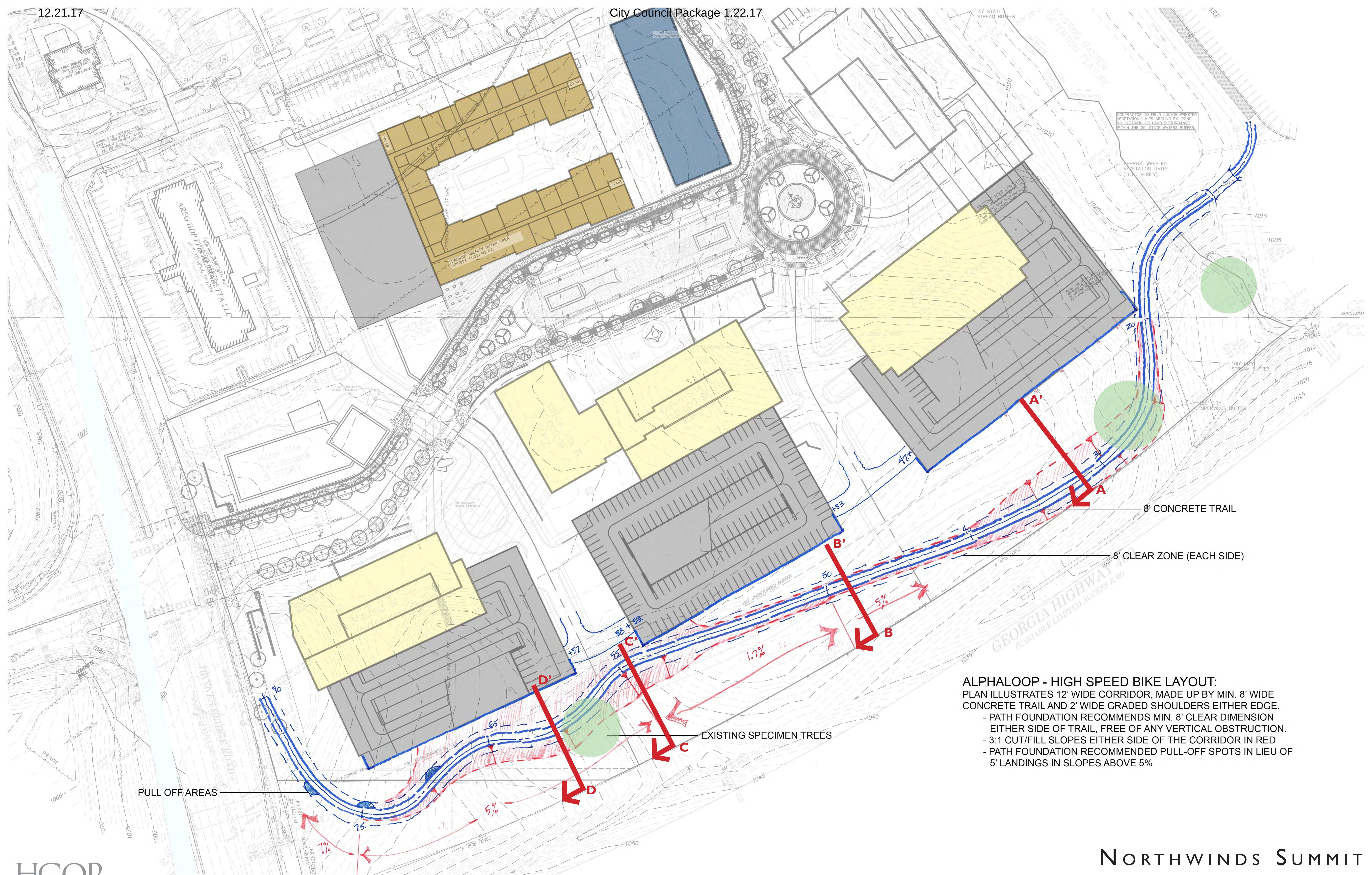
IV. ATTACHMENTS:

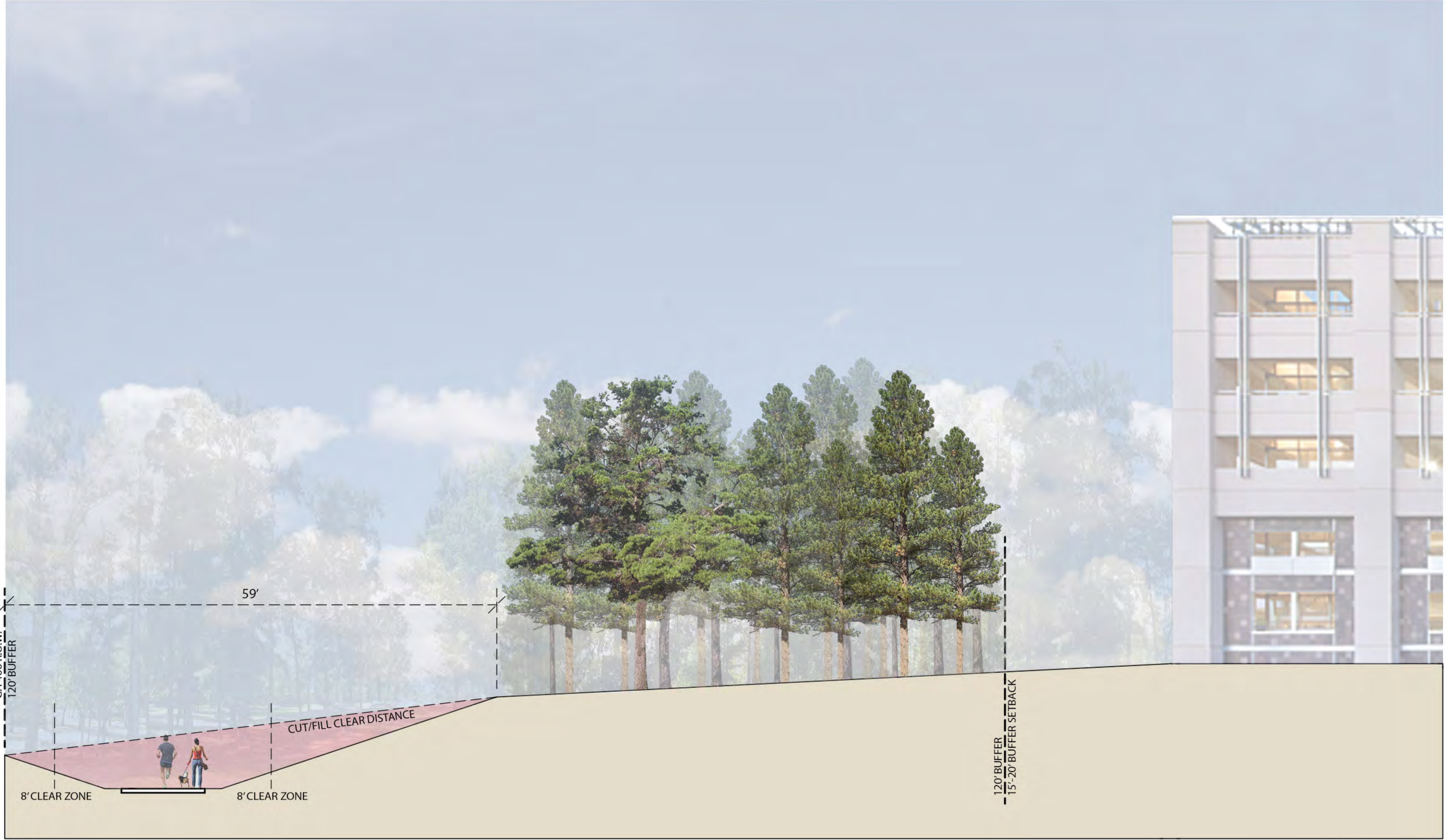
- Proposed Site Plan
- Building B Concept Plan
- Design Guidelines
- Previously-approved Site Plan

KEY LEGEND

- OFFICE - 350,000 SF A
- FLEX OFFICE - 30,000 SF B
- OFFICE - 150,000 SF C
- OFFICE - 400,000 SF D
- OFFICE - 300,000 E
- STACKED FLAT CONDOMINIUMS - 32 UNITS F
- MULTIFAMILY - 140 UNITS G
- HOTEL - 140 ROOMS H
- RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF I







8' CLEAR ZONE

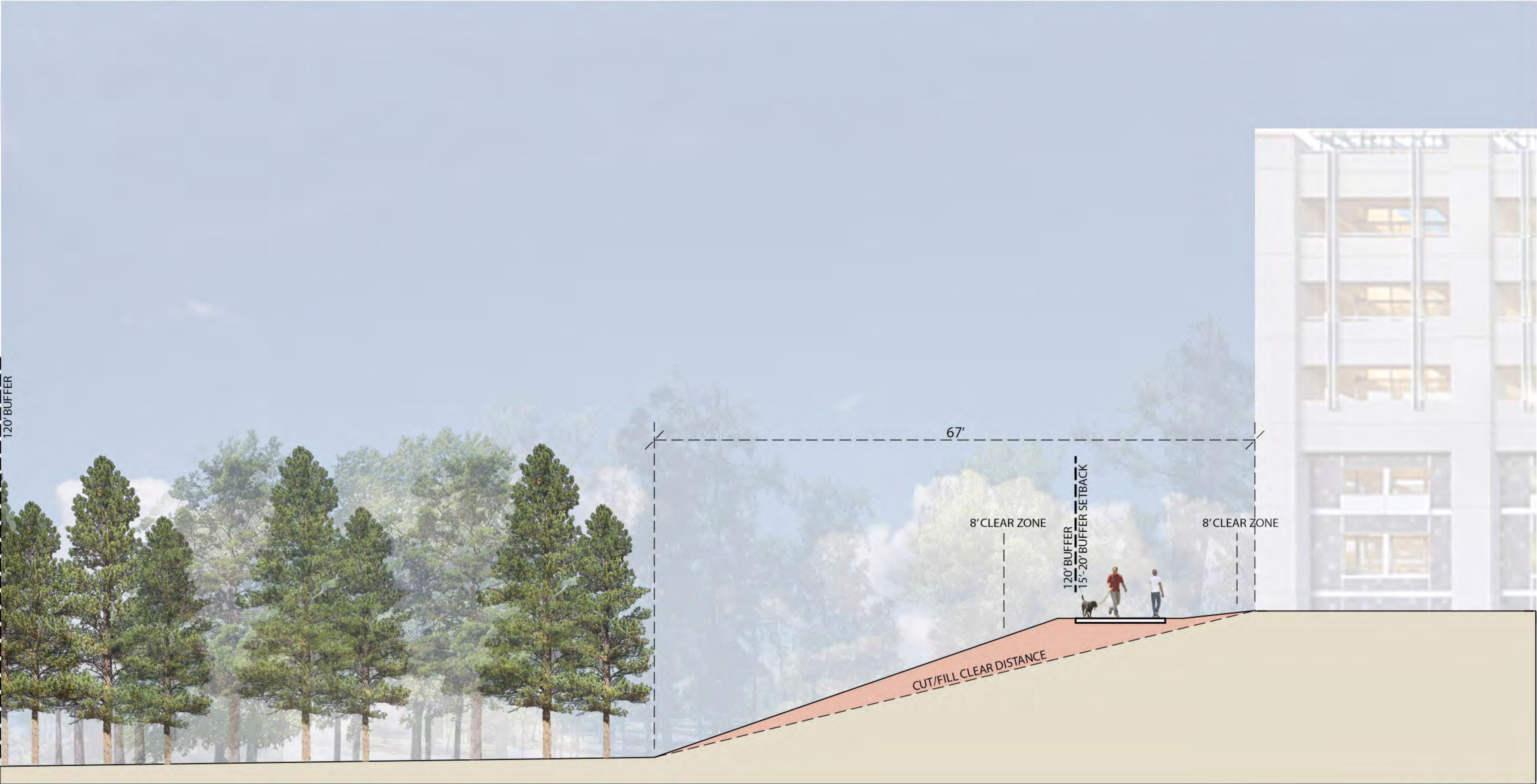
CUT/FILL CLEAR DISTANCE

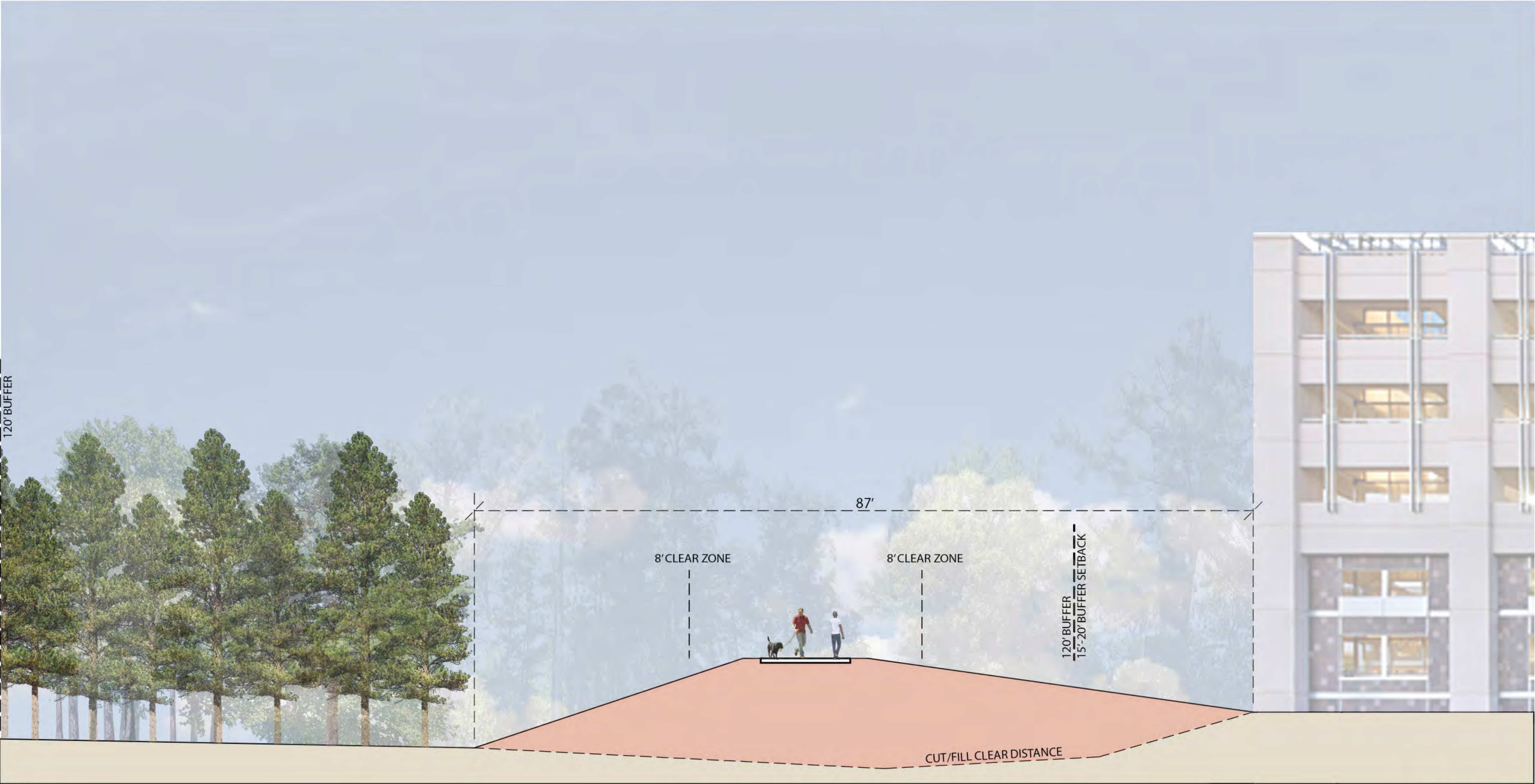
120' BUFFER
15'-20' BUFFER SETBACK

PROPERTY LINE



PROPERTY LINE



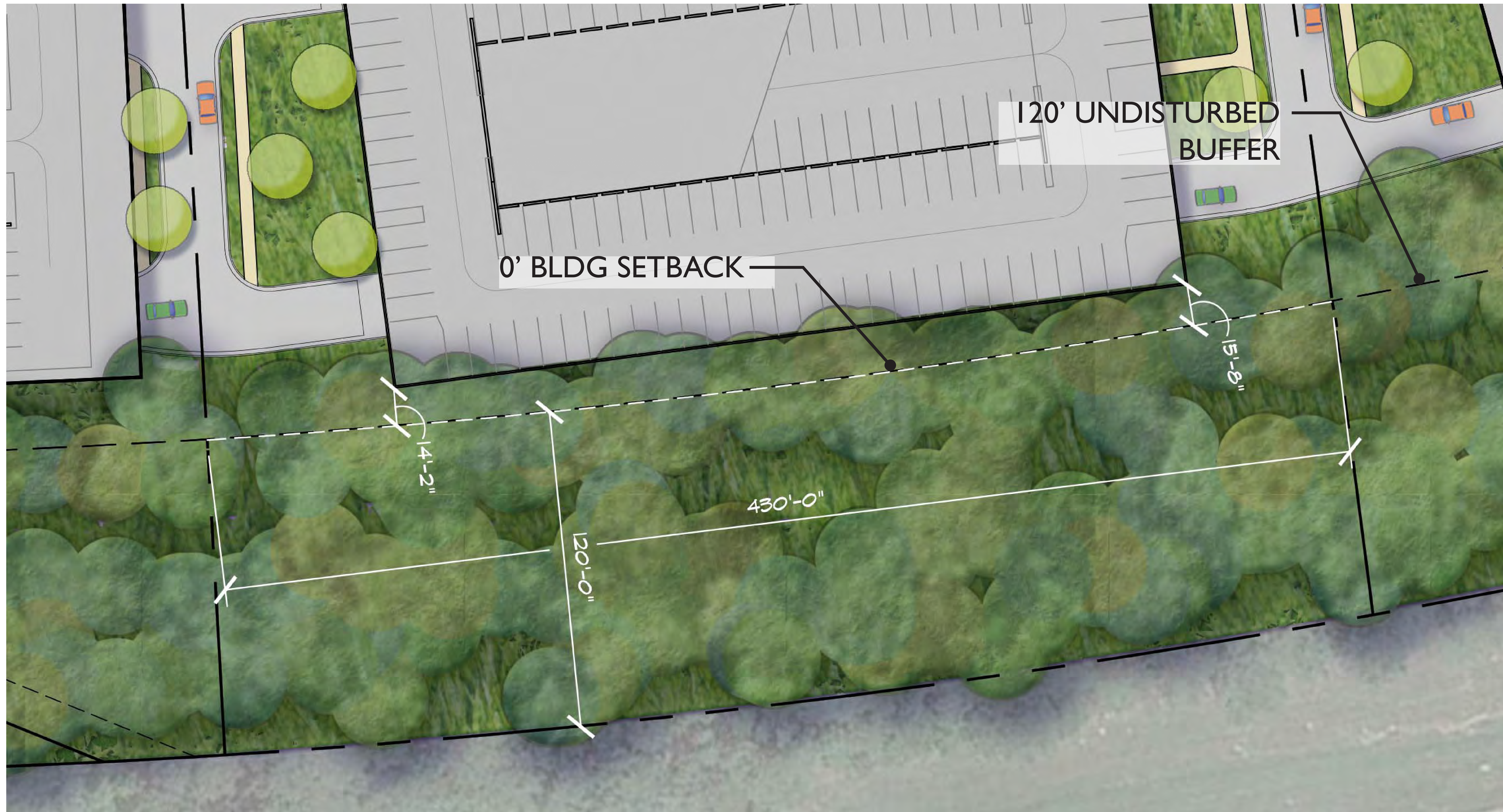


PROPERTY LINE

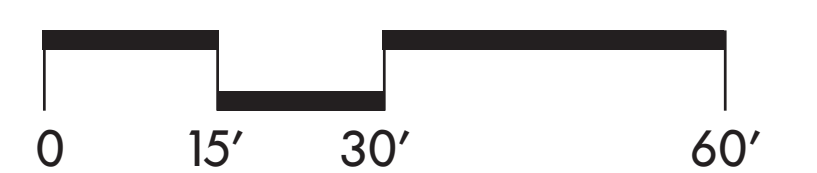
KEY LEGEND

- OFFICE - 350,000 SF (A)
- FLEX OFFICE - 30,000 SF (B)
- OFFICE - 150,000 SF (C)
- OFFICE - 400,000 SF (D)
- OFFICE - 300,000 (E)
- STACKED FLAT CONDOMINIUMS - 32 UNITS (F)
- MULTIFAMILY - 140 UNITS (G)
- HOTEL - 140 ROOMS (H)
- RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF (I)





PROPOSED 0' SETBACK PLAN

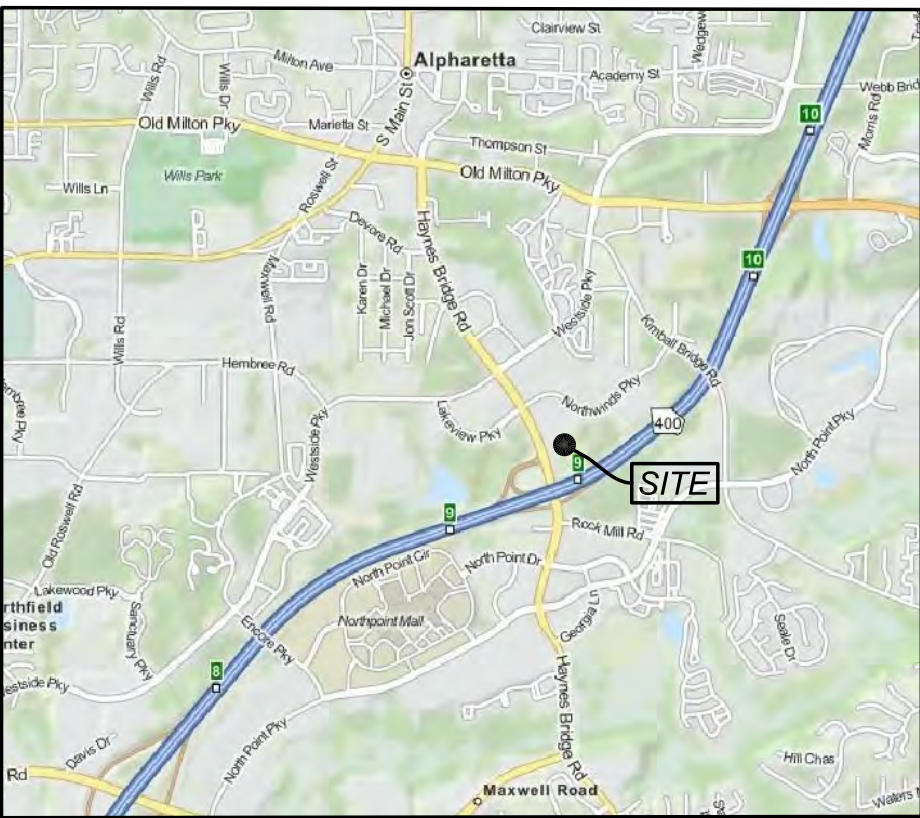


KEY LEGEND

- OFFICE - 350,000 SF (A)
- FLEX OFFICE - 30,000 SF (B)
- OFFICE - 150,000 SF (C)
- OFFICE - 400,000 SF (D)
- OFFICE - 300,000 (E)
- STACKED FLAT CONDOMINIUMS - 32 UNITS (F)
- MULTIFAMILY - 140 UNITS (G)
- HOTEL - 140 ROOMS (H)
- RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF (I)







LOCATION MAP

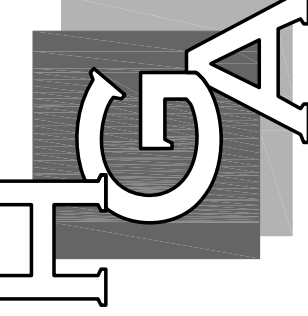
1. OWNER/DEVELOPER

POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339
CONTACT: MR. KERRY ARMSTRONG
PHONE: 770-980-0808
2. CIVIL ENGINEER

HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7650



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7760



SEAL

POPE & LAND
ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

A PROJECT OF

NORTHWINDS SUMMIT
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED O & I
LL's 752, 753, 798, 799 DISTRICT 1, SEC. 2

DESCRIPTION		DATE	
NO.	BY	DATE	

DRAWN BY
RCL

CHECKED BY
RCL

DATE
05/23/2017

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER

C-2.0

HGA JOB No. 2016-333

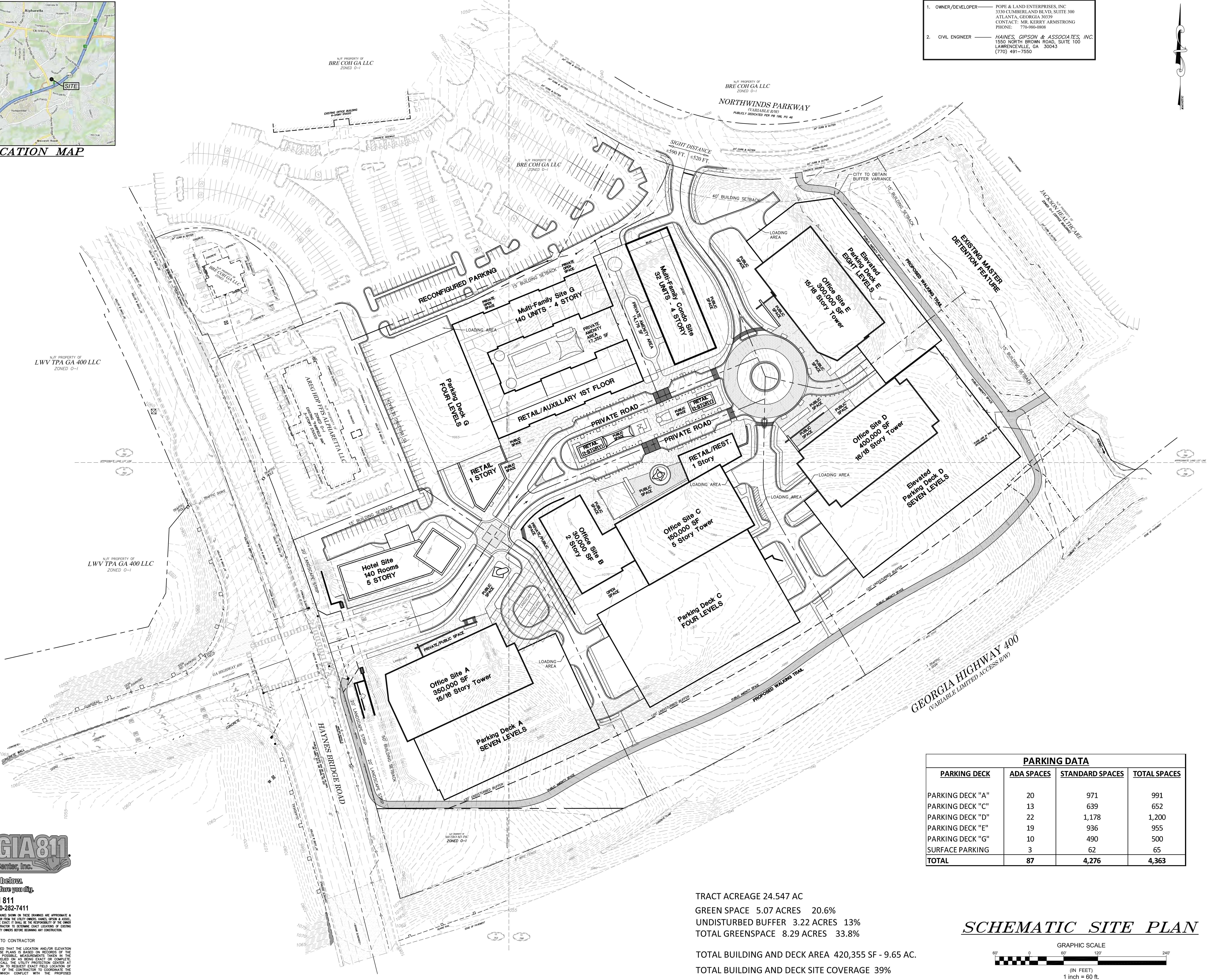


Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (GROVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNER, HAINES, GIPSON & ASSOCIATES, INC. (HGA). HGA DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (GROVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

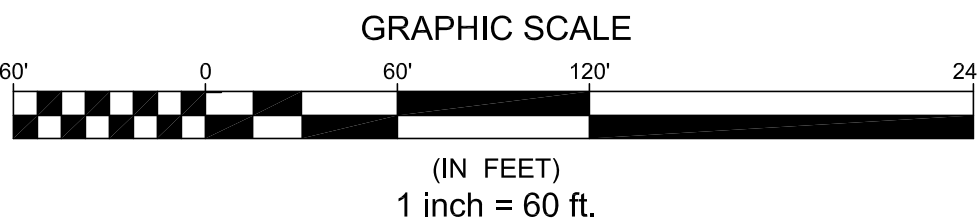


PARKING DATA			
PARKING DECK	ADA SPACES	STANDARD SPACES	TOTAL SPACES
PARKING DECK "A"	20	971	991
PARKING DECK "C"	13	639	652
PARKING DECK "D"	22	1,178	1,200
PARKING DECK "E"	19	936	955
PARKING DECK "G"	10	490	500
SURFACE PARKING	3	62	65
TOTAL	87	4,276	4,363

TRACT ACREAGE 24.547 AC
GREEN SPACE 5.07 ACRES 20.6%
UNDISTURBED BUFFER 3.22 ACRES 13%
TOTAL GREENSPACE 8.29 ACRES 33.8%

TOTAL BUILDING AND DECK AREA 420,355 SF - 9.65 AC.
TOTAL BUILDING AND DECK SITE COVERAGE 39%

SCHEMATIC SITE PLAN



ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

January 18, 2018

Ms. Kathi Cook, Director
Community Development Department
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Via Email

RE: Pope & Land Northwinds; PH-17-32/V-17-43

Dear Ms. Cook:

Pope & Land Real Estate, as Applicant, hereby withdraws that portion of its Public Hearing request/Change of Conditions/Site Plan Amendment which requests a reduction in the number of hotel rooms to 125. One hundred forty (140) rooms were approved along with the approved rezoning, and any part of the new filing which may request a reduction in the number of rooms was made in error. The Applicant's revised site plan and other information correctly state 140 rooms. Applicant is requesting that the hotel be approved as a six story building.

Thanks for your consideration. Please make this withdrawal part of the rezoning file.

Sincerely,



Donald A. Rolader, Attorney for Applicant

cc: Michael Woodman
Kerry Armstrong

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: Northwinds Summit Mixed Use Development

Contact Name: Greg Osbourne

Telephone: 770-980-0808

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

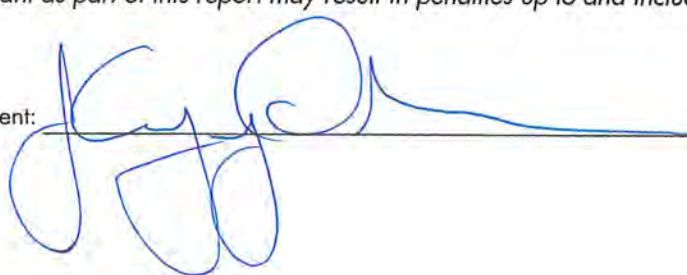
See attached letters sent to all adjoining property owners

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

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

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

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

Signature of Authorized Agent: 

Date: 11/2/2017

Print Form



POPE & LAND
— REAL ESTATE —

November 2, 2017

Metro M3, Inc.
P.O. Box 420253
Atlanta, GA 30342

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-286007530132

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong

3330 Cumberland Boulevard SE | Suite 300 | Atlanta, GA 30339 | 770.980.0808



POPE & LAND
REAL ESTATE

November 2, 2017

AREG HDP FFIS Alpharetta Owner, LLC
3414 Peachtree Road, NE
Atlanta, GA 30326

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-271007520341

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong



POPE & LAND
REAL ESTATE

November 2, 2017

BRE COH GA, LLC
P.O. Box #A-3879
Chicago, IL 60690-3879

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-285007520655

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong

3330 Cumberland Boulevard SE | Suite 300 | Atlanta, GA 30339 | 770.980.0808



POPE & LAND
REAL ESTATE

November 2, 2017

LWV TPA GA 400, LLC
3350 Riverwood Parkway
Suite 750
Atlanta, GA 30339

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-271007520278

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong

3330 Cumberland Boulevard SE | Suite 300 | Atlanta, GA 30339 | 770.980.0808



POPE & LAND
REAL ESTATE

November 2, 2017

LWV TPA GA 400, LLC
3350 Riverwood Parkway
Suite 750
Atlanta, GA 30339

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-271007520309

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong

3330 Cumberland Boulevard SE | Suite 300 | Atlanta, GA 30339 | 770.980.0808



POPE & LAND

REAL ESTATE

November 2, 2017

LWV TPA GA 400, LLC
3350 Riverwood Parkway
Suite 750
Atlanta, GA 30339

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-272007530264

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong



POPE & LAND
REAL ESTATE

November 2, 2017

LWV TPA GA 400, LLC
3350 Riverwood Parkway
Suite 750
Atlanta, GA 30339

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-272007440258

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong

3330 Cumberland Boulevard SE | Suite 300 | Atlanta, GA 30339 | 770.980.0808



POPE & LAND
REAL ESTATE

November 2, 2017

BRE COH GA, LLC
P.O. Box #A-3879
Chicago, IL 60690-3879

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-271007520630

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong



POPE & LAND
REAL ESTATE

November 2, 2017

BRE COH GA, LLC
P.O. Box #A-3879
Chicago, IL 60690-3879

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-271007510664

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong



POPE & LAND

REAL ESTATE

November 2, 2017

BRE COH GA, LLC
P.O. Box #A-3879
Chicago, IL 60690-3879

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-285007990601

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong



POPE & LAND

REAL ESTATE

November 2, 2017

Mr. Shane Jackson
Jackson Healthcare Solutions
3650 Mansell Road, Suite 300
Alpharetta, GA 30022

RE: Northwinds Summit Mixed-Use Development Approved Site Plan Revision Request
Parcel ID: 12-285008060586

To Whom It May Concern:

On Monday, December 18, 2017, at 6:30 p.m. EST, there will be a public hearing in Council Chambers at the City of Alpharetta City Hall to review site plan changes requested by Pope & Land Real Estate. The requested changes are as follows:

1. Relocate the Alpha Loop from the GA 400 undisturbed buffer into the Northwinds Summit Mixed-Use Development
2. Revise the approved site plan to include a surface parking lot to service the construction of a 30,000 SF, two-story office building.

We welcome the opportunity to answer any questions and/or address any concerns that you may have.

Respectfully,

J. Gregory Osbourne
Managing Director – Construction Services
Pope & Land Real Estate
gosbourne@popeandland.com

Cc: Kerry Armstrong

12/29

NORTHWINDS SUMMIT POPE & LAND

PH-17-32

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: GREG OSBOURNE

Telephone: 770-980-0808

Address: 3330 CUMBERLAND BLVD S.E.

Suite: 300

City ATLANTA

State: GA

Zip: 30339

Fax: _____

Mobile Tel: 404-545-5389

Email: gosbourne@popeandland.com

Subject Property Information:

Address: SITE BETWEEN HAYNES BRIDGE ROAD AND NORTHWINDS PARKWAY

Current Zoning: MU

District: 1

Section: 2

Land Lot: 752 / 799

Parcel ID: 12-285007520648

Proposed Zoning: MU

Current Use: UNDEVELOPED / PROPOSED MIXED USE

This Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☐ Variance☒ Public Hearing☐ Comprehensive Plan Amendment☒ Other (Specify): ZONING CONDITION AMENDMENT

12/29

PH-17-32

**NORTHWINDS SUMMIT POPE & LAND
ROLADER & ROLADER, P.C.**

ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

December 19, 2017

Ms. Kathi Cook, Director
Community Development Department
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: PH-17-32; Pope & Land Application for Amendment to Conditions, Site Plan Amendment and Variance

Dear Ms. Cook:

Applicant has filed a Public Hearing Request containing four separate parts. First, Applicant wants to amend the site plan to locate the Alpha Loop along the road serving Applicant's mixed use development. Second, Applicant seeks to amend the Conditions/Site Plan to allow the proposed hotel to be six stories, which is an increase of one story. Third, Applicant wants to locate a temporary surface parking lot (built to permanent parking area standards) on Building Site A. The temporary surface parking lot will be removed upon development of Site A. Fourth, Applicant seeks a variance to reduce the 15' building setback line abutting the 120' GA 400 Tree Buffer to zero feet. Applicant is requesting Impact Fee Credits for the sidewalk crossing Northwinds Parkway and for the enhancements to the sidewalks within the development to permit an enhanced Alpha Loop installation.

Applicant has filed the necessary application forms and is in process with the Application. I am confirming that the hearing date has been set for January 16, 2018. I am attaching the Variance request form. By this letter, Applicant hereby amends the first page of the Application and the Owner Consent Form to indicate a request for a variance.

If anything further is required, please advise me.

Sincerely,



Donald A. Rolader, Attorney for Applicant

cc: Kerry Armstrong

APPLICANT REQUEST AND INTENT

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

Northwinds Summit is a mixed use development located at the northwest quadrant of Haynes Bridge Road and Ga 400. The development will include a hotel, multi family apartments, a condominium building, retail and office buildings. The current approved site plan shows the Alpha Loop located in the Ga. 400 undisturbed buffer. Zoning for this development was approved in June of 2017.

Applicant's Request (Please itemize the proposal):

1. Applicant a revision to the site plan to relocate the Alpha Loop currently shown in the Ga. 40 buffer to inside the development along side the main parkway from Haynes Bridge Road to Northwinds Parkway, turning east towards the Jackson Healthcare property and back towards Ga. 400 parallel to the pond on Jackson Healthcare property. This affects zoning conditions 1 and 38. See attached plans.
2. Applicant requests a revision to the site plan to add a surface parking lot to support the 30,000 square foot, two story office building B.
3. Applicant requests a change to the number of rooms from 140 to 125 and the number of floors 5 stories to 6 stories for the Hotel site.
- 3.A. Applicant's intent is to provide more meeting, restaurant and lobby space on the first floor of the Hotel.
4. Applicant's request for the relocation of the Alpha Loop is contingent on receiving the City's approval to encroach on the Ga 400 buffer.
5. Applicant's request for a surface parking lot for Building B is made with the understanding it is temporary and shall not impact the current zoning of Site A.

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

1. The location of the Alpha Loop on the current approved site plan inside the Ga. 400 undisturbed buffer is not practical primarily due to the severe topography with elevation changes of 15 feet to 25 feet sloping towards Ga. 400. Additionally, the current routes intersects State Jurisdictional Waters requiring a permit from Corp of Engineers.
2. This severe slope would require the Alpha Loop to be routed in a "switchback" manor that would have some portions the Alpha Loop elevated off the ground as much as 25 feet.
3. Routing the Alpha Loop through the Northwinds Development will facilitate the use of much higher quality materials, provide a safer and more secure environment for users and offer the users the opportunity to take advantage of more amenities such as retail and restaurants.
4. We plan to integrate the Alpha Loop logo into iron plaques embedded into the hardscape of the trail.
5. We have met with Jackson Healthcare, and they are supportive of the proposed revised route on their property along the pond.
6. If granted this request, the property owner will grant the City of Alpharetta an easement in the Ga. 400 buffer consistent with the route of the Alpha Loop shown on the approved site plan.
7. Applicant's intent is to build Building B, 30,000 square foot office building first to initiate momentum for the development. It is contemplated that this building will be to the larger office Building C in the future where a parking will be provided via a parking deck shown on the approved site plan. However, financing for Building C is not available without an anchor tenant due to its size and cost. So, we plan to build Building B first and provide parking via a surface parking lot built to all standards of Alpharetta.
8. See 3.A above for intent for requested change to Hotel site.

12/29

PH-17-32
NORTHWINDS SUMMIT POPE & LAND

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Pope & Land Real Estate -Greg Osbourne - Managing Director Telephone: 770-980-0808
Construction ServicesAddress: 3330 Cumberland Blvd. Suite: 300City Atlanta State: Ga. Zip: 30329 -

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 <u>Requested revisions to zoning conditions #1 #5.d & #38</u> |

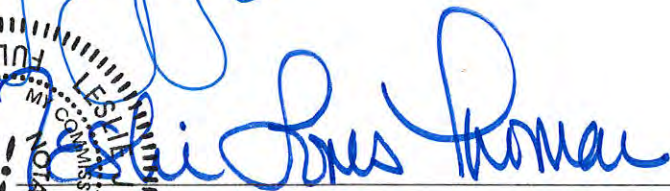
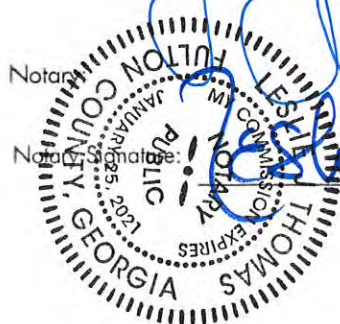
Identify Authorized Applicant:

Name of Authorized Applicant: Greg Osbourne Telephone: 770-980-0808Address: 3330 Cumberland Blvd. Suite: 300City Atlanta State: Ga. Zip: 30329 -

So Sworn and Attested:

Owner Signature: Date: 11-27-2017

Notary

Notary Signature: Date: 11.27.2017

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: _____

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: MAYOR DAVID BELLE ISLE

Position: SECRETARY OF STATE

Description of Contribution: JAY LAND - GEORGIANS FOR BELLE ISLE CAMPAIGN

Value: \$ 500.00

Description of Contribution: LARRY KELLY - GEORGIANS FOR BELLE ISLE CAMPAIGN

Value: \$ 500.00

Description of Contribution: KERRY ARMSTRONG - GEORGIANS FOR BELLE ISLE CAMPAIGN

Value: \$ 100.00

Description of Contribution: _____

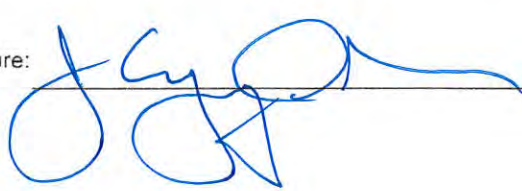
Value: _____

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: 11-27-2017

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: Northwinds Summit - Alpha Loop Route Revision /Building B Surface Lot Hotel Revision

Contact Name: Greg Osbourne

Telephone: 770-980-0808

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

SEE ATTACHED LIST

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

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

REDUCE 15' Building Setback abutting 120' GA 400 Tree Buffer to zero feet

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

The City has requested a high speed bike lane and other improvements to the portion of the Alpha Loop on Applicant's property. Those improvements cause the approved buildings and parking deck to be pushed further away from the road right of way. To accommodate the City's request, the building setback line must be reduced to zero for the buildings to fit on the site.

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

The application of standards would cause a loss of approved building size and number of parking spaces, or a reduction in the 120' tree buffer would be required.

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

Applicant and staff have agreed that the proper location for the Alpha Loop is along the roadway. Placing it along the roadway and adding an enhanced, separate bike lane enlarges the road right of way and causes the approved building pads to be relocated next to the 120' tree buffer.

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

Approving this variance does not permit any encroachment into the 120' GA 400 tree buffer nor does it cause any detriment to the public good or impair the purpose and intent of the UDC. Relocating the Alpha Loop benefits the City.

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

CONSTITUTIONAL OBJECTIONS

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

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

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

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

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

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

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

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

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Public Safety

Submitted By: Will Merrill

Meeting Date: January 22, 2018

I. AGENDA ITEM TITLE:

FIRE AND POLICE UNIFORMS AND DUTY GEAR (RFP 18-104)

II. RECOMMENDATION:

Please award RFP 18-104 to Galls LLC and Smyrna Police Distributors for fire and police uniforms and duty gear and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY
OPRT. BUDGET: YES

TOTAL PROJECT COST: UNIFORM PURCHASES ARE FUNDED
THROUGH THE BASE OPERATING BUDGET WHICH TOTALS
\$146,700 FOR FY 2018.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Public Safety Uniforms (multiple accounts)	\$146,700.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00

IV. REPORT IN BRIEF:

The Public Safety Department purchases uniforms for Fire, Police, Rescue, E-911, and various other specialty, reserve, and volunteer personnel and buys personal-issue items such as duty gear and small equipment (e.g. flashlights). The City's prior uniform contract expired in 2017.

The City's intent is to award a 5-year non-exclusive contract to vendor(s) that supply the uniforms and duty gear listed in the RFP.

The Public Safety and Finance Departments prepared a Request for Proposal (RFP) and advertised for proposals in November/December 2017. As noted in the RFP, no guarantee is made for the number of items to be purchased by the City and items may be added to or eliminated from the list by the City during the course of the contract. The City received four proposals on December 14, 2017 from NAFECO, GT Distributors Inc., Galls LLC, and Smyrna Police Distributors.

The Evaluation Committee met January 3, 2018 to tabulate the overall scores. Each proposal was evaluated base on their method of providing service (37%); qualifications, resumes and references (30%); cost (30%); and Alpharetta vendor preference (3%). The proposals from NAFECO and GT Distributors were found to be non-responsive during the evaluation process (e.g. did not meet stated proximity requirements, did not offer a sufficient number of the requested uniform and duty gear items, etc.). The resulting scores for the responsive proposals were as follows (ranking of "1" to "5" with "5" being the highest):

- | | |
|-------------------------------|------|
| 1. Galls, LLC | 4.30 |
| 2. Smyrna Police Distributors | 4.12 |

The Public Safety Department desires to enter into a contract with both Galls, LLC and Smyrna Police Distributors to ensure competitive pricing and alternative supply sources. The Department has worked with both vendors and is

impressed with their service delivery and the quality of their products. Therefore, staff recommends award of RFP 18-104 to Galls LLC and Smyrna Police Distributors

V. ALTERNATIVES:

VI. ATTACHMENTS:

Record of Receipt (RFP 18-104), Galls RFP Submission Excerpt (RFP 18-104), SPD RFP Submission Excerpt (RFP 18-104)



CITY OF ALPHARETTA RECORD OF RECEIPT of REQUEST for PROPOSALS

This record serves to acknowledge the receipt of proposals in response to a public offering by the City of Alpharetta. Information concerning the content of each proposal is not available for public viewing until the contract award is made by the City of Alpharetta Council.

RFP #: **18-104**

Due Date: **December 14, 2017**

RFP NAME: **Fire & Police Personnel Uniforms & Duty Gear**

Due Time: **10:00 AM**

	OFFEROR NAME (as noted on proposal package)	DATE RECEIVED	TIME RECEIVED	NOTATIONS
* 1	NAFECO	12/12/2017	11:16 AM	
* 2	GT Distributors, Inc.	12/13/2017	10:16 AM	
3	Galls, LLC	12/13/2017	10:16 AM	
4	Smyrna Police Distributors	12/14/2017	9:04 AM	
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

Procurement Website: <https://www.ebidexchange.com/alpharetta>

Page 1

* RFP determined to be non-responsive during the evaluation process.

**CITY OF ALPHARETTA
REQUEST FOR PROPOSALS (RFP)
(THIS IS NOT AN ORDER)**



Finance Department
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

RFP TITLE: FIRE AND POLICE PERSONNEL UNIFORMS AND DUTY GEAR
RFP #: 18-104
RFP RESPONSE DUE DATE/TIME: NOVEMBER 30, 2017; 10:00 AM
RFP ISSUE DATE: NOVEMBER 9, 2017
NUMBER OF PAGES: 27

SINGLE POINT OF CONTACT DURING PROCUREMENT PROCESS

PROCUREMENT AGENT: Debora Westbrook
City of Alpharetta Phone: 678-297-6052 FAX: 678-297-6093
Finance Department Email: purchasing@alpharetta.ga.us
2 Park Plaza Procurement Website: <https://www.ebidexchange.com/alpharetta>
Alpharetta, GA 30009

INSTRUCTIONS TO SUBMIT A PROPOSAL:

1. CITY HALL NORMAL HOURS FOR DELIVERIES: MON-THURS 8:30 AM-5:00 PM; FRI 8:30 AM-4:30 PM
2. PROPOSAL PACKAGE MUST BE SEALED IN OPAQUE PACKAGING; NO FAXED OR EMAILED RESPONSES ACCEPTED
3. TECHNICAL PROPOSALS: SUBMIT UNBOUND (3-RING BINDER OK) **ONE** PAPER ORIGINAL WITH ORIGINAL SIGNATURES; **THREE** PAPER COPIES OF ORIGINAL; AND **ONE** CD-ROM/FLASH DRIVE COPY OF ORIGINAL
4. SUBMIT **ONE** COST PROPOSAL ORIGINAL (UNIFORM AND DUTY GEAR CATALOG LISTS) IN SEPARATE, SEALED ENVELOPE
5. NO PUBLIC OPENING WILL BE HELD FOR RFP RESPONSES

DELIVER SEALED PROPOSAL TO:

CITY OF ALPHARETTA
FINANCE DEPARTMENT
CITY HALL 1ST FLOOR GREETER STATION
2 PARK PLAZA
ALPHARETTA, GA 30009
ATTN: DEBORA WESTBROOK

EXTERIOR OF OFFEROR'S SEALED ENVELOPE/PACKAGE MUST NOTE:

Offeror's Name and Address
RFP Title & Number as noted on top of this page
RFP Due Date & Time as noted on top of this page
(or as may be changed by Official Written Addendum)

THIS PAGE MUST BE COMPLETED, SIGNED, AND RETURNED WITH EACH RESPONSE

By signing and returning this form with a Proposal, the authorized signer and represented firm have read, understand, and agree to information within this Request for Proposal and with required and informational documents, files, and/or forms posted to webpage for this RFP and made part of this RFP and any contract that may be awarded as a result of response to this RFP. Furthermore, Offeror acknowledges and agrees that Offeror has carefully examined and fully understands the provisions and requirements of this RFP, has made a personal examination of the site of the proposed work (if applicable), is satisfied as to the actual conditions and requirements of the proposed Work, and hereby proposes and agrees that if Offeror's Proposal is accepted, Offeror will contract with the City in full conformance with the Contract Documents.

FIRM/OFFEROR NAME: Galls, LLC
FIRM/OFFEROR MAILING ADDRESS: 1340 Russell Cave Road, Lexington, KY 40505
FIRM/OFFEROR PHONE NUMBER(S): 800-876-4242 or 770-800-9888
FIRM/OFFEROR FAX NUMBER(S): 770-799-5646
EMAIL ADDRESS FOR OFFEROR'S CONTACT: penman-justin@galls.com
AUTHORIZED OFFEROR SIGNATURE:
PRINTED NAME OF SIGNER: R. Michael Andrews Jr., CFO
OFFEROR FEDERAL I.D. NUMBER: 20-3545989
OFFEROR DUNS NUMBER: 04-259-8482



City of Alpharetta Fire and Police Personnel
Uniforms and Duty Gear #18-104
Galls, LLC Response

Project Specific Requirements

1. Galls, LLC will provide clothing samples upon request from the City of Alpharetta.
2. Galls, LLC offers a secure online ordering system to accommodate Public Safety employees with their billing and ordering needs.
3. Galls, LLC offers eEquip, a secure online ordering system with mobile device capabilities. This ordering system provides ease of ordering for city personnel.
4. Galls, LLC offers a convenient location at 1395 South Marietta Parkway., #220 Marietta, GA. 30066. This location is 20 miles from the City of Alpharetta's Public Safety Headquarters. This branch also allows employee-paid orders.
5. Galls, LLC accepts payment in the form of credit/debit card as well as by invoice from the city.
6. Galls, LLC will invoice the City of Alpharetta for orders placed with payment due within 45 days of delivery.
7. Public Safety employees personally ordering shall pay for items upon receipt through the equip website or at the location stated above.
8. Galls, LLC provides services to add sew-on patches and embroidery on a variety of uniforms items.
9. Galls, LLC will provide services to sew-on patches and name tags for the Police and SWAT Uniforms.
10. Galls, LLC will provide services to sew-on patches and name tags for the Fire Department Uniforms.



City of Alpharetta Fire and Police Personnel
Uniforms and Duty Gear #18-104
Galls, LLC Response

Method of Providing Services

Ordering Methods

Galls, LLC ("Galls") will provide the City of Alpharetta ("the City") a full-service solution utilizing local branch operations, multiple points of contact, a vast product offering, and a customer specific website ("eEquip").

Retail Branch Location

Galls recent acquisition of Red the Uniform Tailor allows Galls to provide a local branch to be utilized by the City personnel for optimal service and efficient response to immediate needs and ordering.

Galls locations are full service production and/or distribution facilities. The equipment includes hemming, sewing, embroidery, and heat press machinery. Between the two facilities, Galls is confident we have the physical resources to service your account.

Orders Placed by Phone

Orders may also be placed via phone to one of the Key Personnel listed in Section 3.2.3. All calls and voicemails are responded to within 24 business hours.

Electronic Order Procedure

Galls will provide a full-service agency specific website that will allow the City the option to manage their uniform program in several ways. We currently have over 4800 customer specific websites, 60,000 users, and 100,000,000 million dollars in annual sales that generate through our eEquip program.

The eEquip website is an a la carte menu that will allow your agency to order utilizing a dollar allotment, unit, allotment, agency approvals or administrative ordering using a purchase order or P-Card.

Included on the following pages are screen shot examples of setup and management options. If interested, Galls would like the opportunity to present the eEquip options to the City to show the options.

(Remainder of Page Intentionally Left Blank)



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

Secure Login Page

mpd.galls.com/cgi/CGBLOGIN

Welcome, Please Sign In.

CHARLOTTE-MECKLENBURG POLICE DEPARTMENT

Welcome to the CHARLOTTE-MECKLENBURG PD - CMPD
Uniform Program site, powered by Galls

Registered Customers

Log in using your User ID and Password below:

User ID:

Password:

[LOGIN](#)

[Forgot your password?](#)

* Required Fields



Having Trouble Logging in?
If you're unable to log into your account, we recommend you try requesting your password. If that doesn't help, contact your support team at CSHMM-COPS@GALLS.COM.

For general shopping and usage, please visit galls.com.

© 2017 Galls, All Rights Reserved.
System PROD Date/Rev: 10/17/2017 09:40:12 AD: 6078152/BAH/ITP/201807



Allotment View by Individual

mpd.galls.com/cgi/CGBHOMETPAMODE=*WORK&PAHDID=00000369644053&PARID=433014199339325

Welcome, B2B USER! Currently shopping as ALEXANDER BERKOVITZ (Release)

  **City of Madison
POLICE**

Your Current Location: **Patrol - Main** [My Account](#) | [Logout](#)

[Change Your Location](#)

Allotment Renewal Date: 01/01/2018

Allotment: Used Shopping Cart Available

\$740.18	\$329.61	\$0.00	\$410.57
----------	----------	--------	----------

[0 items in your cart | \\$0.00](#)

HOME **MY CART**

You have 0 items in your cart.

Shop by Category

- Uniforms >
- Footwear and Gloves >
- Equipment >
- Ballistic Vests >
- Duty Gear >



Please note that you are not limited to the boots currently displayed on the MPD/Galls website.

If you visit www.galls.com and are interested in boots that are not included on www.mpd.galls.com, the process is as follows:

The boots must be black (no color accents) and have a polishable toe and must be from a manufacturer that meets the provisions of the City of Madison's sweatshop ordinance.



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

Customizing Uniforms

← → ↺ | broward.galls.com/cgi/CGBBSRN1?PAMODE=*ENTR&PARTPG=CGBELMNI&PAMENU=CATEGORY&PMNHNO=00000000001156&PMNANC

HOME MY CART REPORTS INVENTORY MANAGEMENT

Shop by individual ☐

Broward Co Sheriff

- Class A Uniform
- Class B Uniform
- Class C Uniform
- Class ABC Pants
- Outerwear
- Holsters/Mag Pouches
- Duty Gear
- Equipment
- Accessories
- Tactical Uniforms
- Bike Patrol
- Training Instructions
- Collar Bars
- LET BRING ITEMS TO CENTRAL SUPPLY - PLACE AS SEPARATE ORDER

Class B Uniform

Broward Mens Short Sleeve Zipper Shirt
Item# SHYS0C SHY24 90
\$25.82

Namesstrip Instructions
Blank, Period, Space, First Initial, Period, Space Last Name
examples: CAPT. J. DOE or LT. J. DOE

Deputy = F. LAST
Sergeant = SGT. F. LAST
Lieutenant = LT. F. LAST
Captain = CAPT. F. LAST
Major = MAJ. F. LAST
Lt. Colonel = LT. COL. F. LAST
Colonel = COL. F. LAST

NAMESTRIP COLOR: N
XS

Quantity: 1 Add Item to Bulk

Select a Personalization

Dept. Patches & Namesrip

Select

- Dept. Patches & Namesrip
- Dept. Patches, Namesrip, and Sgt. Chevrons
- Dept. Patches, Namesrip, and Small Sgt. Chevrons

Box Border on Namesrip (\$0.00)

Dept. Patch Left Sleeve - EN2808 (\$0.00)

Dept. Patch Right Sleeve - EN2808 (\$0.00)

Green Namesrip (\$0.00)

Namesrip (\$0.00)

☐ Add Wheel Wings Left Sleeve - UN108 (\$2.70)

Order History & Sizes (1 of 3)

← → ↺ | broward.galls.com/cgi/CGBBLMON?PAMENU=ACCT_ORDR&PAHDID=00000412541531&PARCID=934334934192865

Welcome, B2B MAINTENANCE! Currently shopping as Jonathan Appel-7206 (Release)

GALLS
The Authority in Public Safety Equipment and Apparel

Your Current Location: DLE - 2115 - Dept of Administration
[Change Your Location](#)

[My Account](#) | [Logout](#)
[0 Items in your cart | \\$0.00](#)

Keyword Search

HOME MY CART REPORTS

You have 0 Items in your cart.

My Account

- Account Dashboard
- Address Book
- Photo Book
- Order Approval
- Order History**
- Orders Pending Approval
- Global Approval History

Order History

From Date: To Date:

OR

Cust PO #:

OR

Order #:

OR

Invoice #: [SEARCH](#)

ORDER #	CUST PO #	USERNAME	ORDER DATE	STATUS	ORDER TOTAL	VIEW ORDER	VIEW IMAGES
8705673	7206	JONATHAN_APPEL@SHERIFF.ORG	08/01/2017 10:17:45	Cancelled	15.64	View Order	
8815491	7206	JONATHAN_APPEL@SHERIFF.ORG	06/28/2017 15:20:57	Complete	24.60	View Order	
8321582	7206	JONATHAN_APPEL@SHERIFF.ORG	05/26/2017 09:58:17	Complete	90.00	View Order	
8313797	7206	JONATHAN_APPEL@SHERIFF.ORG	05/25/2017 13:07:14	Complete	137.92	View Order	
7940023	7206	JONATHAN_APPEL@SHERIFF.ORG	02/27/2017 10:11:21	Complete	98.40	View Order	

*Most recent five orders shown by default



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

Order History & Sizes (2 of 3)

← → ↺ | browser.galls.com/cgi/CGBSROH?PAMODE=*DISP&PARTPG=CGBLMOH&PAMENU=ACCT_ORDR&PMOHNO=00000008515481&PMEEC

You have 0 items in your cart

Order History

User Name: Jonathan Appel - 7206 Order Number: 8515481 placed on 08/28/2017 15:20:57

Order Summary		Billing Information	Payment Information
Merchandise: 24.00	Shipping: 0.00	SROWARD CNTY SHERIFF OFFICE PO BOX 6027 FINANCE DIVISION FORT LAUDERDALE, FL 33312 US	Purchase Order Number: 7206 On Account: 2160
Sales Tax: 0.70	Order Total: 24.70		

[ORDER INVOICES](#)

Shipping Information

Order Status: Complete Shipping Address: 2001 WEST STOWARD BLVD
GALLS CENTRAL SUPPLY
FORT LAUDERDALE, FL 33312 US Ship Method: Customer Pickup

LINE #	ITEM	DESCRIPTION	STATUS	TRACKING	QTY	TOTAL PRICE
1	110010: SPON 30 008	INFORMATION SHIRT 1 - 11 BLACK POLY TROUSERS WITH BLACK STRIPE & FREEDOM FLEX	Complete (1)		1	24.00
View Signature: *						
Processing Marks						
1 Numbering						
1.1	1.1.001	110010: SPON 30 008	Complete (1)		1	0.00
View Signature: *						
1.2	1.1.002	110010: SPON 30 008	Complete (1)		1	0.00
View Signature: *						

[CANCEL](#)

Order History & Sizes (3 of 3)

← → ↺ | cmpd.galls.com/cgi/CGBSRSP?PAMENU=ACCT_SIZE&PAHDID=000000412538884&PARID=630734920795417

Welcome, Re-Key ONLY X-DO NOT USE! Currently shopping as Re-Key ONLY X-DO NOT USE (Release)

CMPD CHARLOTTE-MECKLENBURG POLICE DEPARTMENT Your Current Location: Patrol - K9 - SWAT [Sign In](#) | [My Account](#) | [Logout](#)

[Change Your Location](#) [0 items in your cart | \\$0.00](#)

HOME MY CART REPORTS PACKAGES SHOP GALLS.COM ASSETS MANAGEMENT

Sizing Information

You have 0 items in your cart

My Account

- Account Dashboard
- Sizing Information**
- Address Book
- Phone Book
- User Maintenance
- Order History
- Email Credentials
- Global Approval History
- Admin Order History
- Optional Site Features
- Optional User Features

Sizing Information	
Inseam:	30
Neck Size:	17
Sleeve Size:	32
Chest/Bust Size:	N/A
Jacket Size:	Large
Waist Size:	36
Foot Size:	10 W

[UPDATE SIZES](#)

[Contact Us](#) [Returns Info](#) [Product Sign In](#) [Terms & Conditions](#) [Privacy](#)

POWERED BY **GALLS**



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

Estimated Delivery

← → ↻ 🔒 lexpolice.galls.com/cgi/CGBBSRNIT?PAMODE=*ENTR&PARTPG=CGBBLMNI&PAMENU=CATEGORY&PMNHNO=00000000000103&PMNANT

Welcome, B2B USER! Currently shopping as RONALD C SPURLOCK-38275 (Release)

Your Current Location: Police

Signing Information | My Account | Logout

Altitude Renewal Date: 07/01/2018

Altitude Used: \$300.00 Shopping Cart: \$0.00 Available: \$429.00

Keyword Search

HOME MY CART SHOP GALLS.COM

You have 0 items in your cart

Epistar

Uniforms

Duty Uniforms

External Vest Carriers

Tactical Pants & Poles

Headwear

Duty Gear

Equipment

Footwear

Accessories & Imprints

Traffic Control

Rainwear

Outerwear, Gloves, Tablets

K9 Uniforms

Bike Patrol

PSU Uniforms

Topping

Formal Dress Uniforms

Bates 5" Tactical Sport Boot

Item # 12520 115 M

\$72.10

11.5

Medium

9 in stock, order soon - usually ships same day

Quantity: [Purchase in Bulk](#)

[Add to Cart](#)

Product Details

Bates 5" Tactical Sport Quarter boots, compared to similar boots, are 30% lighter and 35% more flexible with 4 1/4 inch and 1 1/2 inch break-in ground shock absorption. Fully reinforced and renewable heelbeds, with shock absorbing patch and a suspension PU midsole provide added comfort. All components are non-toxic, for ease in passing through high security environments.

- Leather and non-leather fabric upper options
- 7 laces, 6 eyelets
- Removable shock absorbing insole with Dri-Lex™ liner
- 1 1/2 inch break-in ground shock absorption
- Leather, leatherette or rubber sole with slip-resistant
- Removable components
- Corrosion resistant
- 20% lighter, 35% more flexible
- 4 1/4 inch, 1 1/2 inch break-in ground shock absorption
- PU out

Shopping Cart

← → ↻ 🔒 lexpolice.galls.com/cgi/CGBBSCART2?PAMODE=*CHNG&PARTPG=CGBBSRNI&PAMENU=&PMCHNO=&PMOTNO=&PMMSG=&PMCONFIRM

Welcome, B2B USER! Currently shopping as RONALD C SPURLOCK-38275 (Release)

Your Current Location: Police

Signing Information | My Account | Logout

Altitude Renewal Date: 07/01/2018

Altitude Used: \$500.00 Shopping Cart: \$72.10 Available: \$358.90

Keyword Search

HOME MY CART SHOP GALLS.COM

Shopping Cart [PROCEED TO CHECKOUT >>](#)

Need Help? [Email us](#) any time.

ITEM NUMBER	DESCRIPTION	QTY	ITEM PRICE	TOTAL PRICE	REMOVE
 SP520 115 M	Bates 5" Tactical Sport Boot	1	\$72.10	\$72.10	View/Edit
SHOE SIZE: 11.5 WIDTH: Medium 9 in stock, order soon - usually ships same day					

Items in cart: 1 Total Units: 1 Merchandise Total: \$72.10

[CONTINUE SHOPPING](#) [UPDATE SHOPPING CART](#)

[Contact Us](#) [Returns Info](#) [Product Sizing Info](#) [Terms & Conditions](#) [Privacy](#)

POWERED BY **GALLS**



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

Allotment Overage Management

Atlanta Police Dept - Pa × +

atlantapd.galls.com/cgi/CGBBCART

Welcome, B2B Admin! Currently shopping as Albert Hernandez (Released)

Your Current Location: General

Account Renewal Date: 07/01/2017

Alotment: Used: \$0.00 | Shipping Cost: \$0.00 | Available: \$300.00 | \$0.00 | \$0.00 | \$0.00

My Account | Logout

0 items in your cart | \$0.00

Keyword Search

HOME MY CART

Secure Checkout

Need help? Email us any time.

Order Information

* First Name: [Albert]

* Last Name: [Hernandez]

* Email Address: [albert.hernandez@atlantapd.ga.gov]

* Phone Number: [7706000000]

* Pickup Location: [All New (Home Number)]

* Pickup Location: [All New (Home Number)]

Galls Atlanta Retail Showroom
1318 Chulohossee Ave NW
ATLANTA GA 30318

Order Summary

Merchandise Total: \$0.00

Shipping: \$0.00

Taxes: \$0.00

Order Total: \$0.00

Payment Information

This purchase exceeds your allotment by \$0.00. The balance will need to be paid by credit card.

☐ \$221.00 Open Account

Special order items or items that have been altered, decorated, engraved, customized, or otherwise embellished at the request of the customer cannot be returned unless the return is related to Galls error. Items that are not customized and that are unwashed, unworn, with original attached tags and packaging can be returned or exchanged within 30 days of pickup.

* Customer PO: [General]

☐ \$0.00 Credit Card

* Credit Card Number: []

* Expiration Date (mm/yy): []

* Security Code: []

Reference: []

UPDATE ITEMS CONTINUE

Order Confirmation

GALLS
The Authority in Public Safety Equipment and Apparel®

Your Current Location: DLE - 2112 - Child Protective Services

Change Your Location

My Account | Logout

0 items in your cart | \$0.00

Keyword Search

HOME MY CART

Thank you, Test User!

Your order number is: 8697158

Thank you for your order!

Please keep your order number for your records.

CONTINUE SHOPPING

Contact Us
Returns Info
Store Policy

Product Sizing Info | Fitting Locations
How To Order (Video)
Approver How To | (Video)
Terms & Conditions
Privacy

POWERED BY
GALLS



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

Shipped Orders

← → ↺ | lexpolice.galls.com/cgi/CGBBSROH7PAMODE=*DISP&PARTPG=CGBBLMCH&PAMENU=ACCT_ORDR&PMOHNO=00000006497855&PMREI

Welcome, B2B USER! Currently shopping as RONALD C SPURLOCK-36275 (Release)

Your Current Location: **Prime** | Sign In | My Account | Logout | 0 items in your cart | \$22.52

Account Renewal Date: 8/16/2018 | Account Used: Shopping Cart Available: \$22.52 | Keyword Search

HOME MY CART SHOP GALLS.COM

You have 1 item in your cart

Order History

User Name: RONALD C SPURLOCK-36275 | Order Number: 6497855 placed on 08/06/2016 12:31:56

Order Summary		Billing Information	Payment Information
Merchandise: 344.00	LPUCG POLICE EMP UNIFORM	P.O. BOX 200	Purchase Order Number: 36275P
Shipping: 10.00	200 E MAIN STREET	LEXINGTON, KY 40501 US	On Account: 354.50
Sales Tax: 0.00			
Order Total: 354.00			

[ORDER INVOICES](#)

Shipping Information

Order Status: Complete | Shipping Address: 1300 BURNING CREEK RD, LEXINGTON, KY 40503 US | Ship Method: UPS Ground

LINE #	ITEM	DESCRIPTION	STATUS	TRACKING	QTY	TOTAL PRICE
1	36275P New 17 30	DISPATCH MENS L/S SHIRT	Complete (2)	5Z4709603239951272	2	140.00
		Install Radio/Mic Tab				
		Lexington Police Patch - Left Sleeve				
		Lexington Police Patch - Right Sleeve				
1.1	LA139 WP	INSTALL RADIO/MIC TAB	Complete (2)	5Z4709603239951272	2	0.00
1.2	5Z240 CMV	LEXINGTON POLICE TAB FOR DISPATCH SHIRT	Complete (2)	5Z4709603239951272	2	0.00
1.3	EG6769	ALPHARETTA POLICE LPUCG LEXINGTON GLENN KNOX'S TERNWORTHIN VEST	Complete (2)	5Z4709603239951272	2	0.00

Full Catalog Availibilty (1 of 2)

← → ↺ | lexpolice.galls.com/cgi/CGBBHOME7PAHDID=00000412557938&PARDID=292080760138146

Welcome, B2B USER! | Your Current Location: **NET 30 3811380** | Sign In | My Account | Logout | 0 items in your cart | \$0.00

Change Your Location | Keyword Search

HOME MY CART REPORTS PACKAGES SHOP GALLS.COM SITE MAINTENANCE

Shop by Individual ☐

- Uniforms
 - Duty Uniforms >
 - Awards
 - Recruits
 - Dispatch
 - External Vest Carriers
 - Tactical Pants & Poles
 - Headwear
 - Duty Gear
 - Equipment
 - Footwear
 - Accessories & Insignia
 - Traffic Control
 - Rainwear
 - Outerwear, Gloves, T-shirts
- K3 Uniforms
- Size Patrol
- FSU Uniforms
- Training
- Safety Officers
- Mounted Unit



Welcome, Lexington Division of Police

Our partnership with LEXUCG Police is an important one. Galls is committed to delivering top-quality products quickly to you with the best service around.



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

Full Catalog Availability (2 of 2)

The screenshot shows the Galls website interface. At the top, there's a navigation bar with the Galls logo and a search bar. Below the navigation bar, there's a "Quick Links" section with links to Home, About Us, Contact Us, and more. A "Popular Categories" section lists various product types like Duty Uniforms, Tactical Pants, and more. The main content area features a large banner with the text "Welcome To Your Exclusive Access To Galls Full Product Offering." Below the banner, there are several product categories with corresponding images and discount percentages: "BADGES / IDENTIFICATION" (20% OFF), "BAGS / BAGGAGES" (20% OFF), "CASUAL DUTY" (18% OFF), "DUTY GEAR" (15% OFF), "FLASHLIGHTS / SPOTLIGHTS" (10% OFF), and "FOOTWEAR" (18% OFF). The footer contains contact information and a "Full Site" link.

Mobile Web

The screenshot shows the Galls mobile website interface. At the top, there's a navigation bar with the Galls logo and a search bar. Below the navigation bar, there's a "Quick Links" section with links to Home, About Us, Contact Us, and more. A "Popular Categories" section lists various product types like Duty Uniforms, Tactical Pants, and more. The main content area features a large banner with the text "Welcome, patrick.suttant". Below the banner, there are several product categories with corresponding images and discount percentages: "BADGES / IDENTIFICATION" (20% OFF), "BAGS / BAGGAGES" (20% OFF), "CASUAL DUTY" (18% OFF), "DUTY GEAR" (15% OFF), "FLASHLIGHTS / SPOTLIGHTS" (10% OFF), and "FOOTWEAR" (18% OFF). The footer contains contact information and a "Full Site" link.



City of Alpharetta Fire and Police Personnel
Uniforms and Duty Gear #18-104
Galls, LLC Response

Onsite Measuring

Upon mutual agreement key personnel will be available to complete onsite measurements at the City's locations/offices.

Measuring for groups or individuals may also be completed at our Marietta Branch Location. The advantage to coming to our storefront would be that the City's employees can try on sizing samples before placing their order.

The branch location to be utilized for efficient service, measurements and fittings is located approximately 20 miles from the Alpharetta Public Safety Headquarters.

Galls (formerly Red the Uniform Tailor)
1395 South Marietta Parkway., #220
Marietta, GA 30066

Hours of Operation are Monday- Friday 8:30am - 5:00pm

In Galls' branch location in Marietta, GA, we have 5 Sales Associates to help our customers on our Sales Floor. These Associates have a combined 49 years in the industry and are very knowledgeable with all products. We ask that an Order Form be brought in with exactly what each Officer is to be sized for at that time. The order form may be faxed in or emailed over prior to the Officer arriving to our store.

Alteration Services

Galls Uniform Services

No one can compare to our full spectrum of in-house customization options for apparel and gear. Our state-of-the-art Production area can provide all types of uniform embellishments to include pant hemming, pant striping, shirt tailoring, emblem applications, embroidery, heat press, silk-screening, engraving, and more.

Company-wide, Galls performs an **average of 7,500 embellishments daily or 2MM embellishments annually.**

Utilizing single, double, six, and twelve head embroidery machines we are able to accommodate everything from the small individual order to the substantial agency order.

Strategic training allows us to quickly expand and contract work cells to service both rush and more complex orders.

Our integrated warehouse management system allows real time tracking of each order as it completes each Production operation.

Galls embroidery options provide a complete catalog of Madeira poly-neon thread in wide-ranging colors to include red, gold, dark gold, navy, green, and white.



City of Alpharetta Fire and Police Personnel
Uniforms and Duty Gear #18-104
Galls, LLC Response

Marietta Branch Alteration Services

Our Seamstress Department has 4 Full Time Seamstress and 1 Part Time Seamstress. Each of these individuals are qualified to do any and all alterations including tapering the body of shirts, tapering sleeves, all embellishments to Dress Suits, along with normal operational duties of hemming pants and applying all embellishments to any garments. We maintain 6 high quality sewing machines, a surger, a button machine, a button hole machine and a pants striping machine.

We have our own Embroidery Department with 6 Embroidery Machines. We also have the ability to make name plates (for a quick turn) and we do our own Heat Press with almost any logo you may ask for from us.

Returns

All products will fall under the manufacturer's standard warranties. In addition, Galls offers a "No Hassle Guarantee" on returned merchandise. This means that if you are unhappy for any reason with a newly purchased item, you may return it to Galls for an exchange or refund within 1 year from purchase date. Please note all custom orders (sized or embellished) are non-returnable and non-refundable unless the error was made on Galls part.

Galls strives to be a partner to our contract customers. If any item is a Galls mistake, we will provide a return shipping label at no charge and accept the return. If the mistake is made in the ordering process from the City of Alpharetta, Galls will most always return non-customized goods and will give consideration on customized goods.

As long as the agency mistakes do not become a recurring problem, we can make exceptions on occasion for customized goods. Returns can be sent back to Galls corporate in Lexington or at the branch in Marietta.

Product Availability, Delivery, and Shipping

Galls is the City's reliable source for quality, in-stock public safety equipment and apparel. Like you, we're quick, efficient, and effective. Galls understands that the demanding needs of your profession drive your purchasing decisions, so we demand the quality gear you require to do your job. As the public safety industry leader, we pride ourselves on having the [largest inventory](#) in the industry. However, your options do not end with our inventory; Galls will leverage our experience and knowledge to find the products you require in the rare event we do not inventory the item or brand.

Galls partners with [public safety leaders](#) in manufacturing including brands such as ASP, Bates, Blackhawk, Elbeco, 5.11 Tactical, Flying Cross, Tru-Spec, Under Armour, and yes we apply our 50 years of knowledge and customer feedback to the Galls brand.



City of Alpharetta Fire and Police Personnel Uniforms and Duty Gear #18-104 Galls, LLC Response

We carry most items fully stocked, but may on occasion have a need to order something should the Manufacturer be low on product. But, because our company has 65+ locations nationwide, we usually have the availability to get something from one of those locations should the Manufacturer not be able to get it to us. Our turn-around time on orders is usually 3-5 business days on in stock items. Should you have someone who needs a uniform sooner, and we have it in stock, we will get it done in the same day for you.

We can set your account up to have finished product shipped to you, or for you to pick it up here. All orders are double checked prior to leaving the store and you will be given a packing slip with each order including what is shipping and what is on back order. Once your order has shipped you will receive detailed invoices from our accounting department.

Galls will notify the City within 5 business days of any item discontinuation or cancellation upon receipt of notification from manufacturer.

Galls will notify the City of any back-ordered items within 10 business days of order receipt and include and estimate fill date. If the back-ordered item cannot be filled in the specified time-frame, Galls will work with City to source an alternate.

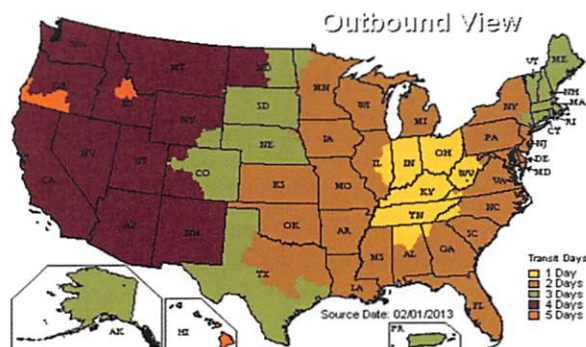
Delivery System

When necessary to ship products Galls will ship all orders via UPS from our Marietta, GA branch location or our Lexington, KY distribution center. Additional shipping options may be available upon request from the City.

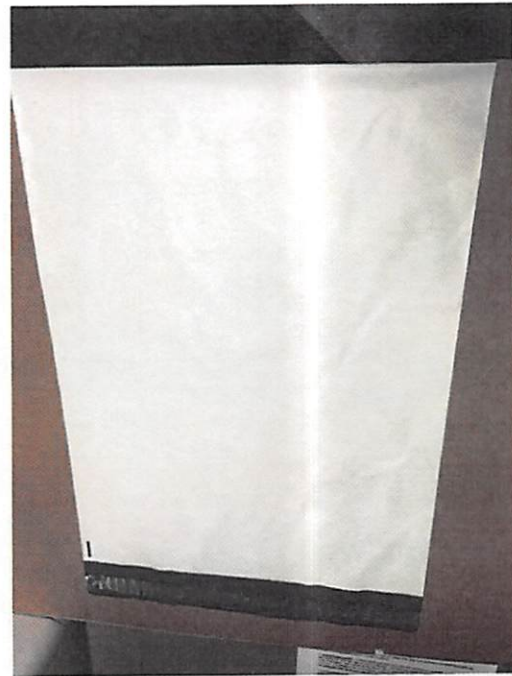
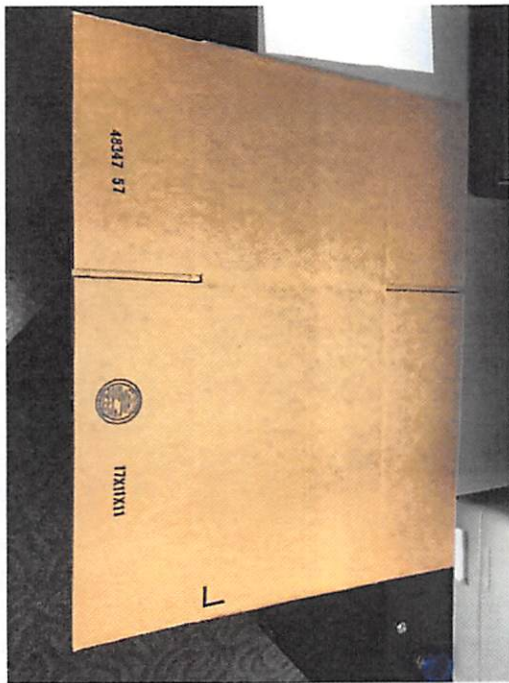
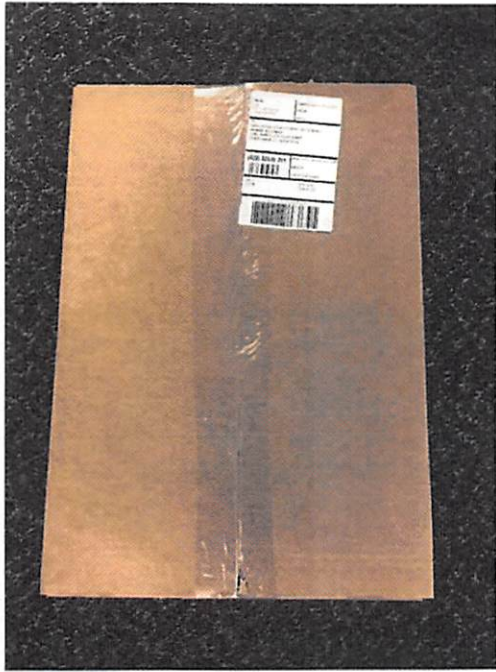
Galls will provide a tracking number with every shipment. Additionally, tracking options will be made available on eEquip.

Delivery time varies nationwide depending on ship method selected when the order is placed. Next business day, 2 day delivery, and 3 day delivery are all options. Delivery times are generally guaranteed with the exception of extreme weather conditions, or carrier's service interruptions.

UPS Transit Map:



Example Packaging





1340 Russell Cave Road
Lexington, KY 40505
1-800-477-7766
www.galls.com

Regular



ORDER NO:

--

LEXINGTON FAYETTE URBAN CNTY Pkt Ctrl Nbr
200 E MAIN ST
LEXINGTON KY 40507-1310

LFUCG ORDERS

--

1300 RUSSELL CAVE RD
POLICE
LEXINGTON KY 40505

Example
Packing
Slip

04DA08BE03 1.00 TJ271 SAND 34 34 DELTA STRETCH PANT

Galls
1340 Russell Cave Road
Lexington, KY 40505
1-800-477-7766
www.galls.com
galls.com/pages/returns

1 OF 1 PAGES

Net Product \$	0.00
Tax	0.00
P & H	0.00
Total Shipment \$	0.00
	0.00

Cust. Phone#: _____

07/03/2017

07/21/2017 09:58:55 1707114887 LEX

LEXINGTON FAYETTE URBAN CNTY

LEXINGTON KY 40507-1310

Order:

PO #: SGT. 1 SAMPLES



City of Alpharetta Fire and Police Personnel
Uniforms and Duty Gear #18-104
Galls, LLC Response

Accounting Procedures

Galls has a full service “in house” accounting and finance department, and will work closely with the City of Alpharetta to meet specific needs and make your billing process with Galls seamless.

Electronic Billing Options

Billtrust can email, fax, or USPS invoices automatically and daily. Statements are generated once a month and go out the same way. Non-customized invoices can be emailed individually or strung together and sent in one email from Billtrust.

Customized invoices are manually generated and can be emailed, faxed, or USPS bi-monthly or monthly. Statements can be generated mid-month or at requested intervals. This is essentially a download of current account balance information in excel format. Customized invoices are almost always strung together and manually emailed to customers.

Non-customized invoices- the Billtrust Gateway can be activated so customers can print their own statements and invoices for up to two years. After two years, invoices/statements are not available on Billtrust, but invoices can be requested from Galls, and Galls can provide this information. Statements older than two years are not retained by Billtrust or Galls.

Customized Billing Options

- Can have electronic signature capture of orders picked up at the retail/service centers
- Can have up to 3 customizable fields (15 characters) printed on invoice
- Can have contract descriptions printed after our item description
- Can have contract line numbers printed on invoice

Billtrust or customized invoices (not picked up) have UPS or USPS tracking numbers (except of drop ship – items shipped from vendors directly). For orders where “shopping for” feature is selected, only customized invoices (GQ) has the feature at this time. Ticket open to have Billtrust invoicing to mirror.

“Invoice notes” entered on eQUIP websites will print on both Billtrust and customized invoices (50 characters) – must be turned on at the website level and will say whatever is typed in by customer during order entry.

Invoice Options

Regular invoicing = 1 order with multiple shipments will = multiple invoices
Bill Complete invoices = 1 order with multiple shipments = 1 invoice
Both of the above types are customizable



City of Alpharetta Fire and Police Personnel
Uniforms and Duty Gear #18-104
Galls, LLC Response

Frequency Options

Regular, non-customized invoices from Billtrust are held for 5 days or \$500 (whichever comes first) and then sent automatically.

- Customized invoices are manually generated by Galls team and are generally done bi-monthly or monthly depending on volume
- Statements are once a month
- All can be sent per customer's choice of method to deliver

Sorting Capabilities

Only the downloadable reports for customized invoices or Billtrust (non-customized invoices) are sortable as they are in excel format.

Invoices that are printed/faxed/emailed are in sales order # and then date completed.

(Remainder of Page Intentionally Left Blank)



INVOICE

Example

PO Box 54430
Lexington, KY 40555-4430
Billing Questions:ARSGalls.com

When applicable, merchandise was received and signed for by (signature below):

Sold To:
LEXINGTON FAYETTE URBAN CNTY
200 E MAIN ST
LEXINGTON KY 40507-1310

BILLING INQUIRIES

(866) 286-1359

Page 1 of 1

ACCOUNT NUMBER

TERMS

INVOICE NUMBER

INVOICE DATE

07/12/2017

DUE DATE

09/11/2017

SHIP VIA

Showroom

P.O. NUMBER

SGT.

SAMPLES

SALES ORDER

FOB SHIPPING POINT

F.O.B. Shipping Point

Ship To:

LFUCG ORDERS

1300 RUSSELL CAVE RD
POLICE
LEXINGTON KY 40505

ITEM	ITEM DESCRIPTION	WHS	QTY	PRICE	TOTAL
TJ271 SAND 34 34	DELTA STRETCH PANT	LEX	1		

3007140708

Subtotal: \$0.00

Shipping: \$0.00

Tax: \$0.00

CREDIT/PREPAYMENTS: \$0.00

TOTAL CHARGE\$ CURRENT SHIPMENT: \$0.00



To ensure proper payment application, please write your account number on your check, and include the attached coupon with your payment

INVOICE DATE 07/12/2017

DUE DATE 09/11/2017

ACCOUNT NUMBER

AMOUNT DUE \$0.00

INVOICE NUMBER

Bill To:
LEXINGTON FAYETTE URBAN CNTY
200 E MAIN ST
LEXINGTON KY 40507-1310

Payable To:
GALLS, LLC
P.O. BOX 71628
CHICAGO, IL 60694-1628

Example

Galls, LLC Invoice Credit Terms and Conditions of Sale

Payment - Invoices for items delivered pursuant to any sales order are payable only in United States currency. You, your business, and/or your agency (the "Buyer") understand that Galls, LLC (the "Seller") may impose and charge a finance charge that is the greater of 1.5% per month or the highest rate allowed by law on any amount which becomes past due and delinquent. Returned checks may be assessed a \$25.00 service fee. Additionally, Buyer shall be responsible for all collection costs, court costs, and reasonable attorney's fees in connection with the recovery of delinquent amounts.

All sales are made pursuant to these Credit Terms and Conditions of Sale, and Seller objects to any different or additional terms or conditions contained in Buyer's purchase order or any other document submitted by Seller. Payments may be applied against open balances at the sole discretion of Seller and may be applied across accounts if Buyer has more than one account with Seller. Credit memos are non-refundable and may be applied to open invoices at Seller's sole discretion.

Credit Terms - Any extension of credit is based upon all amounts payable on or before the due date on any written, quoted, or agreed terms, and shall be paid in accordance with such terms. If not paid on or before such date, accounts shall be considered delinquent and subject to the additional finance charges as set forth herein.

Buyer agrees to provide Seller, upon request, with an updated credit application as a condition to the continued extension of credit. Buyer acknowledges and agrees that Seller may utilize outside credit reporting services and financial institutions to obtain information on the Buyer as a condition precedent to or for continued extension of credit. Seller may terminate any credit availability within its sole discretion and without prior notice. Buyer's continued solvency is a precondition to any sale made by Seller.

Delays - Where a specific shipping date is not designated on the face hereof or in a subsequent writing signed by the Seller, the Seller shall not be responsible for any delays, nor shall Seller be liable for any loss or damages resulting from such delays. Seller shall not be liable for any delays in filling this order caused by accidents to machinery, differences with employees, strikes, labor shortages, fire, floods, priorities requested or required by an instrumentality of the United States Government or the government of any state, delays in transportation, restrictions imposed by any federal, state or municipal law or regulation, whether valid or invalid, or causes beyond the control of the Seller.

Warranty - Seller shall pass through to Buyer all manufacturer warranties and return policies applicable to Buyer's order. Seller shall take all reasonable actions to ensure that Buyer receives the benefit of such pass through warranties and return policies. Buyer's sole remedies for any goods sold hereunder shall be as provided in such warranties and return policies and shall be solely against the applicable manufacturer. SELLER, ON BEHALF OF ITSELF, DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, OR STATUTORY, RELATING TO SUCH GOODS.

Restocking - If a cancellation of an order or a return by Buyer is accepted or initiated by Seller and/or the manufacturer, it may be subject to a restocking charge at the discretion of Seller.

Delivery and Transportation - Products sold herein are sold FOB at the place indicated on the face of this sales order unless otherwise agreed to in writing by Seller and Buyer. The method and agency of transportation and the routing will be designated by the Seller. In the event the Buyer requests alternative shipment or routing, all extra packing, shipping and transportation charges thereby resulting will be for the Buyer's account.

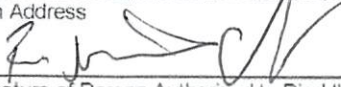
Waiver - No provision herein shall be deemed a waiver by reason of any previous waiver, and no breach of any provision shall be deemed a waiver by reason of any previous breach.

Governing Law - The sole jurisdiction and venue shall be the courts of the Commonwealth of Kentucky.

Export Restrictions - This transaction may contain commodities restricted in the United States International Trade Regulations. If at a later date the Buyer decides these commodities will be exported from the United States please reference the United States Department of Commerce Bureau of Industry and Security Export Administration Regulations (15 CFR 730-774), the United States Department of State International Traffic in Arms Regulations (22 CFR 120-130) as well as any other applicable laws. These laws apply to private, commercial, and government agency export transactions. As an exporter, the Buyer will be responsible for compliance with all U.S. laws relating to the export of these items.

*Designates this item is on the Galls GSA Contract (GS-07P-0157M) all other items are OPEN MARKET.

RFP Document Receipt Acknowledgement

RFP Document Receipt Acknowledgement				Finance Department 2 Park Plaza Alpharetta, GA 30009 P: (678) 297-6052 F: (678) 297-6093 purchasing@alpharetta.ga.us	
RFP TITLE:		FIRE AND POLICE PERSONNEL UNIFORMS AND DUTY GEAR			
RFP #:		18-104			
Response DUE DATE/TIME:		DECEMBER 7, 2017; 10:00 AM			
RFP ISSUE DATE:		NOVEMBER 9, 2017			
PROCUREMENT AGENT/CONTACT: DEBORA WESTBROOK, purchasing@alpharetta.ga.us , 678-297-6052					
1. The following documents are made part of the Procurement noted above and part of any contract that may be awarded as a result of response to this Procurement. Each document has been posted separately at the eBid website for this project, https://www.ebidexchange.com/alpharetta, on the RFP issue date. NOTE: other documents may be posted at a later date as part of an addendum. A separate acknowledgement form, which must also be completed and returned with the proposal, will be provided for any addenda issued. 2. If any of the documents noted below are not available to the Bidder, contact the Procurement Agent noted above. a. RFP 18-104, FIRE AND POLICE PERSONNEL UNIFORMS AND DUTY GEAR Original Document issued November 9, 2017 b. Procurement Information 5-2017 document c. RFP 18-104 Catalog of Items-Duty Gear-Equipment in Excel format d. RFP 18-104 Catalog of Items-Uniforms in Excel format e. Delivery Cut Label – for use on outside proposal packaging 3. This signed acknowledgement must be included with Procurement response. Failure to comply with any of the noted documents or failure to submit this acknowledgement may be cause for rejection of firm's response. 4. A signature on this acknowledgement does not constitute your signature on the original Procurement document nor as acknowledgement of addenda that may be issued at a later date. 5. A signature on this page acknowledges receipt of all of the Procurement documents noted in item #2 above.					
Galls, LLC Firm Name					
1340 Russell Cave Rd. Lexington, KY 40505 Firm Address					
 Signature of Person Authorized to Bind this Firm					
12-12-17 Date					
R. Michael Andrews Jr. CFO Typed or Printed Name and Title					
800-876-4242 penman-justin@galls.com Phone Number and E-mail Address					



1340 Russell Cave Road
Lexington, KY 40505

December 12, 2017

City of Alpharetta
Attention To: Debora Westbrook
Finance Department
2 Park Plaza
Alpharetta, GA 30009

Re: RFP 18-104, Fire and Police Personnel Uniforms and Duty Gear, Section 3.2

Dear Debora:

Galls, LLC ("Galls") is excited about the opportunity to service the City of Alpharetta ("the City") and look forward to becoming a key Partner if awarded the Contract. Galls has been in business for 50 years servicing the public safety market; specializing in law, fire, security, corrections, emergency medical services, federal government, military, postal, corporate and transit uniforms and equipment. More than 68% of all law agencies nationwide make purchases from Galls. We are proud to serve America's public safety professionals.

Galls' Corporate Office and Primary Distribution Center is located at 1340 Russell Cave Road, Lexington, KY 40505. In addition to the primary location, Galls has over 65 locations nationwide consisting of distribution centers, retail stores, and contract service centers.

Galls recent acquisition of Red the Uniform Tailor allows Galls to provide a local branch to be utilized by the City personnel for optimal service and efficient response to immediate needs and ordering.

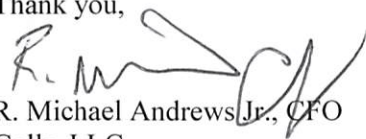
The branch location to be utilized for this contract is located approximately 20 miles from the Alpharetta Public Safety Headquarters. Branch information is below.

Galls (formerly Red the Uniform Tailor)
1395 South Marietta Parkway., #220
Marietta, GA 30066
PH: 770-800-9888 Fax: 770-799-5646
Hours of Operation are Monday- Friday 8:30am - 5:00pm

The City's designated point of contact will be Ann Marie Davidson, Branch Manager Marietta, GA. Ann Marie has worked closely with the Public Safety Industry for 18 years. She is proficient and knowledgeable in all uniform and equipment needs and has extensive training in the Body Armor area including information and fitting. Ann Marie may be contacted at the Marietta Branch location or via email at ann_davidson@rtut.com.

We appreciate the consideration and look forward to servicing the City of Alpharetta for the duration of the Contract. Please direct all questions or concerns to the undersigned.

Thank you,


R. Michael Andrews, Jr., CFO
Galls, LLC



City of Alpharetta Fire and Police Personnel
Uniforms and Duty Gear #18-104
Galls, LLC Response

3.2.2 References:

Agency: Marietta Police Department
Address: 240 Lemon Street, Marietta, GA 30060
Contact: Major Steve Kish
Phone: 770-794-5300
Email: skish@mariettaga.gov
Services Provided: Uniforms, gear and supplies
Contract Value: 100K

Agency: Marietta Fire Department
Address: 112 Haynes St. Marietta, GA 30061
Contact: Commander Mike Vickers
Phone: 770-794-5450
Email: mvickers@mariettaga.gov
Services Provided: Uniforms, gear and supplies
Contract Value: 75K

Agency: Federal Reserve Bank Law Enforcement Division
Address: 1000 Peachtree St. Atlanta, GA
Contact: Laurie Shirley
Phone: 404-498-8598
Email: laurie.shirley@atl.frb.org
Services Provided: Uniforms, gear and supplies
Contract Value: 75K



3.2.3 Resume and Experience of Key Personnel

Ann Marie Davidson - General Manager

- 18 years of experience in Industry
- Proficient and knowledgeable in all uniform and equipment needs for Public Safety. Extensive training in Body Armor area including information and fitting and in the duty gear area. Very detail oriented and handles projects very well.
- 6 years with this Company.

Karen Nowakowski - Operations Manager

- 12 years of experience in Industry
- Proficient and knowledgeable in all uniform needs for Public Safety. Designs and creates custom made patches and logos, and uniforms. Extensively trained in fitting custom-made uniforms including but not limited to Honor Guard, Dress Uniforms, Bike Uniforms, Motor Breeches, etc. Karen is a very detail oriented person who handles major projects and coordinates very well.
- 12 years with this Company.

Chris Medley - District Sales Manager- South East

- 5+ Years at Galls
- 12 Years of Industry Experience
- Extensive experience managing large agency uniform and equipment programs
- Manufacturer certified in Body Armor and Uniform fitting

Ed Rumowicz- Regional Account Executive

- 35 years in public safety uniforms and apparel
- Extensive background in product development for large public sector agencies
- Bachelor of Science from Clarion University
- Manufacturer certified in Body Armor and Uniform fitting

Joe Clements – Sales Team Leader – South Team

- 13 years with Galls
- Extensive background in product development for large public-sector agencies
- Manufacturer certified in Body Armor and Uniform fitting

Alison Waldrige – Managed Account Rep – Georgia

- 8 months with Galls
- Pays attention to detail and has strong organizational skills.

Award will consider price, but price will not be the sole, determining factor.

Proposal Price Certification

In compliance with Section 2 Scope of Project/Specifications, the undersigned offers and agrees that if this Proposal is accepted by the City Council within one hundred twenty (120) days of the date of RFP Proposal Response Due Date/Time, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY Galls, LLC

ADDRESS 1340 Russell Cave Rd. Lexington, KY 40505

AUTHORIZED SIGNATURE(S) R. Michael Andrews, Jr.

PRINT / TYPE NAME(S) AND TITLE(S) R. Michael Andrews, Jr.

CFO

CONTACT INFO: PHONE NUMBER (800) 876-4242

CONTACT INFO: E-MAIL ADDRESS Penman Justin@Galls.com



System Capabilities

- *Secure Online Ordering System*
 - Galls eQuIP is only accessible by users defined and approved by customer through unique user names and password assignment
- *Mobile Device Compatibility*
 - Galls eQuIP has a custom mobile experience for ease of on-the-go ordering
 - Compatible with all smart phones
 - Can be accessed from any location
- *Configurable based on Customer Uniform Program Requirements*
 - Designed to support a broad range of customer uniform program requirements
 - A uniform program profile is established with each customer to be serviced through the Galls eQuIP system
 - This profile defines the operating parameters in which the system will govern the program, to include: employee management, allotment management, product offering, delivery requirements, and invoicing
- *Employee Management*
 - Galls eQuIP provides an employee based management and tracking segment.
 - Employee information, required to properly process order and provide management reports, is warehoused in our systems data storage. This information includes: employee code, name, address (if appropriate to the program requirement), anniversary date, department, rank, assigned location, designation, and employee group.
 - Historical & distribution data is also maintained for each employee. This data is the basis for management reports, and is collected as orders are placed and distributed. Historical data includes items distributed (to the size level), along with quantities and order/shipment dates.
- *Product Offering Management*
 - Product offerings for the uniform program are defined, and are assigned to the respective employee groups when a uniform program is established on the system.
 - Employee Groups, or shop-by locations, typically represents a job function or physical location. Such as if a uniform program was for a police department, there may be Shop-By Location for "Patrol", "Swat", "K-9", etc. with each group having a specific uniform products assigned to them. During order placement, only products associated with the

Shop-By Location the employee is assigned to are available for order. This ensures that the employee can only order those products required for his/her job function.

- Galls eEquip supports alterations, such as trouser hemming, application of badges, etc. These elements are defined based on the requirements of the uniform program, and may be limited to specific styles and employee groups.
- *Optional "Shop Full Catalog" Feature for Galls eEquip*
 - Feature allows the customer to add the entire Galls.com product offering to their website at a negotiated percent discount off retail.
 - Reduces the need to call for quotes on items that are needed right away
 - Keep in mind that customized VAS options are not available on these items
- *Optional "Package Ordering" Feature*
 - Feature allows the user to create "Packages" of items that are frequently ordered at the same time (ex. "New Hire Package," "New Vehicle Package")
 - "Package" orders are bundled and shipped together by user
 - This feature reduces the number of clicks per order and reduces errors during order entry by ensuring that all needed items are ordered before processing
- *Optional Allotment Management*
 - The system provides employee allotment management based on dollars OR units.
 - If permitted by the uniform program profile, employees may purchase uniforms in excess of their allotment amount via credit card.
 - Allotments may be renewed on the employee's anniversary date, the calendar year (each January 1), or a specific date.
 - Unused allotments may be rolled over to the new allotment year in its entirety, or a portion of the unused allotment may be rolled over, or no rollover based on the Uniform Program Profile.
 - If Allotment Management is required for the uniform program, the employee's available allotment is verified during the checkout process.
 - If the amount ordered exceeds the employee's available allotment and the program allows employee payments for amounts over the allotment via credit card, the checkout process remains active, and the employee will be prompted for credit card information during the checkout process.
 - If there is not sufficient allotment to cover the order amount and the program does not permit payment of the overage by the employee (via credit card), the checkout process will be disallowed until the order is altered to be within the employee's available allotment amount.
 - If the program has an allotment limit by product category, the payment for the amount over allotment will be forced to a credit card if credit card purchases are allowed (i.e. agency will only pay \$100 toward a footwear purchase).
 - If the program has allotment needs but also wants to allow orders paid for by the agency off of allotment, this can be accommodated along with a reason code for the purchase and purchase comments. Approval can be required for

this scenario and users will chose from a drop list of approvers (up to 3 levels of approval).

- *Optional Payroll Deduction Management*
 - Much like allotment management, the system can deposit, track, and renew payroll deduction funds to users
 - Renewal periods are identical to allotment renewals (anniversary date or calendar date)
 - Detailed month-end reporting available as well as on-demand reporting to track balances
 - Payroll deduction funds may be used in conjunction with other pay methods if allotment is exceeded or the employee does not have available funds on his/her credit card but need to make a purchase
- *Controlled Uniform Order Placement*
 - Galls eEquip controls uniform order placement by tying together the Employee, Product Offering, Shop-By Location and Allotment Management segments of the system, as governed by the uniform program profile.
 - Galls eEquip provides a web-based method for customer uniform administrators or employees to place uniform orders. The product offering and associated optional alteration options are displayed are based on the ordering employee's employee group assignment. Any mandatory alterations, such as standard department patch are garment, are hard code in the back system to ensure no mandatory alteration is missed during order placement on the website.
 - Galls eEquip allows for orders to be placed using a "shop-by individual" feature which provides an administrator the ability to place a large bulk uniform order and segment the order down to the individual employee level, eliminating the necessity to place a separate order for each employee.
- *Optional On-Line Order approval*
 - A customer may require all order or certain orders be approved by an Administrator prior to being processed. Galls eEquip allows for approval gates to be established from shipping to order dollar amount which are defined in the Uniform Program Profile. These orders remain in a "Hold for Approval" status until released by an Administrator. Galls eEquip provides information on these orders to the Administrators through system generated approval emails sent to the Administrator which allows the order to be approved through the links provided in the email, or on the Administrator's user dashboard on the website.
 - Upon order approval, the order is released to the back-office system for fulfillment. Denied orders assume a "denied" status, and are not released to the back-office system.
- *Administrator Site Maintenance and Task Management*
 - Allows customer's website administrator to add/remove product as needed
 - Customers can make changes effective immediately or request a quote from a sales associate

- Customer administrators may also submit work requests through eQuip Task Management software so that requests are visible through a workflow and accompanied by automatic email updates
- *Integrated with Galls ERP system*
 - The system is integrated with Gall's order fulfillment system, to include functionality in the areas of distribution, inventory control, production planning and stock replenishment, as well as accounting support.
 - When an order is placed in the system, it is passed directly to the distribution system for fulfillment of the order. As the order makes its way through the fulfillment process, the system is updated: 1) to confirm that the order was successfully received into the distribution system, 2) when the order is in process, and 3) when shipment is made. Shipment quantities and shipment dates are included in the data passed to the system from the distribution system.
 - As a result of the system order being passed to our back-office systems, our perpetual inventory is allocated/depleted. Our production-planning module recognizes the inventory depletion, and if warranted, triggers the stock replenishment process.
- *Flexible, On-Demand Management Reporting*
 - Galls eQuip provides flexible, on-demand reporting with output into Excel .xls or Excel .xlsx, which allows for easy review and manipulation of the data output by the Administrators. The reporting can be sent directly to the requestors email or reviewed from the reports dashboard.
 - Available reports include:
 - Allotment Report
 - Order History Sales report
 - Itemized Sales report
 - Allotment Activity Report
 - Unit Allotment Activity Report
 - Backorder Report
 - Dropship Report
 - Within the various report offerings, the user may specify parameters such as date ranges, open or closed orders, or limit report data to a specific location or department, as applicable to the report.
- *Customer management of employees*
 - Galls eQuip system allows for department Administrators to have the ability to assign new users to the website, update user profiles, Shop-By Location, etc. should the customer chose the manager their own employee access to the website.
- *Customer management of inventory*
 - Galls eQuip provides a tool to track the customer's on-site inventory purchased by Galls as well as outside vendors.
 - The inventory management tool also allows Administrators to issue items to individuals, track those issues, and track return status of items. This gives administrators a

convenient place to create a history for all users and what items they may have in their possession.

○ 4 Major Components:

- Inventory Management—
 - Build custom inventory assortment, tree structure with branch/leaf design like UP assortment
 - Load SKUs from Uniform Program or load items received in via Non-Galls Receiving
 - Manually load inventory or push inventory in via Galls/Non-Galls Receiving
- Serial Number/Expiration Tracking
 - Allows administrators to input the number of serial numbers to capture on an item and expiration in months
 - Users and administrators receive automatic notifications in advance of expiration dates
 - System is adaptable with standard UPC scanners and signature pads for quicker serial number entry and item issuing
- Galls Receiving
 - Receive orders in to inventory that have been closed in GQ and designate assortment to load in to—inventory auto-loads
 - Receive orders in and “set-aside” for individuals so that they are not shown in “active” inventory under the Inv. Mgmt. tool
- Non-Galls Receiving
 - Manually receive in non-Galls order, can designate a receive date, vendor, vendor code, item number, description, qty, and assortment—inventory auto-loads to designated assortment to Inv. Mgmt tool
- Agency Issues
 - Issue items to individuals, capture signature upon receipt by individual
 - Can return items from individuals and designate if “damaged” or “reusable” with “reusable” returns auto-loading back in to the Inv. Mgmt. tool
 - Reporting available on this feature

System Availability, Security and Technical Information

- System is available 24x7
- Compatible with mobile devices via custom mobile experience
- Minimal service outages for maintenance/upgrades – scheduled to 4x per year, with emergency outages being communicated as soon as possible.
- System is based on IBM iSeries POWER 8 Technology
 - <http://www-03.ibm.com/systems/i/index.html>
 - Data Center includes multiple LPARs
 - Utilize Replication as a Service with a managed service partner who provides us with a similarly configured iSeries within their data center
- System utilized IBM DB2 for idata base
 - <http://www-03.ibm.com/systems/i/software/db2/index.html>
- System Security – Our Data Center is kept protected and secure
 - iSeries is housed in an internal Data Center that is protected via card entry scanning and video surveillance equipment
 - Our partner utilizes a similar configuration but also uses biometric scanning as an additional layer of protection
- Data Security and Protection
 - Utilize a layered approach that includes Next Gen firewalls along with DDoS protection, web application firewall, and SSL certificates
 - All secure web traffic is done using Verisign (Symantec) 2048 bit public key and SSL certificate 256 bit
 - Network is segmented and we are deploying Rate Limiting technology
- The system is designed to allow for a minimum doubling in size/volume of the business without requiring any upgrades

**CITY OF ALPHARETTA
ADDENDUM 1**



Finance Department
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

ADDENDUM POSTING DATE:	NOVEMBER 22, 2017
RFP TITLE:	FIRE AND POLICE PERSONNEL UNIFORMS AND DUTY GEAR
RFP #:	18-104
RFP RESPONSE DUE DATE/TIME:	DECEMBER 14, 2017; 10:00 AM
RFP ISSUE DATE:	NOVEMBER 9, 2017
NUMBER OF PAGES:	2

TO ALL OFFERORS:

1. The attached information is made part of the RFP noted above and part of any contract that may be awarded as a result of response to this RFP.
2. The purpose of this addendum is to provide additional and/or revised information or documents.
3. In the event of a conflict between previously released information and the information contained herein, the information contained herein shall prevail.
4. A signature on this page acknowledges receipt of this addendum.
5. This signed addendum acknowledgment must be included with Proposal response.
6. A signature on this addendum does not constitute your signature on the original Proposal document.
7. See Addendum information beginning on the next page.

Galls, LLC
Firm Name
1340 Russell Cave Rd. Lexington, KY 40505
Firm Address
[Signature]
Signature of Person Authorized to Bind this Firm
12/12/17
Date
R. Michael Andrews, Jr.
Typed or Printed Name and Title
(800) 876-4242 Penman-Justin@Galls.com
Phone Number and E-mail Address

The request for proposal documents are hereby modified in the following respects:

1. Remove all references to RFP Response Due Date/Time for RFP 18-104.
2. Replace with the following:
 - **RFP RESPONSE DUE DATE/TIME: Thursday, December 14, 2017, 10:00 AM**
3. Remove all references to Deadline for Receipt of Questions Due Date/Time and Deadline for Posting of Written Responses for RFP 18-104.
4. Replace with the following:
 - **DEADLINE FOR RECEIPT OF WRITTEN QUESTIONS: Tuesday, December 5, 2017; 4:00 PM**
 - **DEADLINE FOR POSTING OF CITY'S WRITTEN RESPONSES: Friday, December 8, 2017; 4:00 PM**

END ADDENDUM

Award will consider price, but price will not be the sole, determining factor.

Proposal Price Certification

In compliance with Section 2 Scope of Project/Specifications, the undersigned offers and agrees that if this Proposal is accepted by the City Council within one hundred twenty (120) days of the date of RFP Proposal Response Due Date/Time, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY Galls, LLC

ADDRESS 1340 Russell Cave Rd. Lexington, KY 40505

AUTHORIZED SIGNATURE(S) R. Michael Andrews, Jr.

PRINT / TYPE NAME(S) AND TITLE(S) R. Michael Andrews, Jr.

CFO

CONTACT INFO: PHONE NUMBER (800) 876-4242

CONTACT INFO: E-MAIL ADDRESS Penman Justin@Galls.com

Notes: Most items have an estimated quantity for evaluation purposes only. There is no guaranteed number of items to be purchased.

The successful Offeror(s)'s item catalog list will also be used for ordering and price guarantee.

If awarded a contract, each successful Bidder agrees to maintain proposed prices in this item catalog list for a minimum of two (2) years after contract award.

No substitutions or additions allowed to this list for the purpose of this RFP response.

Uniform / Clothing Items (sorted by brand)										
Line #	Uniform Item Description	Brand	Item #	QTY estimate	Current Color Selections	Pricing by Item Size - Enter pricing in each box even if same pricing for all sizes.			City's Comments	Internal Use
						Leave pricing box blank only if item is not offered.				
						XS - XL	2XL - 3XL	4XL +		
1	S/S Professional Polo	5.11	41060	10	Academy Blue	\$33.19	\$33.19	\$33.19		explorers
2	4-in-1 Coat: Patches Supplied	5.11	48027	70	Black, Dark Navy	\$178.94	\$178.94	\$178.94		fire/outdoorwear
3	1.75" Operator Belt	5.11	59405	50	Black	\$27.94	\$27.94	\$27.94		fire
4	Women's Stryke Pant	5.11	64386	45	OD green/khaki	\$53.25	\$53.25	\$53.25		command/911
5	Men's Stryke Pant	5.11	74369	65	OD green/khaki/black	\$53.25	\$53.25	\$53.25		command/K-9/911
6	Snap On Rain Hood	Blauer	123	15	Black	\$9.98	\$9.98	\$9.98		outerwear
7	Rain Pants	Blauer	134	30	Black	\$44.34	\$44.34	\$44.34		outerwear
8	Jacket w/Liner	Blauer	6120	10	Dark Navy	\$120.78	\$120.78	\$120.78		explorers
9	Blauer Tactical Bike Patrol L/S Polo	Blauer	8133	15	Royal blue/black	\$64.38	\$64.38	\$64.38	POLICE in reflective hi-visibility on back of shirt with "Blauer" on badge and embroidered name	bike
10	Blauer Tactical Bike Patrol S/S Polo	Blauer	8143	10	Royal blue/black	\$71.10	\$71.10	\$71.10	POLICE in reflective hi-visibility on back of shirt with "Blauer" on badge and embroidered name	bike
11	Outer Carrier: Patches Supplied	Blauer	8370	150	Black	\$62.44	\$62.44	\$62.44		patrol
12	Armorskin Base L/S Shirt: Patches Supplied	Blauer	8371	35	Black	\$40.25	\$40.25	\$40.25		patrol
13	Armorskin Base S/S Shirt: Patches Supplied	Blauer	8372	100	Black	\$36.44	\$36.44	\$36.44		patrol
14	Men's S/S Poly/Cotton Shirt	Blauer	8424	10	Med Blue	\$35.28	\$35.28	\$35.28		explorers
15	Men's 4-Pocket Poly Pants	Blauer	8650	100	Black	\$35.31	\$35.31	\$35.31		patrol/911
16	Men's 6-Pocket Pants	Blauer	8665	275	Black	\$46.10	\$46.10	\$46.10		patrol
17	Armorskin L/S Base Shirt: Patches Supplied	Blauer	8781	5	Black	\$42.88	\$42.88	\$42.88		K-9
18	Armorskin S/S Base Shirt: Patches Supplied	Blauer	8782	10	Black	\$37.45	\$37.45	\$37.45		K-9
19	Full Length Reversible Raincoat	Blauer	26990	5	Black/yellow	\$105.85	\$105.85	\$105.85	POLICE on jacket with "Blauer" on sleeve	outerwear

Uniform / Clothing Items (sorted by brand)										
Line #	Uniform Item Description	Brand	Item #	QTY estimate	Current Color Selections	Pricing by Item Size - Enter pricing in each box even if same pricing for all sizes. Leave pricing box blank only if item is not offered.			City's Comments	Internal Use
						XS - XL	2XL - 3XL	4XL +		
20	Reversible Rain Jacket	Blauer	26991	15	Black/Yellow	\$96.68	\$96.68	\$96.68	POLICE in black on yellow side back of jacket	outdoorwear
21	Turtleneck: Patches Supplied	Blauer	8100X	30	Black	\$23.35	\$23.35	\$23.35		patrol
22	Women's S/S Poly/Cotton Shirt	Blauer	8421W	10	Med Blue	\$35.28	\$35.28	\$35.28		explorers
23	Women's L/S Poly Shirts: Patches Supplied	Blauer	8600W-Z	30	Black	\$41.13	\$41.13	\$41.13		patrol/911
24	Men's L/S Poly Shirts: Patches Supplied	Blauer	8800-Z	80	Black	\$50.60	\$50.60	\$50.60		patrol/911
25	Women's S/S Poly Shirts: Patches Supplied	Blauer	8610W-Z	35	Black	\$37.60	\$37.60	\$37.60		patrol/911
26	Men's S/S Poly Shirts: Patches Supplied	Blauer	8610-Z	150	Black	\$37.60	\$37.60	\$37.60		patrol
27	Women's 4-Pocket Pants	Blauer	8850W	55	Black	\$35.30	\$35.30	\$35.30		patrol/911
28	Women's 6-Pocket Pants	Blauer	8655W	80	Black	\$46.10	\$46.10	\$46.10		patrol
29	Blauer Zip-Off Bike Pants	Blauer	8822Z	10	Black	\$74.11	\$74.11	\$74.11		bike
30	Plain black belt 1 1/4" with silver buckle	Dutyman	1411	10		\$15.83	\$15.83	\$15.83		explorers
31	Basket weave Thick Leather 1-3/4" Garrison Belt	Dutyman	1621T	50	Silver or black buckle	\$17.39	\$17.39	\$17.39		fire/911
32	Mocean 10" Long Rider Bike Shorts	MOCEAN	1160	10	Black	\$59.60	\$59.60	\$59.60		special events
33	Port Authority Jacket	Port Authority	J321	5	Gray/Red	\$76.38	\$76.38	\$76.38		911
34	Tru-Spec Men's 24/7 Pants	Tru-Spec	1064	100	OD green	\$32.99	\$32.99	\$32.99		training
35	Tru-Spec Women's 24/7 Pants	Tru-Spec	1099	15	OD green	\$32.99	\$32.99	\$32.99		training
36	Tru-Spec Men's 24/7 Short Sleeve Performance Polo: Patches	Tru-Spec	4493	190	Ranger red, Black	\$33.50	\$33.50	\$33.50		fire/special events/training/911
37	Tru-Spec Men's 24/7 Short Sleeve Performance Polo: Patches	Tru-Spec	4338	140	Black	\$33.50	\$33.50	\$33.50		fire/training
38	Tru-Spec Women's 24/7 Short Sleeve Performance Polo	Tru-Spec	4375	40	Black	\$33.50	\$33.50	\$33.50	Embroidery in gold, Fire, patrol and 911 teams	training/911
39	Tru-Spec Men's Long Sleeve Performance Polo Poly	Tru-Spec	4406	10	Black	\$38.50	\$38.50	\$38.50		911
40	Tru-Spec Short Sleeve Men's Classic Cotton Polo Shirts	Tru-Spec	4413	10	Black	\$22.25	\$22.25	\$22.25		911
41	Tru-Spec Woman's Long Sleeve Performance Polo Poly	Tru-Spec	4420	10	Black	\$38.50	\$38.50	\$38.50		911
42	Tru-Spec Long Sleeve Men's Classic Cotton Polo Shirts	Tru-Spec	4458	10	Black	\$24.50	\$24.50	\$24.50		911

Uniform / Clothing Items (sorted by brand)										
Line #	Uniform Item Description	Brand	Item #	QTY estimate	Current Color Selections	Pricing by Item Size - Enter pricing in each box even if same pricing for all sizes.			City's Comments	Internal Use
						Leave pricing box blank only if item is not offered.				
						XS - XL	2XL - 3XL	4XL +		
43	Tru-Spec Long Sleeve Women's Classic Cotton Polo Shirts	Tru-Spec	4474	10	Black	\$24.50	\$24.50	\$24.50		911
44	Tru-Spec Short Sleeve Women's Classic Cotton Polo Shirts	Tru-Spec	4490	10	Black	\$22.25	\$22.25	\$22.25		911
45	Men's 7.5 oz. Nomex IIIA Industrial Pant Slim Fit	Workrite	400NX75	100	Navy blue	\$108.00	\$108.00	\$108.00		fire
46	Women's 7.5 oz. Nomex IIIA Industrial Pant	Workrite	401NX75	10	Navy blue	\$88.00	\$88.00	\$88.00		fire
47	Men's 7.5 oz. Nomex IIIA Industrial Pant Full-Cut	Workrite	402NX75	200	Navy blue	\$108.00	\$108.00	\$108.00		fire
48	Men's 4.5 oz. Nomex IIIA S/G Fire Chief Shirt - Patches Supplied	Workrite	700NX45	175	Navy blue	\$124.00	\$124.00	\$124.00		fire
49	Women's 4.5 oz. Nomex IIIA Fire Chief Shirts S/S - Patches Supplied	Workrite	701NX45	15	Navy blue	\$99.00	\$99.00	\$99.00		fire
50	Men's 4.5 oz. Nomex IIIA L/S Fire Chief Shirt - Patches Supplied	Workrite	705NX45	20	Navy blue	\$116.00	\$116.00	\$116.00		fire
51	Women's 4.5 oz. Nomex IIIA Fire Chief L/S - Patches Supplied	Workrite	706NX45	5	Navy blue	\$116.00	\$116.00	\$116.00		fire
52	Breakaway Tie 16" 20" 22"			45	Navy blue, black	\$4.25	\$4.25	\$4.25		Arrest/department 911
53	Traffic Gloves			15		\$10.40	\$10.40	\$10.40		crossing guards/traffic

Notes: Most items have an estimated quantity for evaluation purposes only. There is no guaranteed number of items to be purchased.

The successful Offeror(s)'s item catalog list will also be used for ordering and price guarantee.

If awarded a contract, each successful Bidder agrees to maintain proposed prices in this item catalog list for a minimum of two (2) years after contract award.

No substitutions or additions allowed to this list for the purpose of this RFP response.

Duty Gear / Equipment Items (sorted by brand)								
Line #	Duty Gear / Equipment Description	Brand	Item #	QTY estimate	Current Color/Design	Duty Gear/ Equipment Pricing	City's Comments	Internal Use
1	Baton 21" Friction Loc	ASP	F21FB; 52411	5	Black w chrome shaft	\$56.77		police equip
2	Baton 26" Friction Loc	ASP	F26B; 52611	5	Black w chrome shaft	\$56.99		police equip
3	Inner Duty Belt Nylon	Bianchi	7205	25	Black	\$21.19		police equip
4	Outer Duty Belt Nylon	Bianchi	7210	10	Black	\$27.40		police equip
5	Handcuff Case, Nylon	Bianchi	7300	5	Black	\$16.80		police equip
6	Double Mag Holder Nylon for Glock 20,21	Bianchi	7302	5	Black	\$24.80		police equip
7	OC Holder Nylon	Bianchi	7307	5	Black	\$15.40		police equip
8	Covered Handcuff Case	Bianchi	7900	10	Basketweave, Hidden Snaps	\$23.90		explorers
9	Ultimate Hinge Handcuff Case	Bianchi	7918	10	Black Basketweave	\$29.00		explorers
10	Adjustable Radio Holder	Bianchi	7923	10	Black Basketweave, Elastic Security Strap	\$33.60		explorers
11	Sam Browne Duty Belt 2.25"	Bianchi	7960	10	Black	\$53.40		explorers
12	Flashlight Holder, 7909	Bianchi	22089	10	Basketweave	\$6.99		explorers
13	Belt Keeper, 1", Pack of 4, Hidden Snaps	Bianchi	22091	10		\$10.05		explorers
14	Flat Glove Holder, 7928	Bianchi	22962	10	Basketweave	\$17.05		explorers
15	Baton Holder 21" Nylon	Bianchi	7312-24016	10	Black	\$13.19		police equip

Duty Gear / Equipment Items (sorted by brand)								
Line #	Duty Gear / Equipment Description	Brand	Item#	QTY estimate	Current Color/Design	Duty Gear/ Equipment Pricing	City's Comments	Internal Use
16	Baton Holder 26" Nylon	Bianchi	7312-24018	10	Black	\$13.19		police equip
17	Double Handcuff Case	Bianchi	7917BH	10	Basketweave, Hidden Snaps	\$29.00		explorers
18	Nameplate	Blackinton	J2	30	Gold	\$8.75	See samples "I" & "J", one or two lines	fire/outervwear
19	Nameplate	Blackinton	J4	5	Silver	\$8.75	See sample "I", one line	911
20	Glove Pouch, Nylon	Safariland	33-22V	5	Black	\$15.10		equipment
21	Glove Pouch, Basket Weave	Safariland	33-3-4V	15	Black	\$15.10		equipment
22	Baton Holder 21" Basket Weave	Safariland	35-F21-4	5	Black	\$24.30		equipment
23	Baton Holder 26" Basket Weave	Safariland	35-F26-4	5	Black	\$24.30		equipment
24	OC Holder, Basket Weave	Safariland	38-3-48HS	25	Black	\$24.30		equipment
25	Belt Keepers, Basket Weave	Safariland	62-4-4HS	20	Black	\$10.05		equipment
26	Double Mag Holder B/W for Glock 20,21	Safariland	77-383-4HS	30	Black	\$32.82		equipment
27	Outer Duty Belt w/ Brass Buckle	Safariland	87V	5	Black	\$60.05		equipment
28	Handcuff case, Chain Basket Weave	Safariland	90-4HS	25	Black	\$24.30		equipment
29	Handcuff Case, Hinged Basket Weave	Safariland	90H-4HS	25	Black	\$24.30		equipment
30	Outer Duty Belt w/ No Buckle	Safariland	94	25	Black	\$60.05		equipment
31	Handcuff Case Double Basket Weave	Safariland	290H-1-4HS	8	Black	\$34.20		equipment
32	Mini Flashlight Holder Basket Weave	Safariland	306-11-4	15	Black	\$20.65		equipment
33	Magazine Holder / Handcuff holder combo STX Plain	Safariland	573-383	4	Black, Right or Left	\$31.90		equipment

Duty Gear / Equipment Items (sorted by brand)								
Line #	Duty Gear / Equipment Description	Brand	Item #	QTY estimate	Current Color/Design	Duty Gear/ Equipment Pricing	City's Comments	Internal Use
34	Radio Holder, Nylon	Safariland	761	45	Black, Nylon or Basket weave	\$31.40		equipment
35	ALS Duty Mid-Ride Level III for Glock 20/21	Safariland	6360	20	Black, either basket weave or STX finish	\$122.50		equipment
36	Concealment Holster STX Plain for a Glock 21	Safariland	6378-383	4	Black, Right or Left	\$38.85		equipment
37	Handcuffs - Hinged	Smith/Wesson	350096	20	Black	\$26.35		equipment
38	Handcuffs - Chain	Smith/Wesson	350103	20	Black	\$21.18		equipment
39	Stinger DS LED, Dual Switch Rechargeable w AC / DC Charger	Streamlight	DS LED	25	Black	\$124.80		equipment
40	Full Size Rechargeable Flashlight w AC/DC Charges	Streamlight	SL-20 LED	5	Black	\$128.25		equipment

**CITY OF ALPHARETTA
ADDENDUM 1**



Finance Department
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

ADDENDUM POSTING DATE: NOVEMBER 22, 2017

RFP TITLE: FIRE AND POLICE PERSONNEL UNIFORMS AND DUTY GEAR

RFP #: 18-104

RFP RESPONSE DUE DATE/TIME: DECEMBER 14, 2017; 10:00 AM

RFP ISSUE DATE: NOVEMBER 9, 2017

NUMBER OF PAGES: 2

TO ALL OFFERORS:

1. The attached information is made part of the RFP noted above and part of any contract that may be awarded as a result of response to this RFP.
2. The purpose of this addendum is to provide additional and/or revised information or documents.
3. In the event of a conflict between previously released information and the information contained herein, the information contained herein shall prevail.
4. A signature on this page acknowledges receipt of this addendum.
5. This signed addendum acknowledgment must be included with Proposal response.
6. A signature on this addendum does not constitute your signature on the original Proposal document.
7. See Addendum information beginning on the next page.

Smyrna Police Distributors
2295 South Cobb Dr.
Smyrna, GA 30080

Firm Name

Firm Address

Signature of Person Authorized to Bind this Firm

Date

Typed or Printed Name and Title

Phone Number and E-mail Address

Ronda Jacobs

12-7-17

Ronda Jacobs

770-434-1986 EXT 225 / ronda.jacobs@spdist.com

The request for proposal documents are hereby modified in the following respects:

1. Remove all references to RFP Response Due Date/Time for RFP 18-104.
2. Replace with the following:
 - **RFP RESPONSE DUE DATE/TIME: Thursday, December 14, 2017, 10:00 AM**
3. Remove all references to Deadline for Receipt of Questions Due Date/Time and Deadline for Posting of Written Responses for RFP 18-104.
4. Replace with the following:
 - **DEADLINE FOR RECEIPT OF WRITTEN QUESTIONS: Tuesday, December 5, 2017; 4:00 PM**
 - **DEADLINE FOR POSTING OF CITY'S WRITTEN RESPONSES: Friday, December 8, 2017; 4:00 PM**

END ADDENDUM

CITY OF ALPHARETTA
REQUEST FOR PROPOSALS (RFP)
(THIS IS NOT AN ORDER)



Finance Department
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

RFP TITLE: FIRE AND POLICE PERSONNEL UNIFORMS AND DUTY GEAR
RFP #: 18-104
RFP RESPONSE DUE DATE/TIME: NOVEMBER 30, 2017; 10:00 AM
RFP ISSUE DATE: NOVEMBER 9, 2017
NUMBER OF PAGES: 27

SINGLE POINT OF CONTACT DURING PROCUREMENT PROCESS

PROCUREMENT AGENT: Debora Westbrook
City of Alpharetta Phone: 678-297-6052 FAX: 678-297-6093
Finance Department Email: purchasing@alpharetta.ga.us
2 Park Plaza Procurement Website: <https://www.ebidexchange.com/alpharetta>
Alpharetta, GA 30009

INSTRUCTIONS TO SUBMIT A PROPOSAL:

1. CITY HALL NORMAL HOURS FOR DELIVERIES: MON-THURS 8:30 AM-5:00 PM; FRI 8:30 AM-4:30 PM
2. PROPOSAL PACKAGE MUST BE SEALED IN OPAQUE PACKAGING; NO FAXED OR EMAILED RESPONSES ACCEPTED
3. TECHNICAL PROPOSALS: SUBMIT UNBOUND (3-RING BINDER OK) ONE PAPER ORIGINAL WITH ORIGINAL SIGNATURES; THREE PAPER COPIES OF ORIGINAL; AND ONE CD-ROM/FLASH DRIVE COPY OF ORIGINAL
4. SUBMIT ONE COST PROPOSAL ORIGINAL (UNIFORM AND DUTY GEAR CATALOG LISTS) IN SEPARATE, SEALED ENVELOPE
5. NO PUBLIC OPENING WILL BE HELD FOR RFP RESPONSES

DELIVER SEALED PROPOSAL TO:

CITY OF ALPHARETTA
FINANCE DEPARTMENT
CITY HALL 1ST FLOOR GREETER STATION
2 PARK PLAZA
ALPHARETTA, GA 30009
ATTN: DEBORA WESTBROOK

EXTERIOR OF OFFEROR'S SEALED ENVELOPE/PACKAGE MUST NOTE:

Offeror's Name and Address
RFP Title & Number as noted on top of this page
RFP Due Date & Time as noted on top of this page
(or as may be changed by Official Written Addendum)

THIS PAGE MUST BE COMPLETED, SIGNED, AND RETURNED WITH EACH RESPONSE

By signing and returning this form with a Proposal, the authorized signer and represented firm have read, understand, and agree to information within this Request for Proposal and with required and informational documents, files, and/or forms posted to webpage for this RFP and made part of this RFP and any contract that may be awarded as a result of response to this RFP. Furthermore, Offeror acknowledges and agrees that Offeror has carefully examined and fully understands the provisions and requirements of this RFP, has made a personal examination of the site of the proposed work (if applicable), is satisfied as to the actual conditions and requirements of the proposed Work, and hereby proposes and agrees that if Offeror's Proposal is accepted, Offeror will contract with the City in full conformance with the Contract Documents.

FIRM/OFFEROR NAME: Smyrna Police Distributors
FIRM/OFFEROR MAILING ADDRESS: 2295 South Cobb Dr.
Smyrna, GA 30080
FIRM/OFFEROR PHONE NUMBER(S): 770-434-1986 x 225
FIRM/OFFEROR FAX NUMBER(S): 770-989-1403
EMAIL ADDRESS FOR OFFEROR'S CONTACT: ronda.jacobs@spdist.com
AUTHORIZED OFFEROR SIGNATURE: Ronda Jacobs
PRINTED NAME OF SIGNER: Ronda Jacobs
OFFEROR FEDERAL I.D. NUMBER: 58-1775657
OFFEROR DUNS NUMBER: 79-741-6674



ORDERING METHODS:

There are several ways to place an order at Smyrna Police Distributors;

Orders may be faxed to us at: 770-989-1403

Orders may be emailed to: rondajacobs@spdist.com or customerservice@spdist.com

Orders may be phoned in: 770-434-1986 ext. 225

We are presently working on an on-line system, where officers can go on line and place their allotment orders throughout the year.

This system will be able to keep track of the officers spending throughout the fiscal year and it will also keep record of all uniforms sizes. It will have the capability to enable the department's Administrator/Quartermaster, to go on-line and keep track of that officers spending, sizes and purchases throughout the year.

MEASURING:

S.P.D. will come out and do on-site measuring at the Departments facilities. Measuring times will be coordinated between the Department and a representative of SPD. Officers are always welcome to come to our location at 2295 S. Cobb Drive in Smyrna, to be measured for uniforms. If there is an urgency to outfit an officer or recruit, we have a seamstress on site, which will enable the officer to get alterations done while waiting. We will work with the officer/s expeditiously and efficiently to ensure a proper fitting.

SPD RETURN PROCESS:

SPD WILL ACCEPT RETURNS 30-45 DAYS AFTER RECEIPT OF UNIFORMS.

CUSTOMIZED ITEMS ARE NON-REFUNDABLE OR RETURNABLE.

DELIVERY METHODS & PACKAGING:

SPD shipment can range from (5) days (in stock items) up to 45 days (non-stock items)

SPD will ship via FEDEX or UPS at no charge to the customer.

SPD will also deliver by company van.

SPD WILL PACKAGE EACH ORDER INDIVIDUALLY BY OFFICERS NAME IN CARDBOARD BOXES.

S.P.D. located in the city of Smyrna, GA and is within a 25 miles radius of City of Alpharetta Public Safety building.

ON-SITE INVENTORY & BACKORDERS:

Our facility is 10,000 square feet of which 8000 square feet is our warehouse.

All contracted items are kept in stock on premises. We also keep a wide variety of non-contract items. (soft and hard goods). If at any time an item is on backorder, the department is immediately notified of the backorder and its estimated ship date. However, if there is an urgency for an item and/or garment, I/SPD will offer the department a comparable, alternative with the same functionality, specifications and quality as the backordered item.

SMYRNA POLICE DISTRIBUTORS PERSONNEL:

Cecilia Wallace – President 770-434-7216 ext. 28

Nick Wallace – General Manager 770-434-1986 ext. 223

Ronda Jacobs – Contracts Manager – Point of contact 770-434-1986 ext. 225

Victoria Boothe – Chief Financial Officer 770-434-7216 ext. 26

Linda Harvey – Accts Receivable/Payable 770-434-7216 ext. 21

Sandra Jones – Warehouse Manager 770-434-1986 ext. 223

Jacqueline Phillips – Seamstress & Embroiderer 770-434-1986

Evelyn Patterson – Seamstress & Embroiderer 770-333-9880

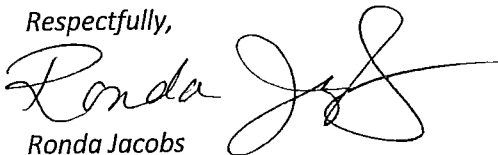
Peter Hammontree – Sales floor Associate 770-434-1986 ext. 221

At SPD we have a combined total of over 50 years of knowledge and expertise in serving law enforcement and public safety employees. We will continue to work with these brave men and women to ensure they are equipped adequately, sufficiently and expeditiously with the tools that are needed to protect themselves, our families, our communities and our homes.

As the industry continues to grow and offer new and innovative products, we will work closely with the department to ensure they are being kept up to date with any changes that will and can enhance the livelihood of each officer. Communication is key and is important to maintain between SPD and the departments we serve. Our goal is to maintain and provide exceptional customer service and relations. Along with maintaining sufficient inventory of contract and non-contract items. We take pride in knowing that an officer can come to SPD to be fitted for a uniform and leave wearing it!

We appreciate your trust in us and we look forward to serving your department's needs!

Respectfully,



Ronda Jacobs

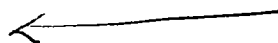
Contracts Manager

rondajacobs@spdist.com

770-434-1986 x 225

Packing List - Order # 33431

Smyrna Police Distributors

*Sample Packing List*

From: SMYRNA POLICE DISTRIBUTORS
2295 SOUTH COBB DRIVE
SMYRNA GA. 30080
770-434-1986

To: PO#16000171-00 ALPHARETTA POLICE DEPARTMENT
PLEASE DO NOT MAIL INVOICES
CUSTOMERS REQUEST
ALPHARETTA, GA 30009

Mail #: 6782976306

Phone # 678-297-6306

Clerk # 7

12/6/2017 3:55:46 PM

AR Acct #: ALPD01

Customer PO # 18000304-00

Packages: 0

Page 1

Weight: 0

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Item #	Description 1	Style	Order Qty	Ship Qty	BO Qty
NL3600-NV-MEDI	NEXT LEVEL T-SHIRT-NAVY MEDIUM	NL3600	12	0	12
NL3600-NV-LARGE	NEXT LEVEL T-SHIRT-NAVY LARGE	NL3600	120	0	120
NL3600-NV-XLR	NEXT LEVEL T-SHIRT-NAVY XLARGE REG	NL3600	72	0	72
NL3600-NV-2XL	NEXT LEVEL T-SHIRT-NAVY 2XLARGE	NL3600	48	0	48
NL3600-NV-3XLR	NEXT LEVEL T-SHIRT-NAVY 3XLR	NL3600	24	0	24
NL3600-NV-4XL	NEXT LEVEL T-SHIRT-NAVY 4XLARGE	NL3600	12	0	12
NOTE	THE ABOVE SHIRTS ARE TO HAVE EMT-1 -(CUST WANTS HORIZONTAL	NOTE	1	0	1
NOTE	LINES ABOVE AND BELOW THE LETTER I	NOTE	1	0	1
NOTE	EMT-1 WILL GO ON OPP SIDE OF CHEST FROM THE ALPHARETTA	NOTE	1	0	1
NOTE	DESIGN AND WORDING SHOULD BE CENTERED W/DESIGN. SAME	NOTE	1	0	1
NOTE	FONT AND SIZE AS ALPHARETTA APPEARS ON FRONT OF SHIRT	NOTE	1	0	1

Total 11

Total 11

← Sample invoice

Ship To: PO#16000171-00 ALPHARETTA POLICE DEPARTMENT
PLEASE DO NOT MAIL INVOICES
CUSTOMERS REQUEST
ALPHARETTA, GA 30009

Smyrna Police Distributors
630 Windy Hill Road
Smyrna, GA 30080
770-434-1986

Bill To: PO#16000171-00 ALPHARETTA POLICE DEPARTMENT
PLEASE DO NOT MAIL INVOICES
CUSTOMERS REQUEST
ALPHARETTA, GA 30009

Bill To: 678-297-6306

Ship To: 678-297-6306

1/30/2017 1:49:58 PM

Page 1

Mail #: 6782976306

AR Acct #: ALPD01

PO #: DURDEN, D

Order #: 27225

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Ship Date	FOB	Ship Via	Terms	Packages	Weight	Clerk #
1/30/2017			Net 30 Days	0	0	777

Item #	Description 1	Style	Order Qty	Ship Qty	Price	Net Sale
8610Z-11-LR	BLAUER MENS POLY S/S SHIRT BLACK SIZE LARGE REG W/ZIPPER	8610Z-11	1	1	35.50	35.50
ALPH POL EMBLEM	ALPHARETTA POLICE EMBLEM		2	2	0.00	0.00
SEW PATCH	EMBROIDERY SERVICE SEW PATCH	SEW PATCH	2	2	0.00	0.00
8600Z-11-165X35	BLAUER MENS POLY L/S SHIRT BLACK W/ZIPPER - 16.5X35	8600Z-11	2	2	37.50	75.00
ALPH POL EMBLEM	ALPHARETTA POLICE EMBLEM		4	4	0.00	0.00
SEW PATCH	EMBROIDERY SERVICE SEW PATCH	SEW PATCH	4	4	0.00	0.00
8372-11-LR	BLAUER S/S STREETSHIRT BLACK LARGE	8372	2	2	34.00	68.00
ALPH POL EMBLEM	ALPHARETTA POLICE EMBLEM		4	4	0.00	0.00
SEW PATCH	EMBROIDERY SERVICE SEW PATCH	SEW PATCH	4	4	0.00	0.00
8650-11-42-UNH	100% POLYESTER BLACK TROUSER SIZE 42 UNHEMMED	8650-11	4	4	38.95	155.80
HEM PANTS	HEM TO 30" HEM PANTS	HEM PANTS	4	4	0.00	0.00
1064-ODG-42X30	TRUSPEC 24/7 MN ODG TACT PANT 42X30	1064	1	1	35.00	35.00
4336-BLACK-XLG	TRUSPEC BLK PERF S/S POLO XLARGE	4336	1	1	28.50	28.50
ALPH-BB	ALPHARETTA BREAST BADGE		1	1	0.00	0.00
EMBROIDER NAME	D. DURDEN (IN GOLD)	EMBROIDER NAME	1	1	8.00	8.00
48027019XLR	5.11 4 IN 1 BLACK PATROL JKT SIZE XLARGE REG	48027	1	1	166.95	166.95

Continued...

Invoice # 29340
 Smyrna Police Distributors

Ship To: PO#16000171-00 ALPHARETTA POLICE DEPARTMENT
 PLEASE DO NOT MAIL INVOICES
 CUSTOMERS REQUEST
 ALPHARETTA, GA 30009

Smyrna Police Distributors
 630 Windy Hill Road
 Smyrna, GA 30080
 770-434-1986

Bill To: PO#16000171-00 ALPHARETTA POLICE DEPARTMENT
 PLEASE DO NOT MAIL INVOICES
 CUSTOMERS REQUEST
 ALPHARETTA, GA 30009

Bill To: 678-297-6306
 Ship To: 678-297-6306

Mail #: 6782976306
 AR Acct #: ALPD01
 PO #: DURDEN, D
 Order #: 27225
 Page 2

Fold Here		Ship Date	FOB	Ship Via	Terms	Packages	Weight	Clerk #
		1/30/2017			Net 30 Days	0	0	777
Item #	Description 1	Style	Order Qty	Ship Qty	Price	Net Sale		
ALPH POL EMBLEM	ALPHARETTA POLICE EMBLEM		4	4	0.00	0.00		
SEW PATCH	ON BOTH JACKETS SEW PATCH	SEW PATCH	4	4	0.00	0.00		
134-XL/R	BLAUER 134 RAIN PANTS W/B.DRY FABRIC XLARGE/REG BLACK	134	1	1	46.95	46.95		

Total 3		Units: 47	Subtotal	619.70
			Sales Tax	0.00
			Total Charge	619.70

VENDOR LIST FOR SMYRNA POLICE DISTRIBUTORS

BLAUER	SAFARILAND	HWC
LIBERTY UNIFORMS	BIANCHI	S&W
HORACE SMALL	MONADNOCK	RIDGE
RED KAP	PROTECH	THOROGOOD
BULWARK	HATCH	DANNER
WORKRITE	TCI	BATES
DICKIES	DEF TEC-SPRAY	ORIG SWAT
PUDALA	PREMIER EMBLEM	ROCKY
PROPPER	HERO'S PRIDE	UNDER ARMOR
TRUSPEC	BLACKINTON	BELLVILLE
5.11	BOSTON LEATHER	CHIPPEWA
ROTHCO	HALTZ GLOVES	5.11 BOOTS
EDWARDS	NEESE	MAGNUM
TSC APPAREL	REFLECT APPAREL	SABRE
MARLOW WHITE	STREAMLIGHT	PETER JAY
BUSHNELL	UNCLE MIKES	NIGHTSTICK
BLACKHAWK	DESANTIS	STRONG
FOX OUTDOOR	PEERLESS	ASP
EZ CUFF	TAYLORS LEATHER	S. BROOME
MIDWAY CAP	OLYMPIC UNIF	SKECHERS
GLOCK	HORNADY	REMINGTON



December 13, 2017

Smyrna Police Distributors
2295 S. Cobb Drive
Smyrna, GA 30080

HISTORY:

*In 1977, Scavenger's Nest was opened in the Belmont Hills Shopping Center in Smyrna, Georgia by Jay and David Wallace. Nearly one year later a second business was opened in the Jonquil Shopping Center known as Smyrna Pawn Brokers. In 1980, Smyrna Pawn Brokers and Scavenger's Nest moved into the present location. In 1986, a new addition was built known as Adventure Outdoors. During the same year **Smyrna Police Distributors** was started by Jay Wallace.*

INTRODUCTION:

Smyrna Police Distributors has been supplying firearms, ammunition, body armor, duty gear and footwear to government agencies; police, fire, marshal and sheriff's offices and a host of other public safety entities for over 30 years. With the experience of our personnel, we have a combined total of over 50 years of knowledge and expertise in product knowledge and the ability in providing law enforcement and public safety agencies with uniforms, footwear & duty gear. We also provide body armor, service weapons and ammunition.

We have grown over the past 30 years with the help of the men and women who risk their lives each day to protect and serve our communities, homes and families. We, at Smyrna Police Distributors appreciate our customers and will continue to service each entity and officer to the best of our ability, providing them with exceptional customer service, ideas and products. We will continue to serve every individual with respect, honesty, integrity, expedience and efficiency. We view every individual, as a member of our extended family!

We thank you for your patronage and your continued support of Smyrna Police Distributors!

Respectfully,

A handwritten signature in black ink that reads "Ronda Jacobs". The signature is stylized with a large, flowing "R" and a long, sweeping underline.

Ronda Jacobs

Contracts Manager

REFERENCES for SMYRNA POLICE DIST.

Fulton County Police Department

Lt. John Cross

5440 Fulton Industrial Blvd

Atlanta, GA 30336

404-613-5714 – OFFICE

Johna.cross@fultoncountyga.gov

Supplying uniforms, duty gear, body armor, footwear and accessories. We are in our 7th year of contract and the contract has been renewed for 2017. There are approximately 105 officers. Contract total annually approximately \$60,000 to 100,000 per year.

Smyrna Police Distributors

2295 South Cobb Dr.

Smyrna, GA 30080

Georgia State University Police

Major Anthony Coleman

15 Edgewood Ave

Atlanta, GA 30302

404-413-3217-OFFICE

acoleman@gsu.edu

Supplying body armor, uniforms, footwear duty gear, firearms, ammunition and accessories. We are currently in our 6TH year of contract. There are approximately 100 officers. Contract annual total approximately \$153,000 per year

Smyrna Police Department

Dep. Chief J. Bennett

2646 Atlanta Road

Smyrna, GA 30080

770-434-9481-OFFICE

jbennett@smyrnaga.gov

Supplying body armor, uniforms, footwear, duty gear and accessories. We have been serving this department for over 11 years. They have approximately 100 officers. Contract annual total, approximately, \$60,000 per year.

RONDA JACOBS

PERSONAL SUMMARY/OBJECTIVE

A mission oriented team player and highly successful contract & general manager with a proven ability to establish and negotiate the contractual agreements of the company as well as developing innovative contracting approaches to achieve positive outcomes for users of services. Possessing a number of significant achievements in the effective recruitment, supervision, management and development of contracting and commissioning staff.

EXPERIENCE

2010-Present Smyrna Police Distributors Smyrna, GA

General Manager/Contracts Administrator

- Negotiating and managing external and internal procurement and contracting arrangements
- Making sure that all procurement and contracting activities are carried out in accordance with legislation & company policy
- Identify procurement opportunities and ensuring these opportunities are evaluated and processed according to specifications
- Facilitating the re-negotiation of existing contracts
- Define, maintain and improve the bid process of the company
- Providing expert advice to law enforcement agencies on any issues concerning uniforms, duty gear, footwear, accessories or allotments
- Designing and creating department order forms
- Experienced in uniform and body armor measuring
- Managing/monitoring sales floor and warehouse staff job results by coaching, counseling and disciplining employees; planning, monitoring and appraising job results
- Merchandising, marketing, pivot point of sales and showroom displays
- Purchasing inventory and maintaining rotation of stock
- Increasing the sale of uniforms, duty gear, footwear and accessories

2001-2010 Command Uniforms Atlanta, GA

Administrative/Sales Floor Manager

- Managed office and sales floor personnel by organizing office operations and procedures; preparing payroll; controlling correspondence, designing filing systems, spreadsheets/order forms for state, local and government agencies, reviewing supply requisitions, assigning and monitoring clerical functions
- Facilitating the re-negotiation of existing contracts
- Measuring for uniforms and body armor

1995-2008

Wow-Bow Distributors

Deer Park, NY

General Manager

- Right hand to President/CEO
- Tripled sales five years consecutively
- Managed inventory replenishment and stock rotation
- Managed four hundred plus retail and wholesale accounts
- Coordinator of display setups for Expositions and Exhibits
- Managed staff of 10+
- Creation of order forms, catalogs and showroom displays
- Managed timekeeping, payroll and bank deposits
- Purchasing of supplies, stock and inventory
- Data entry, filing, accounts receivable/payable and invoicing

EDUCATION

1996-2000

Nassau Community College

Garden City, NY

- Mortuary Science
- Dean's List

SKILL HIGHLIGHTS

Planning/Coordinating

Spreadsheet/Order Form Creation

Excellent Communication Skills

Merchandising/Display Setups

Employee training and development

Negotiating Contracts

Problem Solving

Estimating & Pricing

Microsoft Office Products

ARS Retail Software

Everest Retail Software

RFP 18-104, FIRE AND POLICE PERSONNEL UNIFORMS AND DUTY GEAR

Notes: Most items have an estimated quantity for evaluation purposes only. There is no guaranteed number of items to be purchased.

The successful Offeror(s)'s item catalog list will also be used for ordering and price guarantee.

contract award.

No substitutions or additions allowed to this list for the purpose of this RFP response.

Duty Gear / Equipment Items (sorted by brand)							
Line #	Duty Gear / Equipment Description	Brand	Item #	QTY estimate	Current Color/Design	Duty Gear/ Equipment Pricing	Internal Use
1	Baton 21" Friction Loc	ASP	F21FB; 52411	5	Black w chrome shaft	\$84.00	police equip
2	Baton 26" Friction Loc	ASP	F26B; 52611	5	Black w chrome shaft	\$87.00	police equip
3	Inner Duty Belt Nylon	Bianchi	7205	25	Black	\$19.25	police equip
4	Outer Duty Belt Nylon	Bianchi	7210	10	Black	\$24.25	police equip
5	Handcuff Case, Nylon	Bianchi	7300	5	Black	\$18.95	police equip
6	Double Mag Holder Nylon for Glock 20,21	Bianchi	7302	5	Black	\$23.88	police equip
7	OC Holder Nylon	Bianchi	7307	5	Black	\$14.72	police equip
8	Covered Handcuff Case	Bianchi	7900	10	Basketweave, Hidden Snaps	\$22.00	explorers
9	Ultimate Hinge Handcuff Case	Bianchi	7918	10	Black Basketweave	\$26.88	explorers
10	Adjustable Radio Holder	Bianchi	7923	10	Black Basketweave, Elastic Security Strap	\$29.95	explorers
11	Sam Browne Duty Belt 2.25"	Bianchi	7960	10	Black	\$48.95	explorers

Duty Gear / Equipment Items (sorted by brand)							
Line #	Duty Gear / Equipment Description	Brand	Item #	QTY estimate	Current Color/Design	Duty Gear/ Equipment Pricing	Internal Use
12	Flashlight Holder, 7909	Bianchi	22089	10	Basketweave	\$7.00	explorers
13	Belt Keeper, 1", Pack of 4, Hidden Snaps	Bianchi	22091	10		\$9.95	explorers
14	Flat Glove Holder, 7928	Bianchi	22962	10	Basketweave	\$16.00	explorers
15	Baton Holder 21" Nylon	Bianchi	7312-24016	10	Black	\$12.95	police equip
16	Baton Holder 26" Nylon	Bianchi	7312-24018	10	Black	\$12.95	police equip
17	Double Handcuff Case	Bianchi	7917BH	10	Basketweave, Hidden Snaps	\$27.95	explorers
18	Nameplate	Blackinton	J2	30	Gold	\$9.00	fire/outerwear
19	Nameplate	Blackinton	J4	5	Silver	\$9.00	911
20	Glove Pouch, Nylon	Safariland	33-22V	5	Black	\$13.95	equipment
21	Glove Pouch, Basket Weave	Safariland	33-3-4V	15	Black	\$13.95	equipment
22	Baton Holder 21" Basket Weave	Safariland	35-F21-4	5	Black	\$22.00	equipment
23	Baton Holder 26" Basket Weave	Safariland	35-F26-4	5	Black	\$22.00	equipment
24	OC Holder, Basket Weave	Safariland	38-3-48HS	25	Black	\$22.00	equipment
25	Belt Keepers, Basket Weave	Safariland	62-4-4HS	20	Black	\$16.95	equipment

Duty Gear / Equipment Items (sorted by brand)							
Line #	Duty Gear / Equipment Description	Brand	Item #	QTY estimate	Current Color/Design	Duty Gear/ Equipment Pricing	Internal Use
26	Double Mag Holder B/W for Glock 20,21	Safariland	77-383-4HS	30	Black	\$28.95	equipment
27	Outer Duty Belt w/ Brass Buckle	Safariland	87V	5	Black	\$54.00	equipment
28	Handcuff case, Chain Basket Weave	Safariland	90-4HS	25	Black	\$22.00	equipment
29	Handcuff Case, Hinged Basket Weave	Safariland	90H-4HS	25	Black	\$22.00	equipment
30	Outer Duty Belt w/ No Buckle	Safariland	94	25	Black	\$54.00	equipment
31	Handcuff Case Double Basket Weave	Safariland	290H-1-4HS	8	Black	\$30.77	equipment
32	Mini Flashlight Holder Basket Weave	Safariland	306-11-4	15	Black	\$18.95	equipment
33	Magazine Holder / Handcuff holder combo STX Plain	Safariland	573-383	4	Black, Right or Left	\$28.95	equipment
34	Radio Holder, Nylon	Safariland	761	45	Black, Nylon or Basket weave	\$28.95	equipment
35	ALS Duty Mid-Ride Level III for Glock 20/21	Safariland	6360	20	Black, either basket weave or STX finish	\$92.00	equipment
36	Concealment Holster STX Plain for a Glock 21	Safariland	6378-383	4	Black, Right or Left	\$34.54	equipment
37	Handcuffs - Hinged	Smith/Wesson	350096	20	Black	\$35.95	equipment
38	Handcuffs - Chain	Smith/Wesson	350103	20	Black	\$28.95	equipment

Duty Gear / Equipment Items (sorted by brand)							
Line #	Duty Gear / Equipment Description	Brand	Item #	QTY estimate	Current Color/Design	Duty Gear/ Equipment Pricing	Internal Use
39	Stinger DS LED, Dual Switch Rechargeable w AC / DC Charger	Streamlight	DS LED	25	Black	\$98.00	equipment
40	Full Size Rechargeable Flashlight w AC/DC Charges #25203	Streamlight	SL-20 LED	5	Black	\$98.00	equipment

Award will consider price, but price will not be the sole, determining factor.

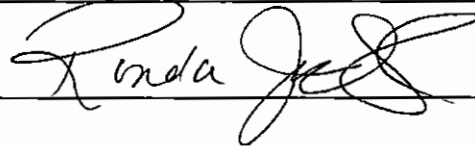
Proposal Price Certification

In compliance with Section 2 Scope of Project/Specifications, the undersigned offers and agrees that if this Proposal is accepted by the City Council within one hundred twenty (120) days of the date of RFP Proposal Response Due Date/Time, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

Company SMYRNA POLICE DISTRIBUTORS

Address 2295 S. COBB DRIVE, SMYRNA, GA 30080

Authorized Signature(s) _____



Print/Type Name(s) and Titles(s) RONDA JACOBS / CONTRACTS MANAGER

Contact Info: Phone Number 770-434-1986 EXT 225

Contact Info: Email Address rondajacobs@spdist.com

Notes: Most items have an estimated quantity for evaluation purposes only. There is no guaranteed number of items to be purchased.

The successful Offeror(s)'s item catalog list will also be used for ordering and price guarantee.

If awarded a contract, each successful Bidder agrees to maintain proposed prices in this item catalog list for a minimum of two (2) years after contract award.

No substitutions or additions allowed to this list for the purpose of this RFP response.

Uniform / Clothing Items (sorted by brand)

Line #	Uniform Item Description	Brand	Item #	QTY estimate	Current Color Selections	Pricing by Item Size - Enter pricing in each box even if same pricing for all sizes. Leave pricing box blank only if item is not offered.			City's Comments	Internal Use
						XS - XL	2XL - 3XL	4XL +		
1	S/S Professional Polo	5.11	41080	10	Academy Blue	\$32.67	\$36.72	N/A		explorers
2	4-in-1 Coat: Patches Supplied	5.11	48027	70	Black, Dark Navy	\$166.00	\$189.00	\$189.00		fire/outerwear
3	1.75" Operator Belt	5.11	59405	50	Black	\$37.60	\$37.60	\$37.60		fire
4	Women's Stryke Pant	5.11	64386	45	OD green/khaki	\$59.00	\$65.00	\$65.00		command/911
5	Men's Stryke Pant	5.11	74369	65	OD green/khaki/black	\$59.00	\$65.00	\$65.00		command/K-9/911
6	Snap On Rain Hood	Blauer	123	15	Black	\$9.65	\$9.65	\$9.65		outerwear
7	Rain Pants	Blauer	134	30	Black	\$41.00	\$47.00	\$55.00		outerwear
8	Jacket w/Liner	Blauer	6120	10	Dark Navy	\$108.33	\$128.45	\$137.88		explorers
9	Blauer Tactical Bike Patrol L/S Polo S/S	Blauer	8133	15	Royal blue/black	\$60.00	\$71.00	\$77.00	POLICE in reflective lettering on back of shirt w/ sewn on badge and embroidered name	bike
10	Blauer Tactical Bike Patrol S/S Polo L/S	Blauer	8143	10	Royal blue/black	\$66.00	\$79.00	\$85.00	POLICE in reflective lettering on back of shirt w/ sewn on badge and embroidered name	bike
11	Outer Carrier: Patches Supplied	Blauer	8370	150	Black	\$59.00	\$69.00	\$76.00		patrol
12	Armorskin Base L/S Shirt: Patches Supplied	Blauer	8371	35	Black	\$32.00	\$38.00	\$42.00		patrol
13	Armorskin Base S/S Shirt: Patches Supplied	Blauer	8372	100	Black	\$29.53	\$35.00	\$39.00		patrol
14	Men's S/S Poly/Cotton Shirt	Blauer	8424	10	Med Blue	\$33.95	\$41.00	\$45.00		explorers
15	Men's 4-Pocket Poly Pants	Blauer	8650	100	Black	\$33.00	\$40.00	\$43.00		patrol/911
16	Men's 8-Pocket Pants	Blauer	8655	275	Black	\$46.00	\$55.00	\$59.95		patrol
17	Armorskin L/S Base Shirt: Patches Supplied	Blauer	8781	5	Black	\$39.00	\$47.00	\$51.00		k-9
18	Armorskin S/S Base Shirt: Patches Supplied	Blauer	8782	10	Black	\$35.00	\$41.95	\$45.95		k-9
19	Full Length Reversible Raincoat	Blauer	26990	5	Black/yellow	\$115.00	\$137.00	\$149.00	POLICE in black on yellow side back of jacket	outerwear
20	Reversible Rain Jacket	Blauer	26991	15	Black/yellow	\$99.00	\$118.00	\$129.00	POLICE in black on yellow side back of jacket	outerwear
21	Turtleneck: Patches Supplied	Blauer	8100X	30	Black	\$24.00	\$29.00	\$32.00		patrol

Uniform / Clothing Items (sorted by brand)

						Pricing by Item Size - Enter pricing in each box even if same pricing for all sizes.				
						Leave pricing box blank only if item is not offered.				
Line #	Uniform Item Description	Brand	Item #	QTY estimate	Current Color Selections	XS - XL	2XL - 3XL	4XL +	City's Comments	Internal Use
22	Women's S/S Poly/Cotton Shirt	Blauer	8421W	10	Med Blue	\$33.95	\$41.00	\$45.00		explorers
23	Women's L/S Poly Shirts: Patches Supplied	Blauer	8600W-Z	30	Black	\$35.00	\$41.00	\$45.00		patrol/911
24	Men's L/S Poly Shirts: Patches Supplied	Blauer	8600-Z	80	Black	\$35.00	\$41.00	\$45.00		patrol/911
25	Women's S/S Poly Shirts: Patches Supplied	Blauer	8610W-Z	35	Black	\$33.00	\$39.00	\$42.00		patrol/911
26	Men's S/S Poly Shirts: Patches Supplied	Blauer	8610-Z	150	Black	\$33.00	\$39.00	\$42.00		patrol
27	Women's 4-Pocket Pants	Blauer	8650W	55	Black	\$33.00	\$40.00	\$43.00		patrol/911
28	Women's 6-Pocket Pants	Blauer	8655W	90	Black	\$46.00	\$55.00	\$59.95		patrol
29	Blauer Zip-Off Bike Pants	Blauer	8822Z	10	Black	\$72.00	\$86.00	\$93.00		bike
30	Plain black belt 1 1/4 with silver buckle	Dutyman	1411	10						explorers
31	Basket weave Thick Leather 1-3/4" Garrison Belt	Dutyman	1621T	50	Silver or black buckle					fire/911
32	Mocean 10" Long Rider Bike Shorts	MOCEAN	1160	10	Black					special events
33	Port Authority Jacket	Port Authority	J321	5	Gray/Red					911
34	Tru-Spec Men's 24/7 Pants	Tru-Spec	1084	100	OD green	\$34.00	\$37.88	\$37.88		training
35	Tru-Spec Women's 24/7 Pants	Tru-Spec	1099	15	OD green	\$34.00	\$37.88	\$37.88		training
36	Tru-Spec Men's 24/7 Short Sleeve Performance Polo: Patches	Tru-Spec	4493	190	Ranger red, Black	\$26.00	\$29.00	\$29.00		fire/special events/training/911
37	Tru-Spec Men's 24/7 Short Sleeve Performance Polo: Patches	Tru-Spec	4336	140	Black	\$27.50	\$31.00	\$31.00		fire/training
38	Tru-Spec Women's 24/7 Short Sleeve Performance Polo	Tru-Spec	4375	40	Black	\$27.50	\$31.00	\$31.00		training/911
39	Tru-Spec Men's Long Sleeve Performance Polo Poly	Tru-Spec	4406	10	Black	\$29.00	\$32.00	\$32.00		911
40	Tru-Spec Short Sleeve Men's Classic Cotton Polo Shirts	Tru-Spec	4413	10	Black	\$17.95	\$20.00	\$20.00		911
41	Tru-Spec Women's Long Sleeve Performance Polo Poly	Tru-Spec	4420	10	Black	\$29.00	\$32.00	\$32.00		911
42	Tru-Spec Long Sleeve Men's Classic Cotton Polo Shirts	Tru-Spec	4458	10	Black	\$21.00	\$24.00	\$24.00		911
43	Tru-Spec Long Sleeve Women's Classic Cotton Polo Shirts	Tru-Spec	4474	10	Black	\$21.00	\$24.00	\$24.00		911
44	Tru-Spec Short Sleeve Women's Classic Cotton Polo Shirts	Tru-Spec	4499	10	Black	\$17.95	\$20.00	\$20.00		911

Uniform / Clothing Items (sorted by brand)

						Pricing by Item Size - Enter pricing in each box even if same pricing for all sizes.				
						Leave pricing box blank only if item is not offered.				
Line #	Uniform Item Description	Brand	Item #	QTY estimate	Current Color Selections	XS - XL	2XL - 3XL	4XL +	City's Comments	Internal Use
45	Men's 7.5 oz. Nomex IIIA Industrial Pant Slim Fit	Workrite	400NX75	100	Navy blue	\$94.00	\$118.00	\$118.00		fire
46	Women's 7.5 oz. Nomex IIIA Industrial Pant	Workrite	401NX75	10	Navy blue	\$94.00	\$118.00	\$118.00		fire
47	Men's 7.5 oz. Nomex IIIA Industrial Pant Full Cut	Workrite	402NX75	200	Navy blue	\$97.00	\$122.00	\$8,421.00		fire
48	Men's 4.5 oz. Nomex IIIA S/S Fire Chief Shirt: Patches Supplied	Workrite	700NX45	175	Navy blue	\$90.14	\$114.00			fire
49	Women's 4.5 oz. Nomex IIIA Fire Chief Shirts S/S: Patches Supplied	Workrite	701NX45	15	Navy blue	\$90.14	\$114.00			fire
50	Men's 4.5 oz. Nomex IIIA L/S Fire Chief Shirt: Patches Supplied	Workrite	705NX45	20	Navy blue	\$102.48	\$129.00			fire
51	Women's 4.5 oz. Nomex IIIA Fire Chief L/S: Patches Supplied	Workrite	706NX45	5	Navy blue	\$102.48	\$129.00			fire
52	Breakaway Tie 18" 20" 22"			45	Navy blue, black	\$3.95	\$3.95	\$4.25		fire/outerwear/911
53	Traffic Gloves			15		\$25.00	\$25.00	\$25.00		crossing guards/traffic

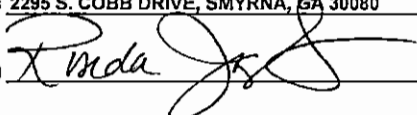
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Proposal Price Certification

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Company SMYRNA POLICE DISTRIBUTORS

Address 2295 S. COBB DRIVE, SMYRNA, GA 30080

Authorized Signature(s) 

Print/Type Name(s) and Titles(s) RONDA JACOBS/CONTRACTS MANAGER

Contact Info: Phone Number 770-434-1986 EXT 225 OR CELL 404-374-6036

Contact Info: Email Address rondajacobs@spdist.com



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Recreation and Parks
Submitted By: Morgan Rodgers
Meeting Date: January 22, 2018

I. AGENDA ITEM TITLE: REQUEST TO HONOR JOHNNY HERRON

II. RECOMMENDATION:

The Recreation Commission fully supports the honoring of Johnny Herron by renaming the road at North Park Herron Way.

III. REPORT IN BRIEF:

Johnny Herron was very involved with the Alpharetta Recreation and Parks Department. He served on the Recreation Commission as a member and as Chairman, the Alpharetta Youth Softball Association Board, and as a volunteer coach for many years. He had a significant impact on the Department, the City of Alpharetta and most importantly the lives of many of Alpharetta's young people. The Alpharetta Youth Softball Association request that the road that runs through North Park be renamed Herron Way in honor of Mr. Herron's unwavering commitment to the City and to its youth. The request was approved by the Alpharetta Recreation Commission at their October 10, 2017 meeting.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Request to honor Johnny Herron

Summary of Johnny Herron

Johnny Herron was born June 7, 1941 in Atlanta. He moved to Alpharetta in 1956 and graduated Milton High School in 1959. He served in the Air Force for 4 years and returned to Alpharetta. On June 5, 1964, he married Gay Edwards and they had two children, Donna, born in 1967 and Johnnie Sue, born in 1970.

In 1977, he became involved with Fulton County Parks and Recreation by bringing to their attention that there were no recreation programs in the area for girls. He persuaded Fulton County Parks and Recreation to give him field space to start a softball program for girls, thus creating the first athletic program for girls in the area.

Johnny coached both of his girls for many years and would go to win a state championship with his daughter Johnnie Sue.

In 1985, the City of Alpharetta created the Recreation Commission. Johnny was a founding member and became the 3rd Chairman of the Commission in 1995 when Jim Paine stepped down to run for Council. Johnny served as the Chairman until 2006 when he retired from the Commission.

In his time on the Commission, Johnny worked with the elected officials to push the first Parks Bond of the City in 1995. He also was influential in pushing for the purchase of the land at North Park and for its subsequent development of softball fields for adults and girls, football fields for boys, the Adult Activity Center for Seniors and the Miracle Field for the special needs community.

Johnny continued to coach girls at AYSA right up until two days before he passed away this past May. Not surprisingly, Johnny's last game as a coach was a victory.

Johnny's legacy in this community is what he has done for girls. Without Johnny, there would not be an Alpharetta Youth Softball Association which serves nearly 400 young women every season. His commitment to the City of Alpharetta was unwavering for over forty years.

Mrs. Gay Herron
351 Jon Scott Drive
Alpharetta, GA 30009
770-475-7473

August 7, 2017

The Honorable David Belle Isle
Alpharetta City Hall
2 Park Plaza
Alpharetta GA 30009

RE: Request for a name change to the road going through North Park

Dear Mayor Belle Isle:

We, the family of Johnny Herron, respectfully request the road going through North Park be named after him. He poured his heart, soul, and time in to Alpharetta Recreation and especially North Park for more than 30 plus years. He was dedicated to making more sports available for girls in Alpharetta.

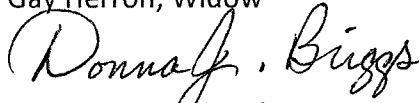
We authorize Jim Cregge to be our agent to present this request and handle any requirements to get this considered and hopefully accomplished.

We appreciate your time and consideration in this matter. Please do not hesitate to contact me or Jim Cregge if you have any questions.

Sincerely,



Gay Herron, Widow



Donna Briggs, Daughter



Sue Cooper, Daughter

From: Jim Paine <jpaine@mindspring.com>
Date: October 10, 2017 at 4:34:02 PM EDT
To: creggej@bellsouth.net
Cc: J Paine <jpaine@mindspring.com>
Subject: Johnny Herron
Reply-To: Jim Paine <jpaine@mindspring.com>

Johnny and I first ran into each other in the 1970's. We both were active in youth sports programs at the time, me football, and Johnny in girl's softball. All the programs at that time were through Fulton County because they owned and operated Wills Park. The Alpharetta Mayor at the time was Jimmy Phillips and there was a general feeling among parents and youth participants that the City needed to develop a recreation program of it's own. The City Recreation Commission was formed and Johnny was there front and center! In about 1987 Wills Park was purchased from Fulton County and the City's first Recreation General Obligation Bond was put before the citizens to approve and it passed with an 87% yes vote. This was a true turning point for the City and other parks and programs were further developed into what you see today. Johnny was particularly proud of North Park because it is the first City Park developed from scratch, that is, the purchase of new property, then designing and building the park. Johnny was a leading advocate of the park and all it's programs, particularly the new youth softball complex. To name the main thoroughfare through the park after Johnny would be most fitting and a true honor to recognize Johnny's years of dedication to developing North Park and it's many programs.

Jim Paine

Alpharetta Recreation Commission member 1985 through 1995, Chairman 1987 to 1995
Alpharetta City Council Member 1995 to 2011, Mayor Pro-Tem 2001 to 2011

Jim Cregge

From: Jett Jock <jettjock@mindspring.com>
Sent: Monday, August 28, 2017 8:34 PM
To: Jim Cregge
Subject: Re: Renaming the Road at North Park

Jim
You have the full support of the Miracle League Board

Sent from my iPhone

On Aug 28, 2017, at 8:17 PM, Jim Cregge <creggej@bellsouth.net> wrote:

John –
Thank you for your time on the phone last week.

I am asking for the support from the North Metro Miracle League for the idea of petitioning the City of Alpharetta to change the name of the road that goes through North Park to “Johnny Herron Way”. Johnny Herron was an Air Force Veteran who started girls softball in Alpharetta in the mid 1970’s. He was a founding member of the Alpharetta Recreation and Parks Commission and became the third Chairman. In the mid 1980’s, Johnny was very influential in convincing the City to acquire the land that is now North Park. Once acquired, he helped to lead the effort to develop the park and created the fields that exist now. Even after his term on the Recreation and Parks Commission ended in 2006, Johnny continued to coach at North Park, operating out of his wheelchair as a defensive strategist in girls softball. He was a winging coach right up to the end as he won his last game on May 13, 2017, completing over 40 years of commitment to girls athletics in Alpharetta.

On behalf of the group of people who are leading this effort, we request a statement of support for the effort to rename the currently unnamed road that connects Cogburn Road and Bethany Bend as “Johnny Herron Way”.

Thank you for your consideration of this request.

Regards,
Jim Cregge