



City Council Meeting and Public Hearing FEBRUARY 5, 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 01/22/2018)

B. Financial Management Report: Month Ending December 31, 2017

V. PUBLIC HEARING

A. Z-17-17 Jalali/Douglas Road

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.

VI. OLD BUSINESS

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

This item was tabled on January 22, 2018. It must be removed from the table for consideration.

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.

B. CU-17-14: Currahee Brewing Company

This item was tabled on January 22, 2018. It must be removed from the table for consideration.

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.

VII. NEW BUSINESS

A. IGA between the City of Alpharetta and the Development Authority of Alpharetta

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting and Public Hearing Summary JANUARY 22, 2018

OFFICE OF THE CITY CLERK
678-297-6003

WWW.ALPHARETTA.GA.US

PREPARED BY: COTY THIGPEN

*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. 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

I. 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

- ❖ *Council Member Merkel offered a motion to approve the Consent Agenda*
 - *The motion was seconded by Council Member Owens*
 - *Motion approved (6-0)*

II. NEW BUSINESS

A. Request to honor Johnny Herron

- ❖ *Mayor Belle Isle moved this item up on the agenda*
- ❖ *Council Member Binder joined the meeting*
- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item on behalf of staff
- Former Recreation Commission member, Jim Cregge, came forward to speak about Mr. Herron's service to the City of Alpharetta
- 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.

Public Comment

None

❖ *Council Member Binder offered a motion to approve the request to honor Johnny Herron by renaming the road that runs through North Park to Johnny Herron Way as supported by the Recreation Commission.*

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

III. PUBLIC HEARING

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

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.

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

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

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of 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.
- 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
- 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.
- 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.
- 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.
- 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.
- Applicant came forward to briefly ask for favorable consideration of the project

Public Comment

- Georgia Barrow, 1580 Spinnaker Dr, Alpharetta, GA, came forward to speak on this item
- ❖ *Council Member Merkel offered a motion to approve V-17-40: Linville / 3545 Newport Bay Drive 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 the following 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:*
 - 1. Pool and any other hardscape improvements be limited to the 25 feet of the buffer nearest to the home all as shown on the plans submitted with the application*
 - 2. Tree clearing in the entire buffer area be considered on a tree by tree basis in a manner consistent with past practice which is process of City approving tree removal permits consented by the golf club ownership and approval by WCSA*
 - 3. Black Avalon style fence be permitted on the rear property line of the property*
- *The motion was seconded by Council Member Owens*
- *Motion approved (7-0)*

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

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of 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.
- 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.
- 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.
- City departments were consulted on this request and expressed no concerns with the applicant's proposal.
- Applicant came forward to speak on the project

Public Comment

None

- ❖ *Council Member Merkel offered a motion to approve PH-17-41 Shirley Estates 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.*
 4. *Gate will not be operable until at least 75% of homes in the community are completed*
- ❖ *Council Member Gilvin offered a motion to table this item*
 - *The motion was seconded by Council Member Binder*
 - *Motion approved (6-1); Merkel voting no*

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

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Applicant came forward to speak to their application

Public Comment

- Robert Buczek, 2060 Winthrop Commons, Alpharetta, GA came forward to speak on this item
- ❖ *Council Member Merkel offered a motion to deny PH-17-35 / V-17-36: Chapman / 72 Thompson Street*
 - *The motion was seconded by Council Member Binder*
 - *Motion approved (6-1); Burnett voting no*

E. CU-17-14: Currahee Brewing Company

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- 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)
- Staff recommends approval of 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.**
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Applicant came forward to speak on the request

Public Comment

None

- ❖ *Council Member Merkel offered a motion to approve CU-17-14: Currahee Brewing Company subject to the following amended conditions:*

- 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 – Thursday 4:00 PM – 9:00 PM; Friday – Saturday 12:00 PM – 10:00PM and Sunday 12:30 PM – 5:00 PM.*
- 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.*

- *The motion was seconded by Council Member Owens*

- ❖ *Council Member Binder offered a motion to table this item for 2 weeks*

- *The motion was seconded by Council Member Mitchell*
- *Motion to table approved 4-3; Burnett, Owens, and Merkel voting no*

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

- Director of Community Development, Kathi Cook, came forward to present this item
- Staff recommends approval of 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.
- 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.

- 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):

10. 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:
 - o 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.
 - o Signage/pavement markings outside the development will be necessary at all access points so users understand they are supposed to go through the development.
 - o 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.
 - o In all cross sections, trail should be 12' wide, with 2' shoulders on each side CLEAR per AASHTO standards.
 - o All landscape elements need to be outside the 2-foot clear shoulder.
 - o Adequate sub base material will be necessary, not just subgrade.
 - o Proposed medallion with Alpha Loop logo should match the City's vision for branding this trail.
 - o Alpha Loop should be exclusive of any required sidewalks.
 - o 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.
- 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.
- 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.
- Don Rolader, came forward as attorney on behalf of applicant
- Bob Hughes with HGOR came forward to present on behalf of the applicant

Public Comment

- Clifford Martin, 700 Anna Lane, Alpharetta, GA came forward to speak on this item
- Ruth Anne Tatum, 250 Pebble Trail, Alpharetta GA came forward to speak on this item
- Francene Taylor, 2017 Hidden Alley, Alpharetta, GA came forward to speak on this item
- Robert Buczek, 2060 Winthrop Commons, Alpharetta, GA came forward to speak on this item

- Mr. Rolader came forward for a brief rebuttal on behalf of the applicant

- ❖ *Council Member Merkel offered a motion to approve PH-17-32: Northwinds Summit / Pope & Land subject to the following revised 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. The Alpha Loop improvements shall be located as shown on the HGOR Plan with (1) 12 foot path and (2) bike lanes*
 2. *One (1) boutique or full-service hotel shall be permitted with a maximum of 140 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 specimen trees within the Georgia 400 buffer. Encroachments into the critical root zones of specimen 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 A.*
 5. *Developer shall dedicate a 20' permanent easement to the City through the Georgia 400 buffer for construction and public use of the Alpha Loop.*
 6. *Enhanced sidewalk, as depicted running through the site, shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.*
 7. *Bike lanes, as depicted running along the new street, shall be a minimum 6' from face of curb and shall including pavement markings and signage, as approved by Staff. This improvement shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.*
 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.*

- *The motion was seconded by Council Member Owens*
- *Amendment offered by Mayor Belle Isle to the last sentence of Condition #4 to read, "Surface parking lot for Office Site B shall be removed in its entirety prior to the issuance of the Certificate of Occupancy by the City of Alpharetta for the Office and Parking Deck Site A."*
- *Accepted by Merkel and Owens*
- ❖ *Council Member Gilvin offered a substitute motion to deny moving the loop, but approve staff recommended conditions #2, 4, 6 8 and 9*
- *The motion was seconded by Council Member Binder*

- *Council Member Owens offered an amendment to the substitute motion to strike staff condition #8 as well*
- *Accepted by Gilvin and Binder*
- ❖ *Council Member Binder offered a motion to table until next Council Meeting*
 - *The motion was seconded by Council Member Burnett*
 - *Motion failed 2-5; Burnett, Owens, Belle Isle, Mitchell and Merkel voting no*
 - *Mayor Belle Isle called for a vote on Council Member Gilvin's substitute motion vote: Motion fails 3-4; Owens, Belle Isle, Merkel and Mitchell voting no*
 - *Mayor Belle Isle offered an amendment to the original motion to strike specimen as amended in Condition #3*
 - *Accepted by Merkel*
 - *Owens – offered alternative amendment to Condition #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. Encroachments into the critical root zones of trees within the Georgia 400 buffer shall be subject to staff approval."*
 - *Belle Isle and Merkel accepted*
 - *Motion approved (4-3); Binder, Gilvin, Burnett voting no*

IV. NEW BUSINESS

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

- Director of Public Safety, John Robison, came forward to present this item on behalf of staff
- Staff recommends awarding 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
- 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 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

Public Comment

None

- ❖ *Council Member Gilvin offered a motion to 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.*
 - *The motion was seconded by Council Member Burnett*
 - *Motion approved (6-0); Binder absent*

V. PUBLIC COMMENT

None

VI. REPORTS

- Council Member Mitchell announced that Wendi Schutt resigned from the Recreation Commission and is appointing Sandy Barth as her replacement
- Council Member Burnett reported that Department of Information Technology would be evaluating the livestreaming and put together 3 proposals to evaluate our system based on their research of how other cities are handling this issue

VII. ADJOURNMENT

- ❖ *Mayor Belle Isle adjourned the meeting at 9:45 p.m.*

Respectfully submitted,



Coty Thigpen, City Clerk



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: February 5, 2018

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING DECEMBER 31, 2017

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending December 31, 2017 (period 6 of Fiscal Year 2018).

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:

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

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (December 2017)

Financial Management Reports



for the month ending
December 31, 2017
(Period 6 of 12 - unaudited)

Financial Management Reports

Fiscal Year 2018

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TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*
DATE: FEBRUARY 5, 2018
RE: FINANCIAL MANAGEMENT REPORTS AS OF DECEMBER 31, 2017

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending December 31, 2017.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2018 revenues are budgeted at \$64 million (net of Carryforward Fund Balance totaling \$9 million). As of December 31, 2017, actual revenue collections total 46% or \$30 million.

Early collection trends indicate a net gain over budget of \$719,960 with the detail as follows:

• Building Permit Fees:	\$ 650,000
• Insurance Premium Taxes:	193,796
• Motor Vehicle Title Fees:	75,000
• Municipal Court Fines:	(300,000)
• Hotel/Motel Taxes:	56,250
• Other:	<u>44,914</u>
Estimated Gain:	\$ 719,960

The FY 2018 budget for current year property taxes (non-motor vehicles) totals \$21.2 million and is based on a billable digest of \$4.6 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2017 based on staff forecasts of property values (including new construction estimates).

The tax digest submitted by the Fulton County Tax Commissioner totals \$4.7 billion (net of all exemptions/motor vehicle values). The budgetary estimate for FY 2018 property tax collections will remain at \$21.2 million pending approval of the tax digest by the Georgia Department of Revenue. Collections are trailing FY 2017 due to issues with the tax digest and a

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
JASON BINDER
JIM GILVIN
MIKE KENNEDY
DAN MERKEL
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

subsequent need for a TCO (temporary collection order) which delayed our tax billing by almost two months.

Building Permit Fee collections is trailing FY 2017 collection activity but still outpacing the conservative FY 2018 budget estimate. Collections are conservatively estimated to total \$2.2 million by year-end (\$2.8 million was collected in FY 2017) which is \$650,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2018 and will be adjusted accordingly in future reports. Growth is being driven through an increase in the underlying number/value of permits.

Insurance Premium Tax collections total \$3.8 million in FY 2018 and represent a 6% increase over FY 2017 collections of \$3.6 million.

Municipal Court Fine collections is trending -22% lower than FY 2017 and is estimated to total \$1.9 million by year-end (\$2.2 million was collected in FY 2017) which is -\$300,000 less than budget. Factors for the decline include a combination of reduced tickets/citations and law changes that reduce collectability of court fines.

Motor Vehicle Title Tax (TAVT) collections is trending 8% higher than FY 2017 (\$854,978 was collected in FY 2017) and is estimated to total \$850,000 by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$75,000 greater than budget. Main driver includes a revision in the TAVT formula that increases the local share from 41% to 45% pursuant to the underlying legislation in addition to vehicle sale activity.

Hotel/Motel tax collections are discussed within the Special Revenue Funds section on the following page.

The Finance Department will continue to monitor revenue collections and report on potential budget impacts in future financial management reports.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports.

As of December 31, 2017, city departments (not including General Government¹) have encumbered and expensed 52%, or \$30 million, of their FY 2018 budget appropriations. The City Administration Department is trending higher than FY 2017 due primarily to an upfront payment for election services to Fulton County. Now that the election has been conducted, a cost analysis will be completed with residual monies refunded to the city. City attorney costs are trending higher due primarily to invoice billing and payment timing.

Contingency: The General Fund contingency balance as of December 31, 2017 totals \$649,979.

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

Special Revenue Funds (large funds only)

The following section references information included within the attached GAAP Financial Statements.

Hotel/Motel Fund: FY 2018 revenues are budgeted at \$7.3 million (net of carryforward fund balance totaling \$1.5 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.2 million); Facilities (18.75% or \$779,963 for debt service on the Series 2016 Convention Center Bonds, \$550,000 for the Alpharetta Arts Center, and \$34,674 in non-allocated); and the city (37.5% or \$2.7 million). Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.5 million (funded in prior years and represents the carryforward fund balance figure referenced above).

As of December 31, 2017, the city has collected 41% or \$3 million (five months of collections). All collections have been distributed to the participating entities based on their proportionate share.

E-911 Fund: FY 2018 revenues are budgeted at \$3.95 million (net of carryforward fund balance totaling \$1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of December 31, 2017 (5 months of collections), the city has collected 37% or \$1.5 million. Material revenue variances include E-911 landline collections (from AT&T), which began decreasing during FY 2017 with no explanations from the service provider despite many communication attempts by the city. As such, the city has engaged Georgia Municipal Association to complete an audit of these revenue streams to better understand the root causes of the revenue decline.

Expenditures/encumbrances during the same time period total \$3.8 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

FY 2018 revenues are budgeted at \$5.2 million (net of carryforward fund balance totaling \$1.2 million). As of December 31, 2017, actual revenue totaled 51% of budget or \$2.6 million.

The FY 2018 budget for current year property taxes (non-motor vehicles) totals \$5.2 million and is based on a billable digest of \$5.2 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2017 based on staff forecasts of property values (including new construction estimates).

The tax digest submitted by the Fulton County Tax Commissioner totals \$5.2 billion (net of all exemptions/motor vehicle values). The budgetary estimate for FY 2018 property tax collections will remain at \$5.2 million pending approval of the tax digest by the Georgia Department of Revenue.

Grant Funds

The following section references information included within the attached Grant Funds Detail Reports.

Operating Grant Fund (Fund 220): Available funding totals \$105,042 and represents unencumbered/unspent project appropriations of \$85,065 and a non-allocated reserve for future projects (grant matches) of \$19,977.

Capital Grants Fund (Fund 340): Available funding totals \$234,312 and represents unencumbered/unspent capital project appropriations of \$58,224 and a non-allocated reserve for future capital projects (grant matches) of \$176,088.

Capital Project Funds

The following section references information included within the attached Capital Project Funds Detail Reports.

General Capital Project Fund (Fund 301): Available city funding totals \$11.5 million and represents unencumbered/unspent capital project appropriations of \$8.5 million and a non-allocated reserve for future capital projects of \$3 million.

Available ABC (Alpharetta Business Community) funding totals \$58,959 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$747,365 and represents unencumbered/unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Design and construction related phases are fully encumbered and the bond issuance costs have been spent.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$25.6 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$13.7 million.

State estimates for Alpharetta TSPLOST collections totaled \$13 million annually (\$63 million over 5-years). Actual revenue trends are approaching \$850,000 monthly with an annualized total closer to \$10/11 million.

As the tax is still new, education along with collection enforcement is still being implemented which should increase the revenue trend in future months as will the holiday season. Capital programming for FY 2019 will be reflective of the updated TSPLOST revenue trends.

Enterprise Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

Solid Waste Fund: FY 2018 revenues are currently budgeted at \$3.7 million (net of carryforward fund balance totaling \$426,874 constituting reserve balances in excess of the 21% Emergency Reserve target). As of December 31, 2017, the city has collected \$2.8 million, which represents the 1st – 3rd quarter billings and associated investment earnings. Expenditures/ encumbrances during the same time period total \$3.2 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Glass recycling services began in early December. The cost of this service, in addition to the approved 3% CPI contract growth, totals \$576,000 annually with \$336,000 occurring in FY 2018 (partial year). The new rates went into effect on January 1, 2018 and were billed in December (billing done in advance for the quarter of January-March 2018).

Other Items

Council Member Stipend Activity Listing: The FY 2018 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of December 31, 2017 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: David Belle Isle	\$ 9,000	\$ 1,182	\$ 7,818
Post #1: Donald Mitchell	\$ 5,000	\$ 338	\$ 4,662
Post #2: Mike Kennedy	\$ 5,000	\$ 343	\$ 4,657
Post #3: Chris Owens	\$ 5,000	\$ 97	\$ 4,903
Post #4: Jim Gilvin	\$ 5,000	\$ 649	\$ 4,351
Post #5: Jason Binder	\$ 5,000	\$ 833	\$ 4,167
Post #6: Dan Merkel	\$ 5,000	\$ 714	\$ 4,286

Development Authority² (Component Reporting Unit)

The following section pertains to information detailed within the attached Alpharetta Development Authority Financial Statements.

As of December 31, 2017, the Development Authority has \$123,764 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

- Listing of Payments \$5,000 and greater;
- Listing of PO's between \$5,000 and \$50,000; and
- Bid/RFP Status

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



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended December 31, 2017

	Current Fiscal Year					Prior Fiscal Year		
	2018 Budget	2018 YTD	% Collected	2018 Estimated	Variance	2017 Actual	2017 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 21,160,000	\$ 10,765,122	50.9%	\$ 21,160,000	\$ -	\$ 19,779,392	\$ 18,913,700	95.6%
Delinquent	239,000	135,294	56.6%	239,000	-	818,821	150,596	18.4%
Motor Vehicle Tax	180,000	84,407	46.9%	180,000	-	243,436	117,970	48.5%
Motor Vehicle Title Fee	775,000	366,970	47.4%	850,000	75,000	854,978	341,308	39.9%
Local Option Sales Tax	15,200,000	6,516,037	42.9%	15,200,000	-	14,943,853	6,257,592	41.9%
Franchise Tax	6,640,000	606,445	9.1%	6,580,000	(60,000)	6,357,342	544,132	8.6%
Insurance Premium Tax	3,620,000	3,813,796	105.4%	3,813,796	193,796	3,588,813	3,588,813	100.0%
Alcohol Beverage Excise Tax	2,100,000	907,943	43.2%	2,100,000	-	2,113,121	857,788	40.6%
Building Permit Fees	1,550,000	1,062,892	68.6%	2,200,000	650,000	2,750,273	1,314,072	47.8%
Business and Occupational Tax	1,025,000	162,801	15.9%	1,025,000	-	1,136,506	128,792	11.3%
Municipal Court Fines	2,200,000	937,562	42.6%	1,900,000	(300,000)	2,225,129	1,201,063	54.0%
Recreation/Special Event Fees	2,542,558	1,012,541	39.8%	2,577,558	35,000	2,512,745	1,047,069	41.7%
Hotel/Motel Tax (City portion)	2,718,750	1,125,425	41.4%	2,775,000	56,250	2,661,700	1,139,326	42.8%
subtotal	\$ 59,950,308	\$ 27,497,237	45.9%	\$ 60,600,354	\$ 650,046	\$ 59,986,109	\$ 35,602,222	59.4%
Other Revenues	4,146,837	2,074,724	50.0%	4,216,750	69,913	5,067,067	2,469,028	48.7%
Total Revenues	\$ 64,097,145	\$ 29,571,960	46.1%	\$ 64,817,105	\$ 719,960	\$ 65,053,175	\$ 38,071,250	58.5%
Carryforward Fund Balance	8,860,286							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended December 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 364,488	\$ 510	\$ 160,245	\$ 203,733	44.1%	44.0%	\$ 319,101	\$ 154,736	48.5%
City Administration	2,212,696	99,068	1,138,958	974,670	56.0%	51.5%	1,979,409	990,436	50.0%
Finance	3,347,009	69,748	1,868,128	1,409,133	57.9%	55.8%	3,102,987	1,731,117	55.8%
City Attorney	665,000	-	289,647	375,353	43.6%	43.6%	650,104	265,157	40.8%
Information Technology	1,681,857	11,719	830,788	839,350	50.1%	49.4%	1,545,172	806,890	52.2%
Human Resources	415,782	12,274	194,235	209,273	49.7%	46.7%	368,527	197,572	53.6%
Municipal Court	1,126,546	131,014	499,297	496,235	56.0%	44.3%	953,220	467,195	49.0%
Public Safety	27,240,508	465,901	13,565,653	13,208,954	51.5%	49.8%	24,982,153	12,934,926	51.8%
Public Works	8,377,022	519,194	3,762,032	4,095,796	51.1%	44.9%	7,331,999	3,461,312	47.2%
Recreation & Parks	9,000,204	982,678	3,980,564	4,036,962	55.1%	44.2%	8,350,571	4,083,410	48.9%
Community Development	2,857,116	28,904	1,384,960	1,443,252	49.5%	48.5%	2,629,178	1,285,662	48.9%
subtotal	\$ 57,288,228	\$ 2,321,011	\$ 27,674,504	\$ 27,292,713	52.4%	48.3%	\$ 52,212,421	\$ 26,378,413	50.5%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	-	-	-	-	-	-	-	-	-
Insurance Premiums (Risk)	665,000	-	332,500	332,500	50.0%	50.0%	640,000	320,000	50.0%
Gwinnett Tech Bond P&I	286,840	-	55,920	230,920	19.5%	19.5%	286,940	58,470	20.4%
Transfer(s) to other Funds	14,022,363	-	7,011,182	7,011,182	50.0%	50.0%	10,549,857	5,274,929	50.0%
Contingency	650,000	-	21	649,979	0.0%	0.0%	114,541	50,987	44.5%
subtotal	\$ 15,669,203	\$ -	\$ 7,409,622	\$ 8,259,581	47.3%	47.3%	\$ 11,636,338	\$ 5,714,385	49.1%
Total Expenditures	\$ 72,957,431	\$ 2,321,011	\$ 35,084,126	\$ 35,552,294	51.3%	48.1%	\$ 63,848,760	\$ 32,092,798	50.3%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended December 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 25,846,196	\$ -	\$ 11,496,502	\$ 14,349,694	44.5%	44.5%	\$ 24,080,656	\$ 11,191,813	46.5%
Overtime	1,134,001	-	663,623	470,378	58.5%	58.5%	1,201,783	526,448	43.8%
Group Insurance	8,002,164	-	3,663,770	4,338,394	45.8%	45.8%	6,740,872	3,536,945	52.5%
FICA and Social Security	2,055,127	-	878,664	1,176,463	42.8%	42.8%	1,822,381	839,686	46.1%
Defined Benefit Pension	2,500,954	-	2,500,954	-	100.0%	100.0%	2,387,665	2,387,665	100.0%
401(A) Retirement/Match	1,688,463	-	868,938	819,525	51.5%	51.5%	1,577,717	771,171	48.9%
(2) Other	789,101	-	383,862	405,239	48.6%	48.6%	776,908	387,996	49.9%
subtotal	\$ 42,016,006	\$ -	\$ 20,456,313	\$ 21,559,693	48.7%	48.7%	\$ 38,587,982	\$ 19,641,723	50.9%
Maintenance & Operations:									
Professional Services	\$ 2,585,967	\$ 765,538	\$ 1,174,319	\$ 646,109	75.0%	45.4%	\$ 2,327,555	\$ 1,048,770	45.1%
Legal Services	665,000	-	289,647	375,353	43.6%	43.6%	650,104	265,157	40.8%
Vehicle Fuel/Maintenance	981,024	10,175	424,241	546,608	44.3%	43.2%	867,252	417,817	48.2%
Maintenance Contracts	2,176,949	908,627	828,847	439,475	79.8%	38.1%	1,693,598	689,913	40.7%
IT Professional Services	1,430,777	277,207	950,396	203,174	85.8%	66.4%	1,306,515	858,447	65.7%
General Supplies	1,013,739	96,306	465,002	452,431	55.4%	45.9%	917,204	425,803	46.4%
Utilities	2,604,475	-	1,020,642	1,583,833	39.2%	39.2%	2,348,611	1,015,308	43.2%
Other	2,961,123	248,357	1,303,835	1,408,931	52.4%	44.0%	2,737,714	1,301,364	47.5%
subtotal	\$ 14,419,054	\$ 2,306,211	\$ 6,456,928	\$ 5,655,915	60.8%	44.8%	\$ 12,848,554	\$ 6,022,578	46.9%
Capital:									
OSSI/Fire Truck Leases	\$ 578,669	\$ -	\$ 578,654	\$ 15	100.0%	100.0%	\$ 522,971	\$ 522,971	100.0%
Software Leases	187,526	-	180,944	6,582	96.5%	96.5%	192,147	185,568	96.6%
Other	86,973	14,800	1,664	70,509	18.9%	1.9%	60,768	5,573	9.2%
subtotal	\$ 853,168	\$ 14,800	\$ 761,263	\$ 77,105	91.0%	89.2%	\$ 775,885	\$ 714,111	92.0%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	-	-	-	-	-	-	-	-	-
Insurance Premiums (Risk)	665,000	-	332,500	332,500	50.0%	50.0%	640,000	320,000	50.0%
Gwinnett Tech Bond P&I	286,840	-	55,920	230,920	19.5%	19.5%	286,940	58,470	20.4%
Transfer(s) to other Funds	14,022,363	-	7,011,182	7,011,182	50.0%	50.0%	10,549,857	5,274,929	50.0%
Contingency	650,000	-	21	649,979	0.0%	0.0%	114,541	50,987	44.5%
subtotal	\$ 15,669,203	\$ -	\$ 7,409,622	\$ 8,259,581	47.3%	47.3%	\$ 11,636,338	\$ 5,714,385	49.1%
Total Expenditures	\$ 72,957,431	\$ 2,321,011	\$ 35,084,126	\$ 35,552,294	51.3%	48.1%	\$ 63,848,760	\$ 32,092,798	50.3%

Notes:

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



GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of December 31, 2017

Account #Project			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Revenues										
Public Safety										
22031150-371000-	G1407	BAC Pedal Car Walmart 2013	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -		\$ -
22031150-331110-	C1617	2015 Bulletproof Vest Grant (DOJ)	34,201	12,793	21,408	-	21,408	6,285		15,123
22031150-331110	C1730	2017 Bulletproof Vest Grant	13,178	-	-	13,178	13,178	-		13,178
22031150-331150-	G1701	2017 Bicycle Safety Grant (GOHS)	25,396	22,585	2,811	-	2,811	550		2,261
22031150-331110-	G1702	2017 Electronic Crime Taskforce	7,000	-	7,000	-	7,000	7,000		-
		subtotal			\$ 31,219	\$ 13,178	\$ 44,397	\$ 13,835		\$ 30,562
Recreation and Parks										
22061150-371000-	G1105	Camp Happy Hearts	\$ 30,345	\$ 30,345	\$ -	\$ -	\$ -	\$ -		\$ -
22061150-336000	C1815	2017 Camp Happy Hearts	14,550	-	14,550	-	14,550	14,550		-
		subtotal			\$ 14,550	\$ -	\$ 14,550	\$ 14,550		-
General Government										
22090200-391100		Transfer-In from the General Fund (Match)			\$ -	\$ 20,000	\$ 20,000	\$ 10,000		\$ 10,000
22090200-395000		Carryforward Fund Balance			48,544	-	48,544	-		48,544
		subtotal			\$ 48,544	\$ 20,000	\$ 68,544	\$ 10,000		\$ 58,544
		Total			\$ 94,313	\$ 33,178	\$ 127,491	\$ 38,385		\$ 89,106



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of December 31, 2017

				Project Snapshot		FY 2018						
				Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining	
Account #	Project											
Expenditures												
Public Safety												
22031150-531600-	G1407	BAC Pedal Car Walmart 2013		\$ 2,500	\$ 687	\$ 1,813	\$ -	\$ 1,813	\$ -	\$ -	\$ 1,813	
22031150-542100	C1617	2015 Bulletproof Vest Grant (DOJ)		68,400	36,796	31,604	-	31,604	21,280	-	10,324	
22031150-542100	C1730	2017 Bulletproof Vest Grant		26,356	-	-	26,356	26,356	-	-	26,356	
22031150-523500	G1701	2017 Bicycle Safety Grant (GOHS)		2,270	1,775	495	-	495	495	-	-	
22031150-523700	G1701	2017 Bicycle Safety Grant (GOHS)		3,150	1,500	1,650	-	1,650	674	-	976	
22031150-531100	G1701	2017 Bicycle Safety Grant (GOHS)		2,551	2,500	51	-	51	-	-	51	
22031150-531600	G1701	2017 Bicycle Safety Grant (GOHS)		2,001	1,935	66	-	66	-	-	66	
22031150-531600	G1702	2017 Electronic Task Force		7,000	7,000	-	-	-	-	-	-	
subtotal												
Recreation and Parks												
22061150-531100-	G1105	Camp Happy Hearts		\$ 38,351	\$ 13,299	\$ 25,052	\$ -	\$ 25,052	\$ -	\$ -	\$ 25,052	
22061150-521200-	G1401	Fresh Grant Special Needs		14,349	8,472	5,877	-	5,877	-	-	5,877	
22061150-531100	C1815	2017 Camp Happy Hearts		14,550	-	14,550	-	14,550	-	-	14,550	
subtotal												
Non-Allocated												
(1) 22090200-579000												
Reserve for City Grant Matches												
subtotal												
Total												

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of December 31, 2017

Account #	Project	Project Snapshot		FY 2018					Remaining
		Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	
Revenue									
Public Works									
34041100-331350-	C0005 Encore Pkwy Greenway Connection (TE Grant)	\$ 780,795	\$ 595,313	\$ 185,482	\$ -	\$ 185,482	\$ -		\$ 185,482
34041100-331351-	C0005 Encore Pkwy Greenway Connection (GDOT)	7,600,000	6,717,930	882,070	-	882,070	-		882,070
34041100-336001-	C0005 Encore Pkwy Greenway Connection (NFCID SRTA)	1,000,000	1,000,000	-	-	-	-		-
34041100-336002-	C0005 Encore Pkwy Greenway Connection (NFCID)	3,262,758	2,578,434	684,324	-	684,324	125,155		559,169
34041100-334310-	C1219 Milling & Resurfacing (LMIG)	2,769,200	2,177,630	-	591,570	591,570	591,570		0
34090200-371000-	G1109 Encore Pkwy Improvements (Cousins Properties)	54,469	54,469	-	-	-	-		-
34041100-334310-	C1620 Northwinds Parkway	1,869,353	1,869,353	-	-	-	-		-
	subtotal			\$ 1,751,876	\$ 591,570	\$ 2,343,446	\$ 716,725		\$ 1,626,721
Community Development									
34074150-334310	C1816 ARC Northpoint LCI Update	\$ 100,000	\$ 3,573	\$ -	\$ 96,427	\$ 96,427	\$ 65,454		\$ 30,973
	subtotal			\$ -	\$ 687,997	\$ 96,427	\$ 65,454		\$ 30,973
General Government									
34090200-391100	Transfer-In from the General Fund (Match)			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-395000	Carryforward Fund Balance			(197,468)	-	(197,468)	-		(197,468)
	subtotal			\$ (197,468)	\$ -	\$ (197,468)	\$ -		\$ (197,468)
	Total			\$ 1,554,408	\$ 1,279,567	\$ 2,242,405	\$ 782,179		\$ 1,460,226
Expenditures									
Public Works									
34041100-541410-	C0005 Encore Parkway Greenway Connection	\$ 12,643,552	\$ 11,347,561	\$ 1,295,991	\$ -	\$ 1,295,991	\$ 329,469	\$ 966,520	\$ 2
34041100-541410-	C1219 Milling & Resurfacing (LMIG)	2,769,200	2,177,630		591,570	591,570	106,733	484,837	0
34041100-541410-	C1620 Northwinds Parkway	2,119,354	2,115,601	3,753	-	3,753	-	-	3,753
34041100-541410-	G1109 Encore Pkwy Improvements (LCI Grant)	54,469	-	54,469	-	54,469	-	-	54,469
	subtotal			\$ 1,354,213	\$ 591,570	\$ 1,945,783	\$ 436,203	\$ 1,451,356	\$ 58,224
Community Development									
34074150-521200	C1816 ARC Northpoint LCI Update	\$ 125,000	\$ 4,466	\$ -	\$ 120,534	\$ 120,534	\$ 91,089	\$ 29,445.00	-
	subtotal			\$ -	\$ 120,534	\$ 120,534	\$ 91,089	\$ 29,445	\$ -
Non-Allocated									
(1) 34090200-579000	Reserve for City Grant Matches			\$ 200,195	\$ (24,107)	\$ 176,088	\$ -	\$ -	\$ 176,088
	subtotal			\$ 200,195	\$ (24,107)	\$ 176,088	\$ -	\$ -	\$ 176,088
	Total			\$ 1,554,408	\$ 687,997	\$ 2,242,405	\$ 527,292	\$ 1,480,801	\$ 234,312

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of December 31, 2017

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Revenue										
30113230-336000	C1538	Arts Center Study (ACVB)	\$ 25,894	\$ 23,144	\$ 2,750	\$ -	\$ 2,750	\$ 2,750		\$ -
30141100-336000	C0005	Fulton-Encore (Fulton County Waterline)	600,734	519,567	81,167	-	81,167	-		81,167
30141100-336000	C1410	Rucker Rd Waterline	1,782,350	-	1,782,350	-	1,782,350	-		1,782,350
30141100-371000	C1712	Alphaloop (Avalon)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30141100-371001	C1712	Alphaloop (CID)	250,000	-	-	250,000	250,000	-		250,000
30141100-336000	C1808	City Center Sidewalks (Dev Auth)	45,312	-	-	45,312	45,312	45,312		-
30141100-371000	C1808	City Center Utilities	100,000	-	-	100,000	100,000	100,000		-
30161150-371000	C1225	Scoreboards (AYBA/Coke)	24,940	-	-	24,940	24,940	10,000		14,940
30174150-337000	C0910	Tree Bank Contribution	255,200	-	-	255,200	255,200	255,200		-
30176100-371000	C0005	Encore Parkway Sidewalk (ABC)	1,705,000	1,330,295	374,705		374,705	216,115		158,590
30176100-371000	C1442	Main St. Improvements (ABC)	1,812,724	1,774,772	37,952		37,952	-		37,952
30176100-371000	C1712	Alphaloop (ABC)	388,770	40,741	348,029		348,029	-		348,029
	subtotal				\$ 3,626,953	\$ 675,452	\$ 4,302,405	\$ 629,377		\$ 3,673,028
Non-Departmental										
30190200-395000		Carryforward Fund Balance			\$ 14,452,839	\$ 410,000	\$ 14,862,839	\$ -		\$ 14,862,839
30190200-391100		Transfer-In from the General Fund (Match)			-	12,747,363	12,747,363	6,373,682		6,373,682
	subtotal				\$ 14,452,839	\$ 13,157,363	\$ 27,610,202	\$ 6,373,682		\$ 21,236,521
	Total				\$ 18,079,792	\$ 13,832,815	\$ 31,912,607	\$ 7,003,058		\$ 24,909,549
Expenditures										
Administration										
30113230-544100-	C1130	Downtown Façade Grant Program	\$ 194,593	\$ 132,071	\$ 62,522		\$ 62,522	\$ 33,750	\$ -	\$ 28,772
30113230-542400-	C1222	Records Management	35,000	32,425	2,575	-	2,575	-	-	2,575
30113230-541410	C1229	Admin Roof Repair/Replacement	137,225	-	(2,775)	140,000	137,225	74,223	61,515	1,487
30113230-544100-	C1300	Economic Development Initiatives	183,159	93,159	(35,000)	125,000	90,000	15,000	-	75,000
		Alpharetta History Room Design Svcs (City Ctr)								
30113230-544300-	C1501		303,500	53,380	250,120	-	250,120	198,595	50,493	1,032
30113230-544200-	C1527	Veterans Memorial	105,497	75,785	29,712	-	29,712	-	-	29,712
30113230-571000	C1532	ATC Operational Fund	95,000	-	-	95,000	95,000	95,000	-	-
30113230-544200	C1614	Senior Citizen History Project	75,000	35,000	15,000	25,000	40,000	-	15,000	25,000
		Economic Development Video Marketing Program								
30113230-544100-	C1625		180,600	145,600	35,000	-	35,000	35,000	-	-
	subtotal				\$ 357,154	\$ 385,000	\$ 742,154	\$ 451,568	\$ 127,008	\$ 163,578



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of December 31, 2017

				Project Snapshot		FY 2018													
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available								
Account #	Project																		
Finance																			
30115150-542400-	C1101	Archive Filing & Scanning	\$	20,000	\$	14,191	\$	5,809	\$	-	\$	5,809							
30115150-542400-	C1102	Finance Software Improvement		94,972		84,431		10,541		-		1,885							
30115150-542400-	C1141	Tyler ERP System		805,002		761,467		43,535		-		43,535							
	subtotal							\$	59,885	\$	-	\$	59,885	\$	3,425	\$	5,231	\$	51,229
Information Technology																			
30117400-542400	C0900	Cisco Data Network	\$	300,001	\$	144,058	\$	155,943	\$	-	\$	-	\$	155,943					
30117400-542400-	C0903	Data Center (Test Equip. & Software)		66,028		65,929		99		-		99		0					
30117400-542400-	C1000	GIS Aerial Mapping		50,001		22,044		27,957		-		1,700		26,257					
30117400-542400-	C1103	Network and VOIP		511,133		360,181		150,952		-		106,320		44,632					
30117400-542400-	C1312	Backup Data Storage Management		510,002		461,916		48,086		-		13,958		34,128					
30117400-542400-	C1313	Technology Replacement (recurring)		1,662,365		1,178,158		184,207		300,000		484,207		62,308		184,400		237,499	
30117400-542400-	C1400	PW Data Center Server Replacement		207,503		202,215		5,288		-		5,288		-		5,287		1	
30117400-542100	C1518	PW Data Center Generator/Air Conditioner		122,512		121,972		540		-		540		-		-		540	
30117400-542400	C1615	App/Desktop Virtualization		265,001		75,699		64,302		125,000		189,302		-		12,080		177,222	
30117400-542400	C1725	City Fiber Relocation		30,000		7,695		22,305		-		22,305		-		-		22,305	
30117400-542400	C1809	Parcel Corrections		80,000		-		-		80,000		80,000		-		80,000		-	
	subtotal							\$	659,679	\$	505,000	\$	1,164,679	\$	76,266	\$	389,886	\$	698,527
Public Safety																			
30131150-542200-	C1202	Public Safety Fleet (recurring)	\$	5,010,260	\$	4,354,080	\$	21,180	\$	635,000	\$	656,180	\$	493,772	\$	72,496	\$	89,912	
30131150-542100-	C1315	Cardiac Monitor Replacement		372,115		358,150		13,965		-		13,965		-		13,964		1	
30131150-542100	C1401	PS Equipment Replacement		505,971		413,499		36,472		56,000		92,472		10,874		41,412		40,186	
30131150-541300	C1609	PS Headquarters Improvements		114,655		106,905		7,750		-		7,750		7,750		-		-	
30131150- 541300	C1630	PS HQ Expansion		2,459,448		-		824,345		1,635,103		2,459,448		-		2,459,446		2	
30131150-541300	C1706	RAPSTC Improvements		216,693		-		171,623		45,070		216,693		-		-		216,693	
30131150-544200	C1707	License Plate Rec Grant		80,000		-		80,000		-		80,000		-		-		80,000	
30131150-541300	C1729	Station Bathroom Renovations		37,859		-		37,859		-		37,859		37,859		-		0	
30131150-542200	C1810	New Fleet		66,000		-		-		66,000		66,000		-		56,807		9,193	
30131150-541300	C1811	Fire Marshal Area Cubicle Redesign		15,000		-		-		15,000		15,000		13,796		-		1,204	
	subtotal							\$	1,193,194	\$	2,452,173	\$	3,645,367	\$	564,051	\$	2,644,125	\$	437,191



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of December 31, 2017

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Public Works										
30141100-541410-	C0005	Encore Parkway Greenway Connection	\$ 700,090	\$ 603,888	\$ 96,202	\$ -	96,202	\$ -	\$ 91,696	\$ 4,506
30141100-541410-	C0041	Traffic Signal Interconnect	322,523	72,522	250,001	-	250,001	-	-	250,001
30141100-541200-	C0910	Tree Replacement Fund	1,313,996	574,722	484,074	255,200	739,274	612	21,503	717,160
30141100-541200-	C1008	Cemetery Authority - Maintenance	518,557	136,278	382,279	-	382,279	10,575	3,060	368,644
30141100-541410-	C1207	Bridge Maintenance (recurring)	1,300,995	970,907	155,088	175,000	330,088	3,893	-	326,195
30141100-541410-	C1208	Mast Arm Maintenance (recurring)	463,495	445,111	18,384	-	18,384	-	-	18,384
30141100-541410-	C1215	Striping & Signage (recurring)	1,408,432	1,067,548	160,884	180,000	340,884	99,708	201,208	39,969
30141100-541410-	C1217	Traffic Calming Equipment/Intersection Safety Improvements (recurring)	368,519	307,685	25,834	35,000	60,834	3,492	9,778	47,565
30141100-541410-	C1218	Traffic Signal System Maintenance (recurring)	402,504	291,966	35,538	75,000	110,538	12,706	33,382	64,450
30141100-541410-	C1219	Milling & Resurfacing (recurring)	11,395,736	9,178,420	217,316	2,000,000	2,217,316	36,101	2,053,878	127,337
30141100-541410-	C1220	Traffic Control Equipment (recurring)	864,869	739,511	25,358	100,000	125,358	72,508	21,980	30,870
30141100-541410-	C1221	Design Services (recurring)	796,563	612,403	69,160	115,000	184,160	31,760	23,759	128,641
30141100-542200	C1223	Fleet Replacement	865,904	676,965	23,939	165,000	188,939	-	164,529	24,410
30141100-541200-	C1302	Tree Planting & Landscaping Improvements (recurring)	558,315	396,028	62,287	100,000	162,287	29,947	85,331	47,010
30141100-541200-	C1311	Downtown Improvements	110,002	90,540	19,462	-	19,462	-	-	19,462
30141100-541410-	C1324	Charlotte Drive @ Rucker Rd Intersection Improvements	25,000	-	25,000	-	25,000	-	-	25,000
30141100-541420-	C1325	Rucker Rd Sidewalk Improvements	50,000	5,000	45,000	-	45,000	-	45,000	-
30141100-541410-	C1407	Minor Intersection Upgrades	112,168	77,104	35,064	-	35,064	-	-	35,064
30141100-541410-	C1410	Rucker Rd Corridor Improvements	2,516,920	734,570	1,782,350	-	1,782,350	-	1,782,350	-
30141100-541430-	C1416	Clairborne Drive Culvert Design	52,762	41,033	11,729	-	11,729	-	11,729	0
30141100-541430-	C1503	Stormwater Studies/Design	426,386	386,090	40,296	-	40,296	33,490	6,805	0
30141100-541420-	C1512	Sidewalk Improvements	824,800	627,384	197,416	-	197,416	-	-	197,416
30141100-541410-	C1606	Major Intersection Improvements	149,427	64,760	84,667	-	84,667	-	-	84,667
30141100-542100-	C1608	Lowboy Trailer	57,851	40,721	17,130	-	17,130	17,130	-	-
30141100-541300-	C1620	Northwinds Parkway	716,580	575,554	141,026	-	141,026	-	-	141,026
30141100-541000-	C1627	Academy @ City Center Intersection Improvement	18,220	-	18,220	-	18,220	-	2,600	15,620
30141100-571000-	C1631	McGinnis Ferry Road Expansion IGA	400,000	-	400,000	-	400,000	-	-	400,000
30141100-541300-	C1632	West Parking Garages/Lot Construction	122,191	81,190	41,001	-	41,001	-	-	41,001
30141100-541410	C1637	Old Roswell St Pedestrian Imp	150,000	-	150,000	-	150,000	-	150,000	-
30141100-541410	C1638	Webb Bridge Rd Corridor Imp	100,000	36,177	63,823	-	63,823	1,841	-	61,982
30141100-541410	C1701	Pedestrian Intersection Imp	60,000	-	60,000	-	60,000	-	-	60,000
30141100-541300	C1704	West Parking Garages	7,573,774	-	6,317,250	1,256,524	7,573,774	256,990	6,529,294	787,490
30141100-541420	C1712	Alphaloop	1,328,368	-	1,000,000	328,368	1,328,368	-	78,368	1,250,000



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of December 31, 2017

Account #	Project	Project Snapshot		FY 2018					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541410	C1720 Temporary Traffic Signal Northwinds	21,690	13,515	8,175	-	8,175	-	-	8,175
30141100-541430	C1721 Mayfield Road Culvert	420,000	-	420,000	-	420,000	11,860	-	408,140
30141100-541410	C1722 Traffic Signal Improvements	290,001	35,442	254,559	-	254,559	-	-	254,559
30141100-541410	C1723 Teasley Street Improvements	18,075	1,200	16,875	-	16,875	4,750	250	11,875
30141100-541420	C1726 Sidewalks 2017 Phase 1	269,706	71,453	198,253	-	198,253	161,853	36,400	0
30141100-541420	C1801 Sidewalk Maintenance/Repair	100,000	-	-	100,000	100,000	-	-	100,000
30141100-542100	C1802 PW Equipment Replacement	42,000	-	-	42,000	42,000	-	39,259	2,741
30141100-541420	C1808 City Center Sidewalks/Utilities	425,000	-	-	425,000	425,000	394,898	-	30,102
	<i>subtotal</i>			\$ 13,353,640	\$ 5,352,092	\$ 18,705,732	\$ 1,184,113	\$ 11,392,158	\$ 6,129,461
Recreation and Parks									
30161150-541500	C0922 Webb Br Park Synthetic Turf	450,000	-	\$ -	\$ 450,000	\$ 450,000	\$ 138,046	\$ 268,415	\$ 43,539
30161150-541500	C1221 Design Services	122,052	76,857	(4,805)	50,000	45,195	2,650	-	42,545
30161150-541500-	C1225 Athletic Scoreboards (maint/replacement)	224,992	168,375	11,677	44,940	56,617	-	49,880	6,737
30161150-541300-	C1229 Rec & Parks Building Re-Roof	821,029	732,254	2,775	86,000	88,775	30,877	57,898	-
30161150-542200-	C1232 Recreation/Parks Fleet (recurring)	372,801	344,058	28,743	-	28,743	-	-	28,743
30161150-541200-	C1332 Milton Center Field Re-Sod	20,000	6,900	13,100	-	13,100	-	-	13,100
30161150-542100-	C1402 Rec/Parks Equipment Replacement	357,001	289,340	20,661	47,000	67,661	49,423	-	18,238
30161150-541500	C1421 Lightning Warning System	115,000	50,000	-	65,000	65,000	-	-	65,000
30161150-541500-	C1424 Wills Park Pool Renovation	2,340,452	28,992	1,311,460	1,000,000	2,311,460	-	2,056,394	255,066
30161150-541500-	C1524 Adaptive Playground Equipment	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-544200-	C1600 Downtown Sculpture Project	165,000	7,840	157,160	-	157,160	40,015	63,210	53,935
30161150-541500-	C1612 Park Signage	55,001	48,764	6,237	-	6,237	-	-	6,237
30161150-541510-	C1636 Greenway Repair and Maintenance	44,500	42,331	2,169	-	2,169	2,169	-	-
30161150-541500	C1641 Park Master Plans	166,450	24,570	73,880	68,000	141,880	34,943	38,937	68,000
30161150-541300	C1710 Log Cabin Relocation	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541300	C1803 Bleacher Replacement	32,000	-	-	32,000	32,000	30,743	-	1,258
30161150-541500	C1804 Park Repairs/Improvements	100,000	-	-	100,000	100,000	30,085	-	69,915
30161150-531300	C1805 North Park Restroom Expansion	30,000	-	-	30,000	30,000	-	-	30,000
30161150-541500	C1806 Parks Playground Equipment	50,000	-	-	50,000	50,000	-	-	50,000
30161150-544100	C1806 Public Arts Program	85,000	-	-	85,000	85,000	10,000	-	75,000
	<i>subtotal</i>			\$ 1,681,136	\$ 2,107,940	\$ 3,789,076	\$ 368,949	\$ 2,534,735	\$ 885,392



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of December 31, 2017

Account #	Project	Project Snapshot		FY 2018						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Community Development										
30174150-544100-	C0019 Downtown Parking Fund	\$ 263,250	\$ 219,309	\$ 43,941	\$ -	\$ 43,941	\$ 17,870	\$ 26,071	\$	1
30174150-542400	C1222 Records Management	50,001	16,572	33,429	-	33,429	-	3,558		29,871
30174150-542200-	C1433 Fleet Replacement	195,001	132,008	12,993	50,000	62,993	47,046	-		15,947
30174150-541410	C1602 Lilly Garden Terrace	40,000	32,995	7,005	-	7,005	-	5,755		1,250
30174150-541410	C1603 Design Services	200,001	89,113	35,888	75,000	110,888	26,484	35,135		49,268
30174150-521200	C1634 TSPLOST Project Consultant	35,001	33,200	1,801	-	1,801	-	-		1,801
	subtotal			\$ 135,057	\$ 125,000	\$ 260,057	\$ 91,400	\$ 70,520	\$	98,137
Alpharetta Business Community Sidewalk Projects										
30176100-541420-	C0005 Encore Parkway Sidewalk	\$ 1,705,001	\$ 1,546,410	\$ 158,591	\$ -	\$ 158,591	\$ 53,097	\$ 51,175	\$	54,319
30176100-541420-	C1442 Main St. Improvements	1,812,724	1,774,772	37,952	-	37,952	-	33,312		4,640
30176100-541420-	C1712 City Trail (Loop)	388,769	41,869	346,900	-	346,900	164,433	182,467		-
	subtotal			\$ 543,443	\$ -	\$ 543,443	\$ 217,530	\$ 266,955	\$	58,959
Non-Departmental										
30190200-579000	Non-Allocated			\$ 96,604	\$ 2,905,610	\$ 3,002,214	\$ -	\$ -	\$	3,002,214
	subtotal			\$ 96,604	\$ 2,905,610	\$ 3,002,214	\$ -	\$ -	\$	3,002,214
	Total			\$ 18,079,792	\$ 13,832,815	\$ 31,912,607	\$ 2,957,302	\$ 17,430,617	\$	11,524,688



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of December 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
30290200-391100	Transfer-In from the General Fund (Match)			\$ -	\$ 1,255,000	\$ 1,255,000	\$ 627,500		\$ 627,500
30290200-395000	Carryforward Fund Balance			679,257	-	679,257	-		679,257
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 627,500		\$ 1,306,757
Expenditures									
Administration									
30241100-541430-C1216	Stormwater Drainage Maintenance	\$ 239,428	\$ 49,767	\$ 39,661	\$ 150,000	\$ 189,661	\$ 41,130	\$ 1,837	\$ 146,694
30241100-541430-C1308	Stormwater Pipe & Structure Maintenance	1,995,054	765,534	324,520	905,000	1,229,520	626,071	364,608	238,841
30241100-541430-C1503	Stormwater Studies	100,000	-	-	100,000	100,000	-	-	100,000
30241100-541430-C1604	Stormwater Inspections	183,420	61,371	22,049	100,000	122,049	20,393	85,076	16,580
30241100-541430-C1721	Mayfield Road Culvert	280,000	-	280,000	-	280,000	9,550	25,200	245,250
30261150-541430-C1521	Wills Park Water Quality Improvement	36,496	30,421	6,075	-	6,075	684	5,391	0
30261150-541430-C1640	Wills Park Drainage Improvement	34,760	27,808	6,952	-	6,952	-	6,952	-
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 697,829	\$ 489,063	\$ 747,365



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of December 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31690200-395000	Carryforward Fund Balance			\$ 6,830,177	\$ -	\$ 6,830,177			\$ 6,830,177
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ -		\$ 6,830,177
Expenditures									
Administration									
31613230-541300-C1618	Conference Center (Construction/Design)	\$ 24,147,356	\$ 17,672,718	\$ 6,474,638	\$ -	\$ 6,474,638	\$ 6,474,637	\$ -	\$ 1
31613230-541300-C1619	Conference Center (Consulting)	264,165	41,789	222,376	-	222,376	2,636	16,579	203,161
31690200-579000	Non-Allocated	133,163	-	133,163	-	133,163	-	-	133,163
31690200-584000	Conference Center Issuance Cost	621,851	621,851	-	-	-	-	-	-
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ 6,477,274	\$ 16,579	\$ 336,325



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of December 31, 2017

					Project Snapshot		FY 2018									
					Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available				
Account #	Project															
Revenue																
Non-Departmental																
31790200-395000	Carryforward Fund Balance				\$	47,433,907	\$	-	\$	47,433,907	\$	-	\$	47,433,907		
	Total				\$	47,433,907	\$	-	\$	47,433,907	\$	-	\$	47,433,907		
Expenditures																
Administration																
31741100-541410-	C1410	Rucker Road Corridor Improvements	14,850,001	343,362	\$	14,506,639	\$	-	\$	14,506,639	\$	383,563	\$	13,982,601	\$	140,475
31741100-541420-	C1512	Sidewalk Improvements	3,420,266	213,108		3,207,158		-		3,207,158		33,733		-		3,173,425
31741100-541410-	C1602	Lilly Garden Terrace Ext.	1,500,000	-		1,500,000		-		1,500,000		-		-		1,500,000
31741100-541410-	C1702	Kimball Br Rd Improvements	9,000,001	425,174		8,574,827		-		8,574,827		148,570		2,862		8,423,395
31741100-541410-	C1703	Windward Pkwy Improvements	2,000,000	-		2,000,000		-		2,000,000		72,320		238,460		1,689,220
31741100-541420	C1712	Alpha Loop	500,000	-		500,000		-		500,000		-		187,250		312,750
31741100-541420	C1726	Sidewalks 2017 Phase 1	436,999	184,635		252,364		-		252,364		155,844		96,519		1
31741100-541420	C1727	Mayfield Rd Sidewalk	942,370	63,000		879,370		-		879,370		566,254		312,065		1,051
31741100-541420	C1814	Windward Sidewalks	320,982	-		320,982		-		320,982		202,328		118,654		-
31741100-541420	C1818	Sidewalks 2017 Phase 4	379,384	-		-	379,384			379,384		-		379,384		1
31761150-541000-	C1100	Park Land Acquisition	4,000,001	2,532,239		1,467,762		-		1,467,762		840,517		86,620		540,625
31761150-541500-	C1424	Wills Park Pool Renovation	2,700,001	275,293		2,424,708		-		2,424,708		1,221,591		1,203,116		1
31761150-541500-	C1611	Alpharetta Arts Center	1,500,001	403		1,499,598		-		1,499,598		266,482		974,116		259,000
31761150-541300-	C1708	Greenway Ext to Forsyth County	6,500,000	784,026		5,715,974		-		5,715,974		-		407,425		5,308,549
31761150-541300-	C1709	Eastside Community Center	2,500,000	-		2,500,000		-		2,500,000		-		-		2,500,000
31761150-541000-	C1711	Cultural Arts Land/Park Land	1,450,000	-		1,450,000		-		1,450,000		-		-		1,450,000
31741100-579000		Public Works Reserve	143,752	-		143,752		-		143,752		-		-		143,752
31761150-579000		Parks Reserve	111,389	-		111,389		-		111,389		-		-		111,389
31790200-584000		Bond Issuance Cost	361,301	361,301		-		-		-		-		-		-
	Total				\$	47,054,523	\$	379,384	\$	47,433,907	\$	3,891,202	\$	17,989,072	\$	25,553,633



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of December 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
33590200-395000	Carryforward Fund Balance			\$ 188,167	\$ 1,650,901	\$ 1,839,068	\$ -		\$ 1,839,068
33590200-313400	TSPLOST			-	13,000,000	13,000,000	4,365,503		8,634,497
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ 4,365,503		\$ 10,473,565
Expenditures									
Administration									
33541100-541410	Roadway Improvements	\$ 469,382	\$ 22,040	\$ (552,658)	\$ 1,000,000	\$ 447,342	\$ -	\$ -	\$ 447,342
33541100-541410	Academy St/ Webb Br Rd Operational Improvements	1,000,000	-	-	1,000,000	1,000,000	-	283,033	716,967
33541100-541410	C1713 Kimball Br Rd Operational Improvements	462,930	122,647	340,283	-	340,283	1,963	338,319	1
33541100-541410	C1714 Bethany Rd @ Mid-Broadwell Rd Intersection Improvements	563,004	61,771	101,233	400,000	501,233	66,765	34,468	400,000
33541100-541410	C1715 Bethany Rd @ Mayfield Rd Intersection Improvements	1,280,000	74,129	85,376	1,120,495	1,205,871	54,058	31,317	1,120,495
33541100-541410	C1716 Morris Rd Operational Improvements	2,700,001	160,765	115,950	2,423,286	2,539,236	173,653	56,297	2,309,287
33541100-541410	C1717 Old Milton Pkwy Capacity Improvements	1,790,675	66,761	16,794	1,707,120	1,723,914	3,881	12,912	1,707,121
33541100-541410	C1718 Windward Pkwy Business Dist/Union Hill Rd Capacity Improvements	2,203,391	122,202	81,189	2,000,000	2,081,189	43,032	38,156	2,000,000
33541100-541410	C1800 Haynes Bridge Road Improvements	5,000,000	-	-	5,000,000	5,000,000	-	-	5,000,000
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ 343,352	\$ 794,502	\$ 13,701,214



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of December 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
DEA									
21031110-351300	Confiscation/Federal Seizures			\$ -	\$ -	\$ -	28,693		\$ (28,693)
21031110-361000	Interest Earnings			-	-	-	497		(497)
21031110-395000	Carryforward Fund Balance			916,030	517,706	1,433,736	-		1,433,736
	subtotal			\$ 916,030	\$ 517,706	\$ 1,433,736	\$ 29,190		\$ 1,404,546
State									
21031120-351301	Confiscation/State Seizures			\$ -	\$ -	\$ -	41,498		\$ (41,498)
21031120-395000	Carryforward Fund Balance			17,337	-	17,337	-		17,337
	subtotal			\$ 17,337	\$ -	\$ 17,337	\$ 41,498		\$ (24,161)
	Total			\$ 933,367	\$ 517,706	\$ 1,451,073	\$ 70,688		\$ 1,380,385
Expenditures									
DEA									
21031110-51*	Personnel Services	-	-	\$ -	240,759	240,759	131,144	\$ -	\$ 109,615
21031110-52*	Maintenance and Operations	-	-	-	-	-	9,460	3,500	(12,960)
21031110-542100	Machinery & Equipment	-	-	18,428	-	18,428	18,428	-	0
21031110-542100	C1401 Equipment Replacement	58,000	-	-	58,000	58,000	-	-	58,000
21031110-541300	C1630 PS Headquarters Expansion	600,000	-	500,000	100,000	600,000	104,258	498,372	(2,630)
21031110-542400	C1812 Body Camera Program	70,000	-	-	70,000	70,000	-	-	70,000
21031110-581200	C1623 Taser Lease (Principal)	-	-	-	46,130	46,130	46,129	-	1
21031110-582200	C1623 Taser Lease (Interest)	-	-	-	2,817	2,817	2,816	-	1
21031110-579007	Next Year Budget Reserve	-	-	397,602	-	397,602	-	-	397,602
	subtotal			\$ 916,030	\$ 517,706	\$ 1,433,736	\$ 312,235	\$ 501,872	\$ 619,629
State									
21031120-532400	Non-Recurring Expenses	-	-	\$ -	\$ -	\$ -	5,917	\$ -	\$ (5,917)
21031120-579000	Non-Allocated	-	-	17,337	-	17,337	-	-	17,337
	subtotal			\$ 17,337	\$ -	\$ 17,337	\$ 5,917	\$ -	\$ 11,420
	Total			\$ 933,367	\$ 517,706	\$ 1,451,073	\$ 318,152	\$ 501,872	\$ 631,049



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of December 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
27074110-341321	Impact Fees (Roads)			\$ -	\$ -	\$ -	\$ 86,470		\$ (86,470)
27074110-341323	Impact Fees (Recreation and Parks)			-	550,000	550,000	432,829		117,171
27074110-341324	Impact Fees (Public Safety)			-	-	-	26,666		(26,666)
27074110-361000	Interest Earnings			-	-	-	13,645		(13,645)
	subtotal			\$ -	\$ 550,000	\$ 550,000	\$ 559,611		\$ (9,611)
Non-Departmental									
27074110-395000	Carryforward Fund Balance			\$ 3,015,456	\$ 1,080,000	\$ 4,095,456	\$ -		\$ 4,095,456
	subtotal			\$ 3,015,456	\$ 1,080,000	\$ 4,095,456	\$ -		\$ 4,095,456
	Total			\$ 3,015,456	\$ 1,630,000	\$ 4,645,456	\$ 559,611		\$ 4,085,845
Expenditures									
Public Safety									
27031150-541300	C1630 PS Headquarters Expansion	\$ 678,751	\$ 158,286	\$ 440,465	\$ 80,000	\$ 520,465	\$ 139,978	\$ 380,487	\$ 1
	subtotal			\$ 440,465	\$ 80,000	\$ 520,465	\$ 139,978	\$ 380,487	\$ 1
Public Works									
27041100-541410	C1630 Rucker Road Corridor	\$ 1,150,000	\$ -	\$ 1,150,000	\$ -	1,150,000	\$ -	\$ -	\$ 1,150,000
27041100-541410	C1720 Temporary Traffic Signal Northwinds	68,310	42,564	25,746	-	25,746	-	-	25,746
27041100-541410	C1723 Teasley Street Improvements	56,925	-	56,925	-	56,925	-	-	56,925
	subtotal			\$ 1,232,671	\$ -	\$ 1,232,671	\$ -	\$ -	\$ 1,232,671
Recreation and Parks									
27061150-541500	C1424 Wills Park Pool Expansion	1,100,000	-	\$ -	\$ 1,100,000	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
27061150-541500	C1611 Alpharetta Arts Center	1,300,000	172,957	1,127,043	-	1,127,043	14,243	1,107,087	5,713
27061150-541000	C1711 Cultural Arts/Park Land Acquisition	150,000	-	-	150,000	150,000	-	-	150,000
27061150-541500	C1808 City Center Sidewalks	300,000	-	-	300,000	300,000	-	-	300,000
	subtotal			\$ 1,127,043	\$ 1,550,000	\$ 2,677,043	\$ 14,243	\$ 2,207,087	\$ 455,713
Non-Departmental									
27074110-579001	Non-Allocated (Roads)			\$ 321,389	\$ -	\$ 321,389	\$ -	\$ -	\$ 321,389
27074110-579002	Non-Allocated (Recreation and Parks)			(103,897)	-	(103,897)	-	-	(103,897)
27074110-579003	Non-Allocated (Public Safety)			(2,215)	-	(2,215)	-	-	(2,215)
	subtotal			\$ 215,277	\$ -	\$ 215,277	\$ -	\$ -	\$ 215,277
	Total			\$ 3,015,456	\$ 1,630,000	\$ 4,645,456	\$ 154,221	\$ 2,587,574	\$ 1,903,662



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of December 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
27590150-314100	Hotel/Motel Taxes			\$ -	\$ 7,250,000	\$ 7,250,000	\$ 3,001,133		\$ 4,248,867
	subtotal			\$ -	\$ 7,250,000	\$ 7,250,000	\$ 3,001,133		\$ 4,248,867
Non-Departmental									
27590150-395000	Carryforward Fund Balance			\$ 1,505,262	\$ -	\$ 1,505,262	\$ -		\$ 1,505,262
	subtotal			\$ 1,505,262	\$ -	\$ 1,505,262	\$ -		\$ 1,505,262
	Total			\$ 1,505,262	\$ 7,250,000	\$ 8,755,262	\$ 3,001,133		\$ 5,754,129
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ACVB Distribution	\$ -	\$ 3,171,875	\$ 3,171,875	\$ 1,312,996	\$ -	\$ 1,858,879		
	subtotal	\$ -	\$ 3,171,875	\$ 3,171,875	\$ 1,312,996	\$ -	\$ 1,858,879		
City/Other									
27590150-521200	Professional Services	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ (3,000)		
27590150-611100	City of Alpharetta Distribution	-	2,718,750	2,718,750	1,125,425	-	1,593,325		
	subtotal	\$ -	\$ 2,718,750	\$ 2,718,750	\$ 1,128,425	\$ -	\$ 1,590,325		
Tourism Product Development									
27590150-541500	C1611 Alpharetta Arts Center	550,000	-	\$ -	\$ 550,000	\$ -	\$ 550,000	\$ -	
27590150-579000	Reserve (Tourist Product Development)			34,674	-	34,674	-	34,674	
27590150-579006	Debt Service Reserve			1,470,588	29,412	1,500,000	-	1,500,000	
27590151-582100	D1600 Interest Pmt (2016 Conference Center Bond)			-	779,963	779,963	389,981	389,982	
	subtotal			\$ 1,505,262	\$ 1,359,375	\$ 2,864,637	\$ 389,981	\$ 550,000	\$ 1,924,656
	Total			\$ 1,505,262	\$ 7,250,000	\$ 8,755,262	\$ 2,831,402	\$ 550,000	\$ 5,373,860



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended December 31, 2017

Vendor	Description	Department	\$ Amount
360 Network Solutions LLC	AXIS HDTV 720P SMPTE 274M	Public Works	\$ 20,650.00
ACE American Insurance	Monthly invoice - Claims/Judgements	Finance	\$ 30,991.39
AECOM Technical services Inc.	Kimball Br west and east Rd - improvements / Rucker Rd proj mgmt. services	Public Works	\$ 58,161.85
AFLAC	Monthly NOV 17	Finance	\$ 10,966.98
Allan Vigil Ford	Ford Escape 2018 CD4801 - fleet replacement	Community Development	\$ 19,435.00
Allied Paving Contra	FY18 Milling and Resurfacing	Public Works	\$ 96,060.01
Alpharetta Convention and Visitors Bureau	Hotel Motel Tax for Dec 2017	Finance	\$ 229,714.30
Alpharetta Technology	Jan 2018 - ATC operational funds	Development Authority	\$ 10,416.66
ALTA Planning & Design	Alpha city loop WO # 3	Public Works	\$ 23,695.72
America Facility	Janitorial/Custodial services and cleaning services	Recreation & Parks	\$ 11,299.42
Ashley Banan	Team Gymnastics - Dec 2017	Recreation & Parks	\$ 9,524.56
AT&T	NOV 17 GLS	Various	\$ 5,650.50
AT&T/Bellsouth @ 85 Annex	11/11-12/10/17 Phone Services	Public Safety	\$ 23,739.96
Atkins North America Inc.	Rucker/Windward/Old Milton/Kimball Bridge/Bethany Rd./ Morris Rd. - IMP	Public Works	\$ 19,390.80
Atlanta Business CHR	Digital Advertising	City Administration	\$ 8,481.00
Atlanta HAWKS, LP	JR. Jersey/shorts	Recreation & Parks	\$ 23,200.00
B&T Shavings, Inc.	Green tree premium flake 50 bag pallet (x2)	Recreation & Parks	\$ 10,920.00
Bentley systems	Prod sub, ebide xchange - maintenance contracts	Finance	\$ 9,500.00
Biteful LLC	Dec 11th Christmas Luncheon	Human Resources	\$ 11,900.00
Bovis Kyle & Burch L	Land Purchase - Aug, Sep, Oct, Nov	Finance	\$ 247,975.74
Butch Thompson enter	Repair sewer 7130 surrey pointe and catch basin top replacement	Public Works	\$ 39,145.00
Carl Black Buick GMC	Vehicle maint & repair	Public Safety	\$ 13,348.82
Carr, Rahn and Associates Inc.	Cost Estimate and Data Book	Public Works	\$ 5,500.00
City of Roswell	Fireman training and instructing	Public Safety	\$ 6,683.29
Comfort by Design	HVAC Units and Maint/Repairs	Public Works	\$ 6,804.50
Construction	Windward sidewalk improvements	Public Works	\$ 107,558.68
CRP EAH TS, LLC	Impact fees refund - Thompson street townhomes	Community Development	\$ 32,782.63
Dana Safety supply	Body armor/point blink hi-lite/ bulletproof vest/ lights/ sirens/ flasher/ computer stands	Public Safety	\$ 29,125.34
Data Media Associate LLC	False Alarm and Tax Bills	Finance	\$ 15,786.56
Data Media Associate LLC	Various ads - printing and binding, general supplies and materials	Finance	\$ 6,905.80
Data Media Associate LLC	Postage/Sanitation	Finance	\$ 9,309.08



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended December 31, 2017

Vendor	Description	Department	\$ Amount
Ecoflo INC.	Hazardous material and waste	Finance	\$ 7,439.35
Ed Castro Landscape Inc.	2 Park plaza maint services - maintenance contracts	Recreation & Parks	\$ 8,035.58
Ferncreek Registry	Row Land - Rucker Rd. Corridor	Public Works	\$ 10,000.00
Freeman Mathis & Gar	claims/judgments	Finance	\$ 6,315.00
Fulton County - Dept.	Water and Sewer utilities	Recreation & Parks	\$ 6,173.68
Fulton County Board of Education	Fuel payments	Public Safety	\$ 30,588.29
Fulton County Finance	State Reports - LVAP fund disbursement	Public Safety	\$ 7,793.50
Gates at Northpoint	Maintenance and completion bond	Public Works	\$ 16,129.08
Georgia Municipal Association	1/1-12/31/18 Telecommunication mgmt.	City Administration	\$ 10,000.00
Georgia Power Co	12/01/17 - 12/15/17 - electricity utilities	Various	\$ 135,970.67
Greater North Fulton	Membership dues	City Administration	\$ 5,000.00
Greater North Fulton Chamber of Commerce	45th Annual Chairman's Gala Sponsorship	City Administration	\$ 5,000.00
Guardian Tracking	Annual subscription - Guardian tracking employee	Public Safety	\$ 5,928.00
Informer System, LL	10/20/17-9/30/18 schedule express srvc	Public Safety	\$ 16,725.37
J&J Computer Connect	Copy equipment - Multiple dept.	Public Safety	\$ 5,650.86
Jacobs Engineering Group	Recreation and Park Master Plan Update	Recreation & Parks	\$ 21,768.00
Kevin Belford	Radio Swap and Trip Charge	Public Safety	\$ 9,825.00
Kimley-Horn & Associates	North point LCI update and Traffic studies and analysis	Community Development	\$ 24,234.50
Kimley-Horn & Associates	Land development and planning ARC Northpoint LCI update	Community Development	\$ 9,272.00
Konark Software solutions	Manage engine AD360 software subscription	Various	\$ 13,175.25
Landfair Surveying co	Surveyor services land - culvert replacement topo Mayfield Rd. Culvert	Public Works	\$ 11,860.00
LD Gymnastics Inc.	Instructor payment 2 of 4	Recreation & Parks	\$ 10,392.12
Maiidreza Sehizadeh	Property - 1530 Rucker Rd. corridor	Public Works	\$ 12,000.00
Mass Services Inc.	Wills Park horse facilities cleaning Nov 17	Recreation & Parks	\$ 14,131.38
Mauldin & Jenkins	Audit billing for FY17	Finance	\$ 10,500.00
Media Frenzy Global	Monthly DEC 17	City Administration	\$ 8,333.33
Meer Electrical Contractors Inc.	Connect Christmas lights / move outlet to new pole and connect + grounds repair	Recreation & Parks	\$ 17,346.31
Meer Electrical Contractors Inc.	Christmas tree lighting + Webb bridge park - replaced 2 1640W	Recreation & Parks	\$ 5,529.30
Morris Communication	Newspaper Oct 2017 - advertising	City Administration	\$ 5,290.00
Municipal Code Corp.	35 copies of supp #6 unified development code	Community Development	\$ 5,392.05
Ohmshiv Construction	Mayfield Rd. sidewalk improvement	Public Works	\$ 222,817.33



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended December 31, 2017

Vendor	Description	Department	\$ Amount
Police Officers Annuity Fund	Monthly NOV 17	Public Safety	\$ 7,845.75
Pesto Inc.	Newspaper and publication - advertising	City Administration	\$ 5,700.00
Pieper Obrien Herr	COA Police addition and renovation PS HQ expansion	Public Safety	\$ 10,189.05
Pond & Company	Union Hill and Windward park master plan + Southlake Dr. Culvert replacement design	Recreation & Parks	\$ 17,630.00
Pond & Company	AlphaLoop	Various	\$ 29,915.56
Preston Professional	Morris Rd. operational imp	Public Works	\$ 27,000.00
PRRP II, LLC	Morris Rd. operational imp	Public Works	\$ 82,000.00
RCS Productions.Com	12/2/17 Christmas Tree Lighting	Recreation & Parks	\$ 15,579.00
Republic Services #800	Waste management - NOV 17	Finance	\$ 274,957.58
Ruppert Landscape	Maint Nov17 / Landscape proj 348 Meadow Dr. / tree planting	Public Works	\$ 34,841.84
Ruppert Landscape	Install new plantings along Old Milton pkwy	Public Works	\$ 15,739.00
Russell Landscape	Grounds maint - mowing / monthly maint: install mulch / cemetery authority-maint	Public Works	\$ 16,483.50
Sawnee Electric Membership	Power Bills	Finance	\$ 32,560.62
Snowkings LLC	Balance - 12/2/17 Snow	Recreation & Parks	\$ 6,750.00
Sprinturf	Turf, Artificial, Outdoor Webb Bridge PK	Recreation & Parks	\$ 124,241.04
SSE & Associates	Telescoping bleachers replacement	Recreation & Parks	\$ 29,370.00
Stevens & Wilkinson	Wills park pool renovation	Recreation & Parks	\$ 9,524.01
Sunbelt Builders INC.	Wills park pool renovation - Wills park pool expansion	Recreation & Parks	\$ 259,636.26
SunTrust Pcard	Monthly billing DEC 17	Finance	\$ 127,275.55
Sustainable water PL	MS4 Project pipeline and structure assessments	Public Works	\$ 11,374.00
Temple Inc.	Traffic Control Equipment	Public Works	\$ 10,623.50
Tetra Tech	Bethany & MidBroadwell/Mayfield Intersection Improvement/Windward Parkway	Public Works	\$ 56,115.00
Tetra Tech	Windward Parkway design	Public Works	\$ 47,955.00
The Christman company	Design downtown parking deck	Public Works	\$ 250,847.00
The Macallan Group	Alpharetta Arts Center	Recreation & Parks	\$ 154,319.56
The scope academy in	3105 Kimball Bridge Rd. row/easement - Kimball Bridge Rd. improvement	Public Works	\$ 31,000.00
The Winter Construct	Public safety expansion / E-911 renovation	Public Safety	\$ 91,465.20
Tople Construction and Engineering Inc.	North Hickory Trace	Public Works	\$ 55,424.25
Tople Construction and Engineering Inc.	Storm drain cleaning , repair	Public Works	\$ 23,556.15
Tri Scapes Inc.	Grounds maint. Multiple locations NOV 17 / monthly maint. Nov 17 Westside fitness pk	Recreation & Parks	\$ 20,080.83
Tri Scapes Inc.	Duckboards and Boardwalks	Recreation & Parks	\$ 6,730.00



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended December 31, 2017

Vendor	Description	Department	\$ Amount
Truck & Tap Alpharetta	Facade Improvement of 30 Milton aver - downtown façade grant program	City Administration	\$ 17,250.00
Utility Asset Management	Pipe and pipe fittings maint.	Public Works	\$ 95,062.00
Veristor Systems Inc.	Annual deep security - system security	Various	\$ 25,405.82
Veristor Systems Inc.	Refresh server - technology replacement	Information Technology	\$ 9,483.00
Verizon Wireless	10/13-11/12/17 cell/iPhone/iPad service and cellular mifi cards + equipment charges	Various	\$ 48,116.86
Verizon Wireless	11/13/17-12/12/17 - Cell phone, iPhone and iPad service	Various	\$ 24,372.75
WN Holdings LLC DBA	Alpharetta History Wall - History room (City Center)	City Administration	\$ 21,825.00



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OTHER REPORTS

Purchase Orders between
\$5,000 and \$50,000



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended December 31, 2017

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
18000314	Todd Fulk	Recreation and Parks	\$ 8,825.00	Trip hazard removal services at Brookside Park, Greenway Trails, and Webb Bridge Park
18000315	Ruppert Landscape	Public Works	\$ 38,149.40	Shrub planting and watering for Westside Parkway
18000317	Municipal Code Corporation	Community Development	\$ 5,392.05	(35) copies of the Unified Development Code, Supplement No. 6
18000319	Athletic Specialists and Construction Inc.	Recreation and Parks	\$ 10,212.00	Refinishing of the Crabapple Government Center gym floor
18000320	Dana Safety Supply Inc.	Public Safety	\$ 25,730.34	Upfitting of (5) Public Safety vehicles
18000321	Pesto Inc.	Administration	\$ 5,700.00	<i>Georgia Trend</i> advertisement in the Business Georgia 2017 edition
18000322	Pesto Inc.	Administration	\$ 5,290.00	<i>Georgia Trend</i> advertisement in the October 2017 edition
18000325	Veristor Systems Inc.	Information Technology	\$ 12,080.00	VMWare workspace management software
18000326	Guardian Tracking	Public Safety	\$ 5,928.00	Annual subscription to the internet based employee tracking software
18000329	Summit Construction and Development	Public Works	\$ 20,960.00	Abatement and demolition services of the house at 850 Old Rucker Road
18000330	Miovision Technologies Inc.	Public Works	\$ 21,980.00	Traffic studies/analysis for performance measurements on different roadway corridors
18000334	Carithers-Wallace-Courtenay	Public Safety	\$ 38,909.00	Replacement of the office furniture in the Criminal Investigations Division



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended December 31, 2017

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Purchase Order Date	Purchase Order #
	17-1004 RFQ	Community Development	Design / Build for Downtown Parking Deck	9/1/2016	10	N/A	Shortlisted 4 Bidders for RFP 17-102	N/A		
	17-102 RFP	Community Development	Design / Build for Downtown Parking Decks	5/11/2017	4	7/17/2017	The Christman Company	\$ 6,928,183.00	11/20/2017	18000295/ 18000296
	17-1011 RFQ	Rec/Parks	Alpharetta Arts Center Construction	3/23/2017	11	N/A	Shortlisted 3 Bidders for RFP 17-112	N/A		
	17-112 RFP	Rec/Parks	Alpharetta Arts Center	5/3/2017	3	8/7/2017	Macallan Construction	\$ 2,836,935.00	10/5/2017	18000232
	17-111 RFP	Information Technology	Cadastral Conversion Services	6/15/2017	4	8/21/2017	Atlas Geographic Data, Inc.	\$ 81,700.00	10/9/2017	18000234
	17-1013	Public Works	Rucker Road Corridor Improvements	5/18/2017	5	N/A	Shortlisted 2 Bidders for PW ITB 17-011			
17-011		Public Works	Rucker Road Corridor Improvements	6/29/2017	2	8/7/2017	C. W. Matthews Contracting Co.	\$ 15,030,195.75	9/29/2017	18000225
17-010		Public Works	Windward Sidewalk Improvements	6/15/2017	7	7/17/2017	Construction 57, Inc.	\$ 320,982.00	8/9/2017	18000157
	18-101	Public Safety	Public Safety Uniforms and Duty Gear	7/27/2017	8	cancelled/no-award				
	18-102	Rec/Parks	Webb Bridge Park Artificial Turf Field Replacement	7/13/2017	7	8/21/2017	Sprinturf, LLC	\$ 406,461.00	10/31/2017	18000264
18-001		Public Works	FY 2018 Milling and Resurfacing	8/31/2017	5	10/23/2017	Allied Paving Contractors	\$ 2,645,448.30	12/15/2017	18000327
18-002		Public Works	FY 2017 Bond Sidewalk Improvements-Phase 4	9/28/2017	7	10/23/2017	Sol Construction, LLC	\$ 379,383.50	12/19/2017	18000332
18-004		Public Works	FY 2018 Bridge Maintenance	10/12/2017	8	11/6/2017	Massana, Inc.	\$ 310,984.00		
	18-103	Public Safety	Body Worn Camera System for Public Safety Officers	10/12/2017	5					
	18-104	Public Safety	Fire and Police Personnel Uniforms and Duty Gear	12/14/2017	4					
18-005		Public Works	FY2017 Bond Sidewalk Improvements - Phase 5	12/14/2017	9	1/9/2018	Autaco Development, LLC	\$ 229,406.00		
18-006		Public Works	Warsaw Area Sidewalk Improvements	1/18/2018						
	18-105	Public Safety	Concealable Body Armor fro Public Safety Department	2/1/2018						



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
December 31, 2017**

	Major Governmental Funds						Non-Major	Total
	General	Capital	Capital	Conf Center	Construction	T-SPLOST	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Bond Fund	Capital Fund	Funds	Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 24,069,735	\$ 18,970,685	\$ -	\$ 371,810	\$ 44,078,514	\$ 5,879,295	\$ 11,867,431	\$ 105,237,470
Receivables (net of allowance for uncollectibles)			2,088,403					2,088,403
Taxes Receivable								-
Property Taxes	10,748,626	-		-	-	-	2,618,034	13,366,660
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	1,115,585	253,910		-	-	-	9,669	1,379,163
Due from Other Funds	-	-	-	-	-	-	-	-
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	35,933,946	19,224,595	2,088,403	371,810	44,078,514	5,879,295	14,495,134	122,071,697
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	2,131,496	2,763	10,673	-	\$ 16,473	-	24,392	2,185,798
Retainage Payable	-	43,278		-	260,522	-	18,938	322,739
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	3,667	-		-	-	-	2,019	5,686
Due to Other Funds	-	-	-	-	-	-	-	-
Deferred Revenue	10,823,048	224,191	\$ 2,023,174	-	-	-	2,630,203	15,700,617
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-	-		-	-	-	-	-
Non-Current								
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	12,958,212	270,233	2,033,848	-	276,995	-	2,675,553	18,214,840
Fund Balances:								
Restricted for:								
Capital Projects	-	400,038	54,556	371,810	43,801,519	5,879,295	4,498,904	55,006,121
Law Enforcement	-	-		-	-	-	1,207,156	1,207,156
Emergency Telephone Activities	-	-		-	-	-	1,374,478	1,374,478
Grant Projects	-	-		-	-	-	-	-
Debt Service	-	-		-	-	-	2,390,471	2,390,471
Promotion of Tourism	-	-		-	-	-	1,674,993	1,674,993
Assigned for:								
Grant Projects	-			-	-	-	64,650	64,650
Capital Projects		18,554,324					-	18,554,324
2019 Fiscal year Expenditures	6,083,689	-		-	-	-	-	6,083,689
Unassigned	16,892,045			-	-	-	608,929	17,500,974
Total Fund Balances	22,975,734	18,954,362	54,556	371,810	43,801,519	5,879,295	11,819,581	103,856,856
Total Liabilities and Fund Balances	\$ 35,933,946	\$ 19,224,595	\$ 2,088,403	\$ 371,810	\$ 44,078,514	\$ 5,879,295	\$ 14,495,134	\$ 122,071,697

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended December 31, 2017

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES								
Taxes:								
Property Tax	\$ 10,900,416	-	-	-	-	-	3,001,133	\$ 13,901,549
Local Option Sales Tax	6,516,037	-	-	-	-	-	2,615,932	9,131,969
Transportation Special Purpose Local Option Sales Tax	-	-	-	-	-	4,365,503	-	4,365,503
Other Taxes	6,328,531	-	-	-	-	-	1,456,481	7,785,012
Licenses and permits	1,278,513	-	-	-	-	-	545,966	1,824,479
Intergovernmental	25,000	303,262	782,179	-	-	-	70,191	1,180,632
Charges for services	2,185,666	-	-	-	-	-	532,409	2,718,076
Impact Fees	-	-	-	-	-	-	-	-
Fines/Forfeitures	945,190	-	-	-	-	-	18,885	964,075
Investment earnings	58,159	45,765	(2,864)	18,905	255,753	18,076	-	393,794
Contributions and Donations	-	326,115	-	-	-	-	-	326,115
Other	92,231	-	-	-	3,061	-	-	95,292
Total revenues	28,329,744	675,142	779,315	18,905	258,814	4,383,579	8,240,997	42,686,496
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	1,312,996	1,312,996
General government	4,981,296	531,259	-	6,477,274	-	-	1,478,872	13,468,701
Public safety	13,565,594	564,051	-	-	-	-	2,894,873	17,024,517
Public works	3,762,032	1,184,113	436,203	-	1,562,613	343,352	697,144	7,985,457
Economic and community development	1,384,960	91,400	91,089	-	-	-	-	1,567,449
Alpharetta Business Community	-	217,530	-	-	-	-	-	217,530
Culture and recreation	3,980,564	368,949	-	-	2,328,589	-	14,927	6,693,029
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	55,920	-	-	-	-	-	389,981	445,901
Other Costs	342,521	-	-	-	-	-	-	342,521
Bond issuance costs	-	-	-	-	-	-	3,000	3,000
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	28,072,885	2,957,302	527,292	6,477,274	3,891,202	343,352	6,791,793	49,061,100
Excess (deficiency) of revenues over (under) expenditures	256,859	(2,282,159)	252,023	(6,458,368)	(3,632,389)	4,040,226	1,449,203	(6,374,604)
OTHER FINANCING SOURCES (USES)								
Transfers in	1,125,425	6,373,682	-	-	-	-	-	7,499,106
Transfers out	(7,011,182)	-	-	-	-	-	(487,925)	(7,499,107)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	92,787	-	-	-	-	-	-	92,787
Sale of non-capital assets	16,059	-	-	-	-	-	-	16,059
Land Sale	1,000	-	-	-	-	-	-	1,000
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(5,775,911)	6,373,682	-	-	-	-	(487,925)	109,846
Net change in fund balances	(5,519,052)	4,091,522	252,023	(6,458,368)	(3,632,389)	4,040,226	961,279	(6,264,758)
Fund balances - beginning	28,494,785	14,862,840	(197,468)	6,830,178	47,433,908	1,839,069	10,858,303	110,121,615
Fund balances - ending	\$ 22,975,734	\$ 18,954,362	\$ 54,556	\$ 371,810	\$ 43,801,519	\$ 5,879,295	\$ 11,819,581	\$ 103,856,856

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 21,399,000	\$ 10,900,416	\$ (10,498,584)
Local Option Sales Tax	15,200,000	6,516,037	(8,683,963)
Other Taxes	15,654,500	6,328,531	(9,325,969)
Licenses and Permits	2,070,550	1,278,513	(792,037)
Intergovernmental	435,000	25,000	(410,000)
Charges for Service	4,039,750	2,185,666	(1,854,084)
Fines/Forfeitures	2,209,250	945,190	(1,264,060)
Investment Earnings	75,000	58,159	(16,841)
Contributions and Donations			-
Other	195,345	92,231	(103,114)
Total revenues	61,278,395	28,329,744	(32,948,651)
EXPENDITURES			
Current:			
General government			
City Administration	2,212,696	1,238,026	974,670
Finance	3,347,009	1,937,876	1,409,133
Human Resources	415,782	206,509	209,273
Legal	665,000	289,647	375,353
Mayor and Council	364,488	160,755	203,734
Municipal Court	1,126,546	630,311	496,236
Information Technology	1,681,857	842,508	839,350
Non-Departmental	710,000	342,500	367,500
Contingency	650,000	21	649,979
Total general government	11,173,378	5,648,150	5,525,228
Public Safety	27,240,508	14,031,494	13,209,014
Public works	8,377,022	4,281,226	4,095,796
Economic and community development	2,857,116	1,413,864	1,443,252
Culture and recreation	9,000,204	4,963,242	4,036,962
Debt Service			
Principal	175,000	-	175,000
Interest	111,840	55,920	55,920
Total expenditures	58,935,068	30,393,896	28,541,172
Excess (Deficiency) of revenues over expenditures	2,343,327	(2,064,152)	(4,407,479)
OTHER FINANCING SOURCES (USES)			
Transfers in	2,718,750	1,125,425	(1,593,325)
Transfers out	(14,022,363)	(7,011,182)	7,011,181
Capital leases	-	-	-
Land Sale	-	1,000	1,000
Sale of capital assets	60,000	92,787	32,787
Sale of non-capital assets	40,000	16,059	(23,941)
Total other financing sources and uses	(11,203,613)	(5,775,911)	5,427,702
Net change in fund balances	(8,860,286)	(7,840,063)	1,020,223
Fund balances - beginning		28,494,785	
Fund balances - ending		\$ 20,654,723	
Adjustments to GAAP basis:			
Encumbrances		2,321,011	
Misc adj			
Fund balances-ending		\$ 22,975,734	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 2,166,779	\$ 303,262	\$ (1,863,517)
Contributions & Donations	1,885,626	326,115	(1,559,511)
Investment earnings	-	45,765	45,765
Misc Revenue	-	-	-
Other	-	-	-
Total revenues	4,052,405	675,142	(3,377,263)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	742,154	578,576	163,578
Finance	59,885	8,656	51,229
Information Technology	1,164,679	466,152	698,527
Non-departmental	3,002,214	-	3,002,214
Total general government	4,968,932	1,053,384	3,915,548
Public Safety	3,647,508	3,208,176	439,332
Engineering & Public Works	18,705,732	12,576,271	6,129,461
Alpharetta Business Community	543,443	484,484	58,959
Economic and community development	260,057	161,920	98,137
Culture and recreation	3,789,076	2,903,684	885,392
Total Capital Outlay	31,914,748	20,387,919	11,526,829
Excess (Deficiency) revenue over expenditures	(27,862,343)	(19,712,777)	8,149,566
OTHER FINANCING SOURCES (USES)			
Transfers in	12,747,363	6,373,682	(6,373,682)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	12,747,363	6,373,682	(6,373,682)
Net change in fund balances	(15,114,980)	(13,339,095)	1,775,885
Fund balances - beginning		14,862,840	
Fund balances - ending		\$ 1,523,745	
Adjustments to GAAP basis:			
Encumbrances		17,430,617	
Misc adj-			
Fund balances-ending		\$ 18,954,362	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 2,439,873	782,179	\$ (1,657,694)
Contributions & Donations	-	-	-
Interest Earnings	-	(2,864)	(2,864)
Total	<u>2,439,873</u>	<u>779,315</u>	<u>(1,660,558)</u>
Expenditures:			
Public Safety	-	-	-
General Government	176,088	-	176,088
Community Development	120,534	120,534	-
Public Works	1,945,783	1,887,559	58,224
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>2,242,405</u>	<u>2,008,093</u>	<u>234,312</u>
Excess (Deficiency) revenue over expenditures	<u>197,468</u>	<u>(1,228,778)</u>	<u>(1,426,246)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>197,468</u>	<u>(1,228,778)</u>	<u>(1,426,246)</u>
Fund balance - beginning		<u>(197,468)</u>	
Fund balance - ending		<u>\$ (1,426,246)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		1,480,801	
Fund balances - ending		<u>\$ 54,556</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	-	-
Investment Earnings	-	18,905	18,905.31
Total revenues	-	18,905	18,905.31
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	133,163	-	133,163
Total general government	133,163	-	133,163
City Administration	6,697,014	6,493,852	203,162
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(6,830,177)	(6,474,947)	355,230
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(6,830,177)	(6,474,947)	355,230
Fund balances - beginning		6,830,178	
Fund balances - ending		<u><u>\$ 355,231</u></u>	
Adjustments to GAAP basis:			
Encumbrances		16,579	
Fund balances-ending		<u><u>\$ 371,810</u></u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	\$ -
Misc Revenue	-	3,061	\$ 3,061
Investment Earnings	-	255,753	255,753
Total revenues	-	258,813	258,813
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	32,264,476	16,880,407	15,384,069
Recreation & Parks	1,516,431	4,999,867	(3,483,436)
Total general government	33,780,907	21,880,274	11,900,633
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(33,780,907)	(21,621,461)	12,159,446
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(33,780,907)	(21,621,461)	12,159,446
Fund balances - beginning		47,433,908	
Fund balances - ending		\$ 25,812,447	
Adjustments to GAAP basis:			
Encumbrances		17,989,072	
Fund balances-ending		\$ 43,801,519	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 13,000,000	\$ 4,365,503	\$ (8,634,497)
Investment Earnings		18,076	18,076
Total revenues	13,000,000	4,383,579	(8,616,421)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	14,839,068	1,137,854	13,701,214
Recreation & Parks			-
Total general government	14,839,068	1,137,854	13,701,214
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(1,839,068)	3,245,725	5,084,793
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,839,068)	3,245,725	5,084,793

Fund balances - beginning **1,839,069**

Fund balances - ending **\$ 5,084,793**

Adjustments to GAAP basis:

Encumbrances 794,502

Fund balances-ending **\$ 5,879,295**

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
December 31, 2017

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,551,131
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>2,551,131</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,551,131</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	-
Claims Payables	755,702
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	755,702
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>755,702</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,795,429
Total Net Assets	<u>1,795,429</u>
Total Liabilities & Net Assets	<u>\$ 2,551,131</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 61	\$ (61)
Employer Medical Contribution	6,289,453	3,119,327	(3,170,126)
Employee Medical Contribution	702,209	373,233	(328,976)
Insurance Proceeds	-	-	
Total revenues	6,991,662	3,492,620	(3,499,042)
EXPENDITURES			
Medical Premiums	1,501,694	751,854	749,840
Medical Claims	5,408,414	1,967,905	3,440,509
Contingency	1,104,121	0	1,104,121
Total expenditures	8,014,229	2,719,758	5,294,471
Excess (Deficiency) of Revenues Over expenditures	(1,022,567)	772,862	1,795,429
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,022,567)	772,862	1,795,429
Fund balances - beginning		1,022,567	
Fund balances - ending		\$ 1,795,429	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ 1,795,429	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
December 31, 2017

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,306,472
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	213,118
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,519,590</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,519,590</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	513
Accounts Payable/ Customer Credit Balances	(56)
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	1,685
Payroll Liabilities	725
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	713
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>3,580</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>3,580</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,516,009
Total Net Assets	<u>2,516,009</u>
Total Liabilities & Net Assets	<u>\$ 2,519,590</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended December 31, 2017

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 2,827,253
Misc Revenue	6,102
Total operating revenues	<u>2,833,354</u>
Operating expenses:	
Administration	3,239,779
Non-departmental	-
Total operating expenses	<u>3,239,779</u>
Operating Gain (loss)	(406,424)
Non-operating revenues (expenses):	
Investment earnings	-
Total non-operating revenue (expenses)	<u>-</u>
Income (loss) before transfers	(406,424)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(406,424)
Total net assets-beginning	<u>1,133,246</u>
Total net assets-ending (net of encumbrances)	<u>726,823</u>
Adjustments to GAAP basis:	
Encumbrances	1,789,187
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,516,009</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
December 31, 2017

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 974,860
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>974,860</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>974,860</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	-
Claims Payables	473,206
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>473,206</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	553,962
Total Noncurrent Liabilities	<u>553,962</u>
Total Liabilities	<u>1,027,168</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	<u>(52,308)</u>
Total Net Assets	<u>(52,308)</u>
Total Liabilities & Net Assets	<u>\$ 974,860</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 3,000	\$ 2,176	\$ (824)
Charges for Service	1,335,000	667,500	(667,500)
Discounts	-	-	-
Insurance Proceeds	-	33,196	33,196
Total revenues	1,338,000	702,872	(635,128)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	119,416	5,584
Auto Liability	150,000	159,588	(9,588)
Property & Equipment Liability	90,000	92,197	(2,197)
General Liability	60,000	56,626	3,374
Law Enforcement Liability	100,000	0	100,000
Public Entity Liability	60,000	143,271	(83,271)
Workers Comp Excess Liability	105,000	103,609	1,391
Employee Benefits Liability	-	-	-
Criminal Liability	5,000	3,386	1,614
Cyber Liability	8,000	6,394	1,606
Umbrella Liability	60,000	52,782	7,218
Medical Services	30,000	2,660	27,340
Claims/Judgements	550,000	388,807	161,193
Contingency	274,335	-	274,335
Total expenditures	1,617,335	1,128,736	488,599
Excess (Deficiency) of Revenues Over expenditures	(279,335)	(425,864)	(146,529)
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(279,335)	(425,864)	(146,529)
Fund balances - beginning		279,335	
Fund balances - ending		<u><u>\$ (146,529)</u></u>	
Adjustments to GAAP basis:			
Encumbrances		94,221	
Misc adj			
Fund balances-ending		<u><u>\$ (52,308)</u></u>	

**City of Alpharetta
Statement of Net Position
OPEB Trust Fund
December 31, 2017**

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 1,155,665
Investments	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,155,665</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ -
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,155,665</u>
Total Net Assets	<u>1,155,665</u>
Total Liabilities & Net Assets	<u><u>\$ 1,155,665</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended December 31, 2017

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 42,600
Employee Contribution	
Total Contribution	<u>42,600</u>
Investment Income	-
Net appreciation in FMV	-
Interest and Dividends	6,602
Total Investment Income	<u>6,602</u>
Total Additions (Deductions)	<u>49,202</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Total deductions	<u>-</u>
Net Increase (Decrease)	<u>49,202</u>
Net Assets held in trust for pension benefits	
Beginning of year	1,106,462
Total net assets	<u>\$ 1,155,665</u>

**City of Alpharetta
Statement of Net Position
Pension Trust Fund
December 31,2017**

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	92,981
Investments	71,145,811
	-
Accounts Receivables (net of allowance for uncollectibles)	211,087
Total Assets	<u>71,449,878</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	84,026
	-
Due to Other Funds	-
Total Current Liabilities	<u>84,026</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>84,026</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>71,365,852</u>
Total Net Assets	<u>71,365,852</u>
Total Liabilities & Net Assets	<u>\$ 71,449,878</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended December 31, 2017

	Actual Amounts
Additions:	
Employer Contribution	\$ 2,625,003
Employee Contribution	169,945
Total Contribution	<u>2,794,948</u>
Investment Income	(95,314)
Net appreciation in FMV	4,533,347
Interest and Dividends	652,215
Accrued Interest & Dividends	28,957
Other Receipts	1,612
Total Investment Income	<u>5,120,818</u>
Total Additions (Deductions)	<u>7,915,766</u>
Deductions:	
Benefits payments	971,644
Professional Fees	239,382
Other Disbursements	-
Total deductions	<u>1,211,027</u>
Net Increase (Decrease)	<u>6,704,739</u>
Net Assets held in trust for pension benefits	
Beginning of year	64,661,113
Total net assets	<u>\$ 71,365,852</u>

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending December 31, 2017

	Special Revenue							Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	
REVENUES:								
Hotel Motel Tax	\$ 3,001,133	-	-	-				\$ 3,001,133
Property tax						2,615,932	-	2,615,932
Charges for Service	-	-	-	-	1,456,481			1,456,481
Impact Fees	-	545,966		-				545,966
Forfeiture Income	-	-	70,191	-				70,191
Intergovernmental	-	-	-	28,385	504,024			532,409
Contributions & Donations	-	-	-	-				-
Investment Earnings	-	11,703	504	170	3,504	3,005		18,885
Other	-		-				-	-
Total revenues	3,001,133	557,668	70,695	28,555	1,964,009	2,618,937	-	8,240,997
EXPENDITURES:								
Tourism	1,312,996	-	-	-	-			1,312,996
Community Development	-	-	-	-	-			-
Culture/Recreation	-	14,243	-	-	-		684	14,927
Public Safety	-	139,978	314,611	22,449	2,417,835			2,894,873
Public Works		-					697,144	697,144
General Government	-	-	-	-	-	1,478,872	-	1,478,872
Debt Service:						-	-	-
Principal							-	-
Interest	389,981					-	-	389,981
Bond Issuance Costs	3,000					-	-	3,000
Total expenditures	1,705,977	154,221	314,611	22,449	2,417,835	1,478,872	697,829	6,791,793
Excess (deficiency) of revenues over expenditures	1,295,156	403,448	(243,917)	6,106	(453,826)	1,140,064	(697,829)	1,449,203
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(1,125,425)	-	-	10,000	-		627,500	(487,925)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources and (uses)	(1,125,425)	-	-	10,000	-		627,500	(487,925)
Net change in fund balances	169,731	403,448	(243,917)	16,106	(453,826)	1,140,064	(70,329)	961,279
Fund balances - beginning	1,505,262	4,095,456	1,451,073	48,544	1,828,304	1,250,406	679,258	10,858,303
Fund balances - ending	1,674,993	\$ 4,498,904	\$ 1,207,156	\$ 64,650	\$ 1,374,478	\$ 2,390,471	\$ 608,929	\$ 11,819,581

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
December 31, 2017

	Special Revenue					Total Non-major Governmental Funds	
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund
ASSETS							
Cash / Cash Equivalents / Investments	\$ 1,674,993	\$ 4,498,904	\$ 1,217,608	\$ 64,650	\$ 1,400,600	\$ 2,392,971	\$ 617,705
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	9,669	\$ -	-	-
Property Taxes	-	-	-	-	-	2,618,034	-
Intergovernmental Receivable	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Total Assets	1,674,993	4,498,904	1,217,608	74,319	1,400,600	5,011,005	617,705
LIABILITIES							
Accounts Payable	-	-	-	-	24,392	-	-
Retainage Payable	-	-	10,163	-	-	-	8,776
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Payroll Liabilities	-	-	289	-	1,730	-	-
Due to Other Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	9,669	-	2,620,535	-
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	-	-	10,452	9,669	26,121	2,620,535	8,776
FUND BALANCES							
Restricted:							
Capital Projects	-	4,498,904	-	-	-	-	-
Law Enforcement	-	-	1,207,156	-	-	-	-
Promotion of Tourism	1,674,993	-	-	-	-	-	-
Emergency Telephone Activities	-	-	-	-	1,374,478	-	-
Debt Service	-	-	-	-	-	2,390,471	-
Assigned for: Grant Projects	-	-	-	-	-	-	-
Grant Projects	-	-	-	64,650	-	-	-
Unassigned:	-	-	-	-	-	-	608,929
Total Fund Balances	1,674,993	4,498,904	1,207,156	64,650	1,374,478	2,390,471	608,929
Total Liabilities and Fund Balances	\$ 1,674,993	\$ 4,498,904	\$ 1,217,608	\$ 74,319	\$ 1,400,600	\$ 5,011,005	\$ 617,705

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 7,250,000	\$ 3,001,133	\$ (4,248,867)
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	7,250,000	3,001,133	(4,248,867)
EXPENDITURES:			
Professional Services	-	3,000	(3,000)
Recreation Improvements	550,000	550,000	-
Alpharetta Convention & Visitor's Bureau	3,171,875	1,312,996	1,858,879
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,529,412		1,529,412
Bond Interest	779,963	389,981	389,982
Contingency	5,262	-	5,262
Total Expenditures	6,036,512	2,255,977	3,780,535
Excess of revenues over expenditures	1,213,488	745,156	(468,332)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,718,750)	(1,125,425)	1,593,325
Total other financing sources and uses	(2,718,750)	(1,125,425)	1,593,325
Net change in fund balances	(1,505,262)	(380,269)	1,124,993
Fund balances - beginning	\$ 1,505,262		
Fund balances - ending	\$ 1,124,993		
Enbumbances	\$ 550,000		
Fund balances - ending	\$ 1,674,993		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 550,000	\$ 545,966	\$ (4,034)
Investment Earnings	-	11,703	11,703
Total Revenues	550,000	557,668	7,668
EXPENDITURES:			
Public Safety	520,465	520,464	1
Public Works	1,232,671	-	1,232,671
Recreation & Parks	2,677,043	2,221,330	455,713
Community Development	215,277	-	215,277
General Government	-	-	-
Total expenditures	4,645,456	2,741,794	1,903,662
Excess (deficiency) of revenues over expenditures	(4,095,456)	(2,184,126)	(1,911,330)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(4,095,456)	(2,184,126)	(1,911,330)
Fund balances - beginning		4,095,456	
Fund balances - ending		\$ 1,911,330	
Encumbrances		2,587,574	
Fund balances - ending		\$ 4,498,904	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 70,191	\$ 70,191
Investment Earnings	-	504	504
Misc Revenue	-		
Total Revenues	-	70,695	70,696
EXPENDITURES:			
Public Safety	1,451,073	816,483	634,590
Non-Departmental	-		-
Total expenditures	1,451,073	816,483	634,590
Excess (deficiency) of revenues over expenditures	(1,451,073)	(745,789)	705,285
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(1,451,073)	(745,789)	705,285
Fund balances - beginning		1,451,073	
Fund balances - ending		\$ 705,284	
Adjustments to GAAP basis:			
Encumbrances		501,872	
Fund balances - ending		\$ 1,207,156	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 58,947	\$ 28,385	(30,562)
Contributions & Donations	-	-	-
Discounts Taken	-	-	-
Interest Earnings	-	170	170
Transfers in	20,000	10,000	(10,000)
Contingencies	-	-	-
Total	78,947	38,555	(40,392)
EXPENDITURES:			
General Government	19,977	-	19,977
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	62,035	22,449	39,586
Recreation & Parks	45,479	-	45,479
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	127,491	22,449	105,042
Excess (deficiency) of revenues over expenditures	(48,544)	16,106	64,650
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(48,544)	16,106	64,650
Fund balance - beginning		48,544	
Fund balance - ending		\$ 64,650	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 64,650	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 3,940,000	\$ 1,456,481	\$ (2,483,519)
Capital Lease	504,025	504,024	(1)
Investment Earnings	5,478	3,504	(1,974)
Total Revenues	4,449,503	1,964,009	(2,485,494)
EXPENDITURES:			
Public Safety	5,447,806	3,793,860	1,653,946
Total expenditures	5,447,806	3,793,860	1,653,946
Excess (deficiency) of revenues over expenditures	(998,303)	(1,829,851)	(831,548)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(998,303)	(1,829,851)	(831,548)
Fund balances - beginning		1,828,304	
Fund balances - ending		\$ (1,547)	
Adjustments to GAAP basis:			
Encumbrances		1,376,025	
Fund balances - ending		\$ 1,374,478	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,164,000	\$ 2,615,932	\$ (2,548,068)
Misc Revenue		-	-
Investment earnings	12,000	3,005	(8,995)
Total revenues	5,176,000	2,618,937	(2,557,063)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,755,500	115,500	2,640,000
Interest	2,719,158	1,361,022	1,358,136
Contingency	946,748	-	946,748
Bond issuance costs	5,000	2,350	2,650
Total debt service	6,426,406	1,478,872	4,947,534
Total expenditures	6,426,406	1,478,872	4,947,534
Excess (Deficiency) of revenues over expenditures	(1,250,406)	1,140,064	2,390,470
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,250,406)	1,140,064	2,390,470
Fund balances - beginning		1,250,406	
Fund balances - ending		\$ 2,390,471	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total Revenues	-	-	-
EXPENDITURES:			
Public Works	1,921,230	1,173,865	747,365
Recreation & Parks	13,027	13,027	0
Total expenditures	1,934,257	1,186,892	747,365
Excess (deficiency) of revenues over expenditures	(1,934,257)	(1,186,892)	747,365
OTHER FINANCING SOURCES (USES):			
Transfers In	1,255,000	627,500	(627,500)
Transfers Out	-	-	-
Total other financing sources and uses	1,255,000	627,500	(627,500)
Net change in fund balances	(679,257)	(559,392)	119,865
Fund balances - beginning		679,258	
Fund balances - ending		\$ 119,866	
Adjustments to GAAP basis:			
Encumbrances		489,063	
Fund balances - ending		\$ 608,929	



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DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of December 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ 162,500	\$ 162,500		\$ -
99575100-361000	Investment Earnings	-	65		(65)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1625	Alpharetta Virtual Reality Video (ACVB Contribution)	18,500	-		18,500
99575100-371000-C1821	Newsweek Ad (ACVB Contribution)	8,000	-		8,000
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000		-
99575100-381000-C1535	Innovation Center Operations (ATC)	6,835	3,209	15,267	18,894
	<i>subtotal</i>	\$ 415,835	\$ 260,774	\$ 15,267	\$ 170,329
(1) 99575100-395000	Carryforward Fund Balance	\$ 163,458	\$ -		\$ 163,458
	<i>subtotal</i>	\$ 163,458	\$ -		\$ 163,458
	Total	\$ 579,293	\$ 260,774		\$ 333,787
Expenditures					
99575100-531100	General Supplies	\$ 4,500	\$ -	\$ -	\$ 4,500
99575100-571000-C1403	Local Job Creation Grant Program	46,000	-	-	46,000
99575100-544100-C1532	ATC Operational Funds	115,001	62,500	-	52,501
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-544100-C1625	Alpharetta Virtual Reality Video (Economic Development)	47,000	35,000	-	12,000
99575100-571000-C1808	City Center Contribution	45,312	45,312	-	-
99575100-544100-C1821	Newsweek Ad	20,000	-	-	20,000
99575100-544100-C1822	Ag Tech Sponsorship	25,000	-	-	25,000
	<i>subtotal</i>	\$ 448,761	\$ 142,812	\$ -	\$ 305,949
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 2,442	\$ 3,856	\$ 9,249	\$ (10,663)
99575100-531100-C1535	Innovation Center Operations (General Supplies)	-	1,270	-	(1,270)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	522	436	-	86
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	120	102	-	18
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	1,872	1,385	-	487
99575100-531230-C1535	Innovation Center Operations (Electricity)	1,878	2,178	-	(300)
	<i>subtotal</i>	\$ 6,834	\$ 9,227	\$ 9,249	\$ (11,642)
99575100-579000	Reserve	\$ 123,698	\$ -	\$ -	\$ 123,698
	<i>subtotal</i>	\$ 123,698	\$ -	\$ -	\$ 123,698
	Total	\$ 579,293	\$ 152,039	\$ 9,249	\$ 418,005

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

(2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of December 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 163,460		
Revenues collected to date			260,774		
Expenditures incurred to date			(152,039)		
Fund Balance (current)			\$ 272,195		
Forecasted revenue collections			166,767		
Fund Balance (forecasted)			\$ 438,962		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 123,764		
Non-Spendable (unspent/remaining project allocations)			315,198		
			\$ 438,962		

GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
December 31, 2017

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 271,383
Investments	828

Restricted Cash for Bond Issuance Costs	-
Total Assets	<u>272,210</u>

LIABILITIES

Current Liabilities:

Accounts Payable	17
Due to Other Funds	-
Total Current Liabilities	<u>17</u>

Current Liabilities Payable from Restricted Assets:

Total Current Liabilities Payable from Restricted Assets	<u>-</u>
--	----------

Noncurrent Liabilities:

Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>17</u>

Fund Balance

Restricted	148,431
Unassigned	<u>123,763</u>
Total Fund Balance	<u>272,194</u>

Total Liabilities & Fund Balance	<u><u>\$ 272,210</u></u>
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended December 31, 2017

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 3,209
State Grant	-
Fees	162,500
Contributions & Donations	95,000
Miscellaneous Income-Interest	65
	<u> </u>
Total Revenues	<u>260,774</u>
Expenditures	
Economic Development	142,812
Utilities - Miscellaneous	9,227
Debt Service:	
Principal	-
Interest	-
	<u> </u>
Total Expenditures	<u>152,039</u>
Excess (deficiency) of revenues over (under) expenditures	108,735
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u> </u>
Net Change in Fund Balances	108,735
Fund Balance, Beginning of Year	<u>163,459</u>
Fund Balance, End of Year	<u>\$ 272,194</u>





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-17 JALALI/12375 DOUGLAS ROAD

CITY COUNCIL:

FEBRUARY 5, 2018

This item was heard at the January 4, 2018 Planning Commission meeting. Staff recommended approval, subject to 15 conditions. Residents voiced concerns over density, traffic and stormwater. A representative from the Windward Community Services Association (WCSA) requested that the Planning Commission defer the item until the applicant meets with WCSA to discuss mitigating impacts to Lake Windward. After discussion, Planning Commission recommended approval the item, subject to staff conditions and 1 new condition. Vote (4-0). The applicant met with WCSA on January 12, 2018.

II. RECOMMENDATION:

Approve Z-17-17 Jalali/12375 Douglas Road, subject to the following conditions (Conditions/language in RED added by the Planning Commission):

1. The site, consisting of approximately 2.98 acres, shall be zoned R-10 and developed substantially similar to site plan submitted by ACR Engineering, Inc., dated 10/31/2017, 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. At least 50% of homes shall be brick or stone on the front and 2 sides, with final approval by Staff. Homes shall have a front covered entry a minimum 6' in depth. The side of the home on Lot 1, facing Douglas Road, shall have the same level of architectural detail and materials as the front.
3. Homes shall be similar in size and massing to surrounding homes and limited to 2-stories above grade, as approved by Staff. Homes shall be no less than 2,000 square feet and no more than 4,500 square feet, including finished and unfinished spaces.
4. Unfinished wood decks, fences or porches shall not be visible from Douglas Road.
5. Existing trees shall be preserved as depicted on alternative tree plan prepared by ACR Engineering, Inc., dated 12/11/2017. Developer shall provide additional tree save areas within the property.
6. Home sites shall be laid out to minimize impact to the existing tree canopy, as approved by Staff.
7. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
8. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east and south sides of the property. Existing trees shall be saved, where possible, within the perimeter landscape buffers.
9. Landscape strip along Douglas Road shall be exclusive of any utilities and easements and shall include a minimum 3' high planted berm or decorative low wall and include a monument sign consistent with existing subdivisions on Douglas Road, as approved by Staff.
10. Douglas Road shall include a 6' planting strip with street trees and 6' sidewalk.
11. Provide approximately 17' of additional right-of-way along Douglas Road to match the Douglas Road corridor, final configuration of the improvement shall be approved by Staff and shall be included on the LDP.
12. Developer shall incorporate existing and/or new trees into the design of the stormwater management system utilizing Green infrastructure or similar method, as approved by Staff.
13. Developer shall not use access through Hartsmill Pointe during construction.

14. There shall be no concentrated stormwater flow onto the adjacent property where existing conditions are sheet flow.
15. Any visible stormwater structures shall be faced with decorative stone.
16. Applicant shall meet with the Windward Community Services Association and report the results of the meeting to Staff.

III. REPORT IN BRIEF:

The applicant, Kamran Jalali, is requesting a change in zoning for 2.98 acres from AG (Agriculture) to R-10 (Dwelling 'For-Sale', Residential) for the purpose of subdividing the property into eight (8) single-family detached lots. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

DISCUSSION

The submitted request, if approved, would allow for the development of eight (8) 'For-Sale' single-family detached lots on 2.98 acres with a proposed residential density of 2.68 dwelling units per acre. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

The property is currently zoned AG and is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan). Hartsmill subdivision, located to the south, and Douglas Downs subdivision, located to the north and east, were developed in Fulton County and annexed into the City of Alpharetta. Hartsmill Pointe was platted in 2003 and has a minimum lot size of 9,000 square feet with a density of 2.97 dwelling units per acre. Douglas Downs subdivision developed in the early 1990's and also has a minimum lot size of 9,000 square foot lots with a maximum density of 3.45 dwelling units per acre. Woodland Cove subdivision, located to the south, was rezoned to R-10 in 2012. Surrounding subdivisions are developed as shown in the table below.

Subdivision	Location	Zoning	Min. Lot Size	Density	Setbacks	Typical Home Size
Douglas Downs	North & East	CUP	9,000 SF	3.45 du/ac	F – 35', S – 7', R – 25'	2,000 SF
Hartsmill Pointe	South	CUP	9,000 SF	2.97 du/ac	F – 10', S – 7', R – 25'	3,900 SF
Landings	West	CUP	20,000 SF (typical)	1.94 du/ac	F – 30', S – 10', R – 35'	3,000 SF
Woodland Cove	South	R-10	10,000 SF	2.8 du/ac	F – 30', S – 10', R – 25'	3,700 SF

The Comprehensive Land Use Plan reflects a 'Low Density Residential' future land use designation for the subject property. The R-10 (minimum 10,000 square feet) zoning district is appropriate within the 'Low Density Residential' land use designation. The surrounding area is predominately zoned CUP with minimum lot sizes of 9,000 square feet; therefore, the R-10 zoning district would be appropriate for the property.

SITE PLAN

The submitted site plan depicts eight (8) single-family detached lots with lots ranging in size from 10,050 to 12,998 square feet. All lots are oriented to and have access from a new private street along the north

side of the property. A five-foot (5') sidewalk is depicted along the both sides of the new street. Each lot has a minimum lot width of 75'. The proposed site plan meets or exceeds all development standards in the R-10 zoning district.

The property consists primarily of Pines, with a few hardwoods. The tree survey and assessment identify two (2) specimen quality trees on the property. However, the applicant's tree plan only shows off-site trees and trees on the property line as being saved. If approved, staff recommends additional tree save areas within the property and that home sites be laid out to minimize impacts on the tree canopy.

A stormwater pond is depicted on the eastern side of the property, but is shown without an off-site drainage easement. Currently, water from the applicant's property is spread across two (2) lots within Douglas Downs subdivision. In order to ensure sheet flow onto properties, the applicant may lose a lot so that concentrated stormwater stays within the subject property.

TRAFFIC

The proposed subdivision, consisting of eight (8) single-family detached homes, would generate eight (8) PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 8 Single-Family Detached Homes

School	Single Family Average #
Lake Windward Elementary School	2 to 4 students
Taylor Road Middle School	0 to 1 students
Chattahoochee High School	1 to 3 students
TOTAL	3 to 8 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 8 school age children. Numbers provided by Fulton County Schools show that Lake Windward Elementary School and Taylor Road Middle School have capacity; however, Chattahoochee High School is currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would allow 'For-Sale' single-family detached homes on minimum 10,000 square foot lots, which is consistent with the use of adjacent and nearby properties.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed with minimum 9,000 square foot lots.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal should not have significant impacts on the natural environment, if conditions are approved requiring protection of the existing tree canopy.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property could be developed with one (1) single-family detached home under the existing AG zoning. The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed with minimum 9,000 square foot lots.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal should not have significant impacts on public facilities or services as the applicant's proposal would result in only eight (8) residential units.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal generally reflects a reasonable balance as the proposed development is consistent with the Comprehensive Land Use Plan designation of the property and surrounding development.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property could be developed with one (1) single-family detached home under the existing AG zoning. The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed with minimum 9,000 square foot lots.

- i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The request to rezone the property to R-10 and to allow 'For-Sale' single-family detached use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Low Density Residential'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning. The proposal is consistent with the Comprehensive Land Use Plan designation of the property and surrounding residential development, which is Low Density Residential. Surrounding subdivisions have residential densities between 1.94 and 3.45 dwelling units per acre and adjacent lots are minimum 9,000 square feet. Therefore, the applicant's proposed minimum lot size and density is appropriate for the subject property. If approved, conditions are recommended requiring protection of the existing tree canopy, architectural and material standards and home size and massing regulations.

CITIZEN PARTICIPATION PLAN

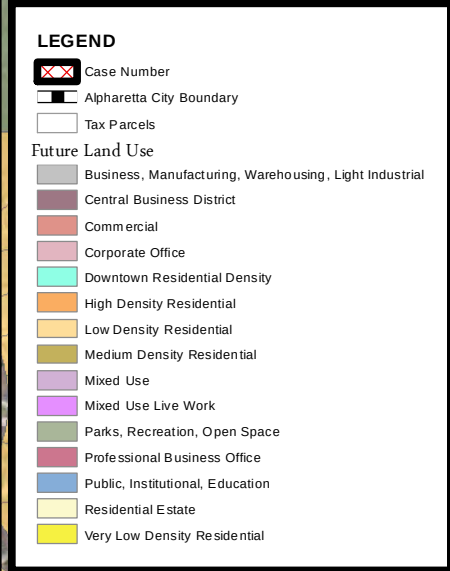
The report submitted by the applicant states that property owners were contacted regarding the applicant's intent and notified of a community meeting. The applicant held a community meeting on Monday, November 27th at the Alpharetta Branch Public Library next to City Hall. Three (3) residents attended the meeting with concerns over impacts from a deceleration lane on Douglas Road. City staff has determined that a deceleration lane is not required for the applicant's proposed development.

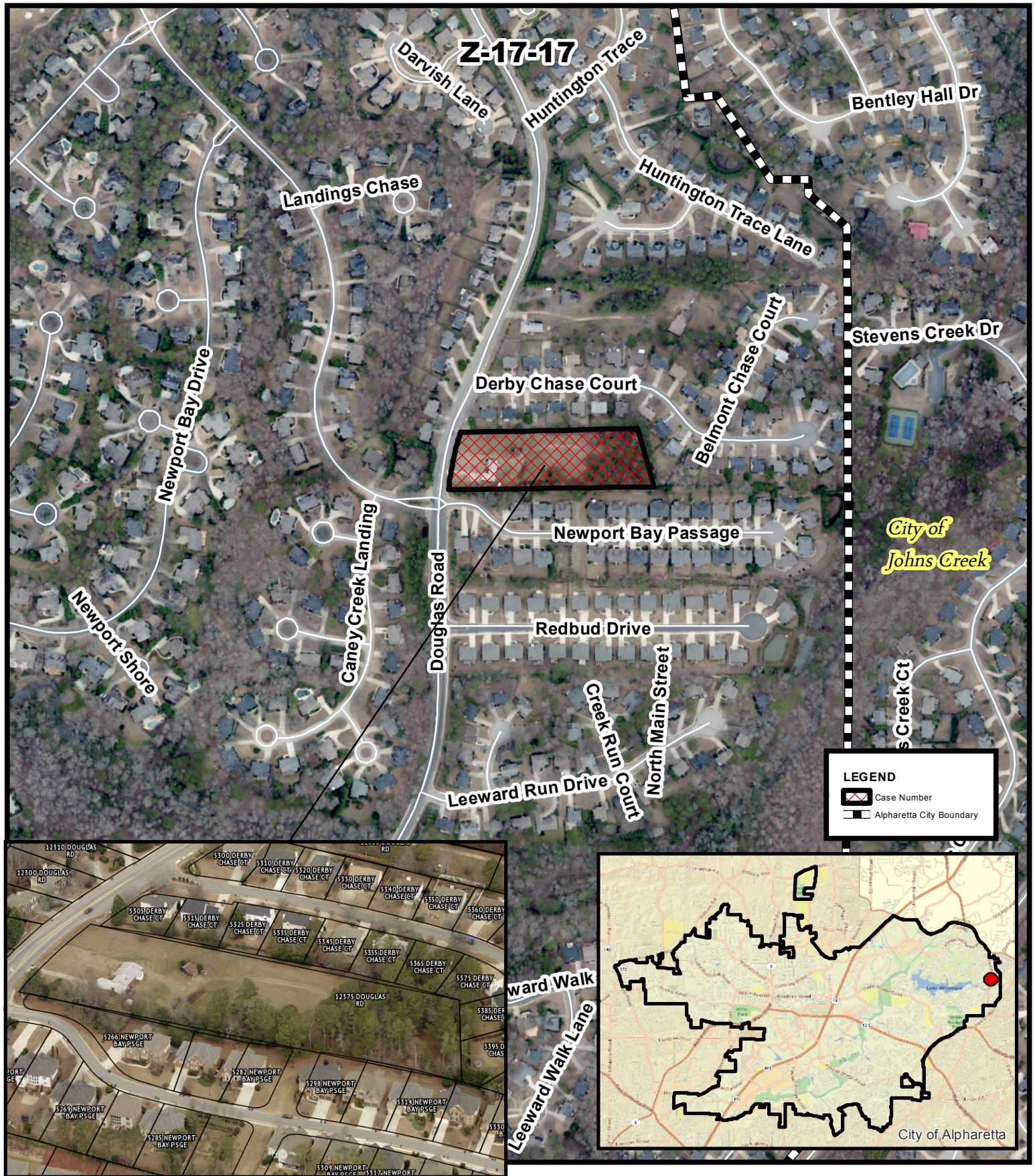
As requested at the January 4, 2018 Planning Commission meeting, the applicant met with WCSA on January 12, 2018. According to the applicant, the following topics were discussed:

1. Entrance Appearance – WCSA wanted to make sure that the project entrance and landscaping is attractive and consistent with other neighborhoods along Douglas Road. WCSA requested that this item be part of an agreement between the applicant and WCSA, with final approval of the entrance hardscape and landscape by the City.
2. Safety – WCSA wanted to make sure that the project would not cause safety issues on Douglas Road. The City reviewed and approved the entrance configuration and will review it further as part of the permitting process.
3. Sedimentation of Lake Windward – WCSA has concerns that the proposed development will cause sedimentation in Lake Windward. The applicant is amenable to an agreement with WCSA that would include a payment by the applicant to WCSA to cover on-going siltation removal from sediment traps at the Caney Creek inlet to Lake Windward, as well as for monitoring of the lake.

IV. ATTACHMENTS:

- Site Plan
- Example Home Photographs



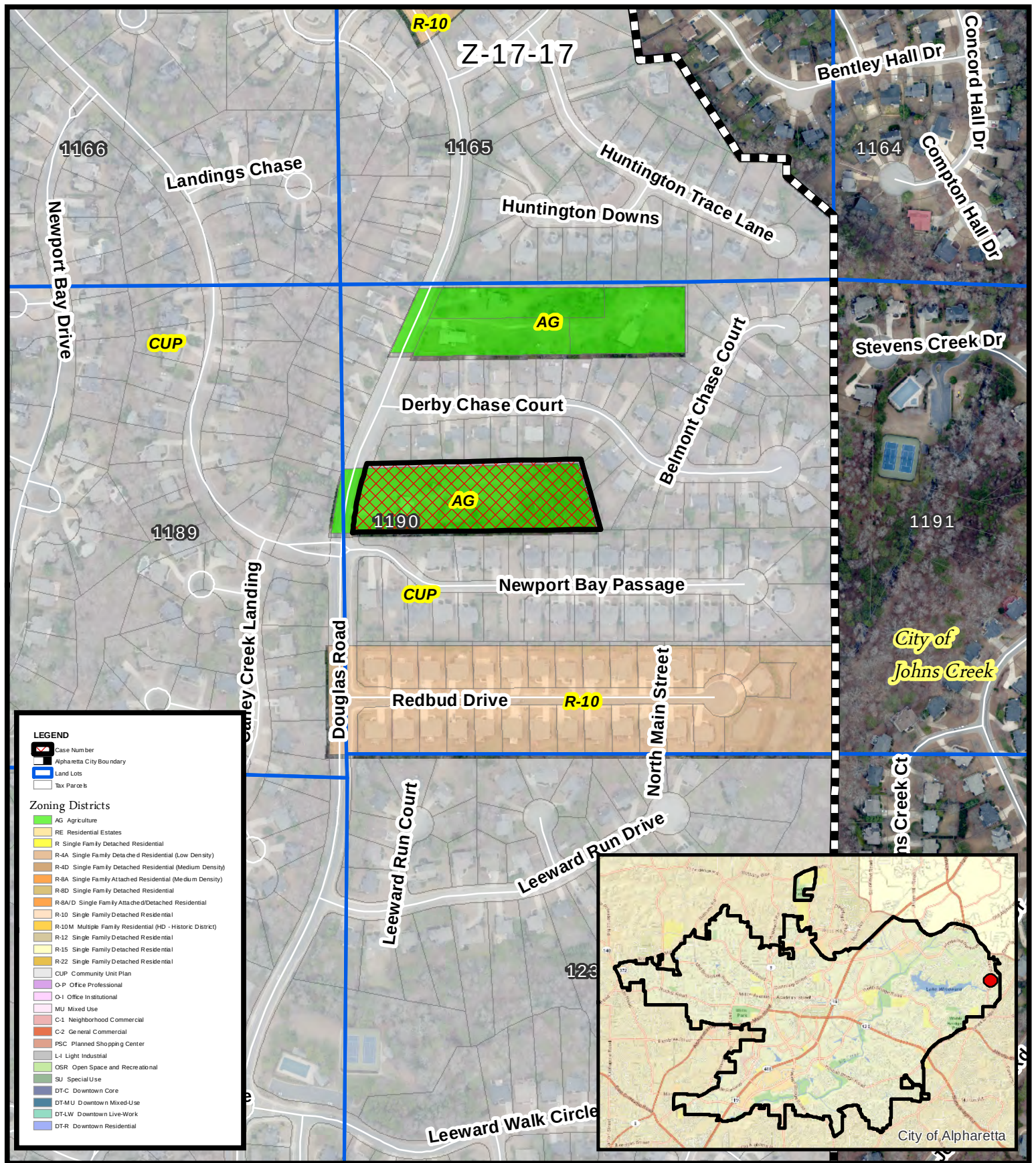


Aerial Map
Jalali
12375 Douglas Road

Z-17-17
D/LL: 2/1/1190
PC Date: 01/04/18
CC Date: 01/22/18

Location Map Provided by:
Community Development - GIS



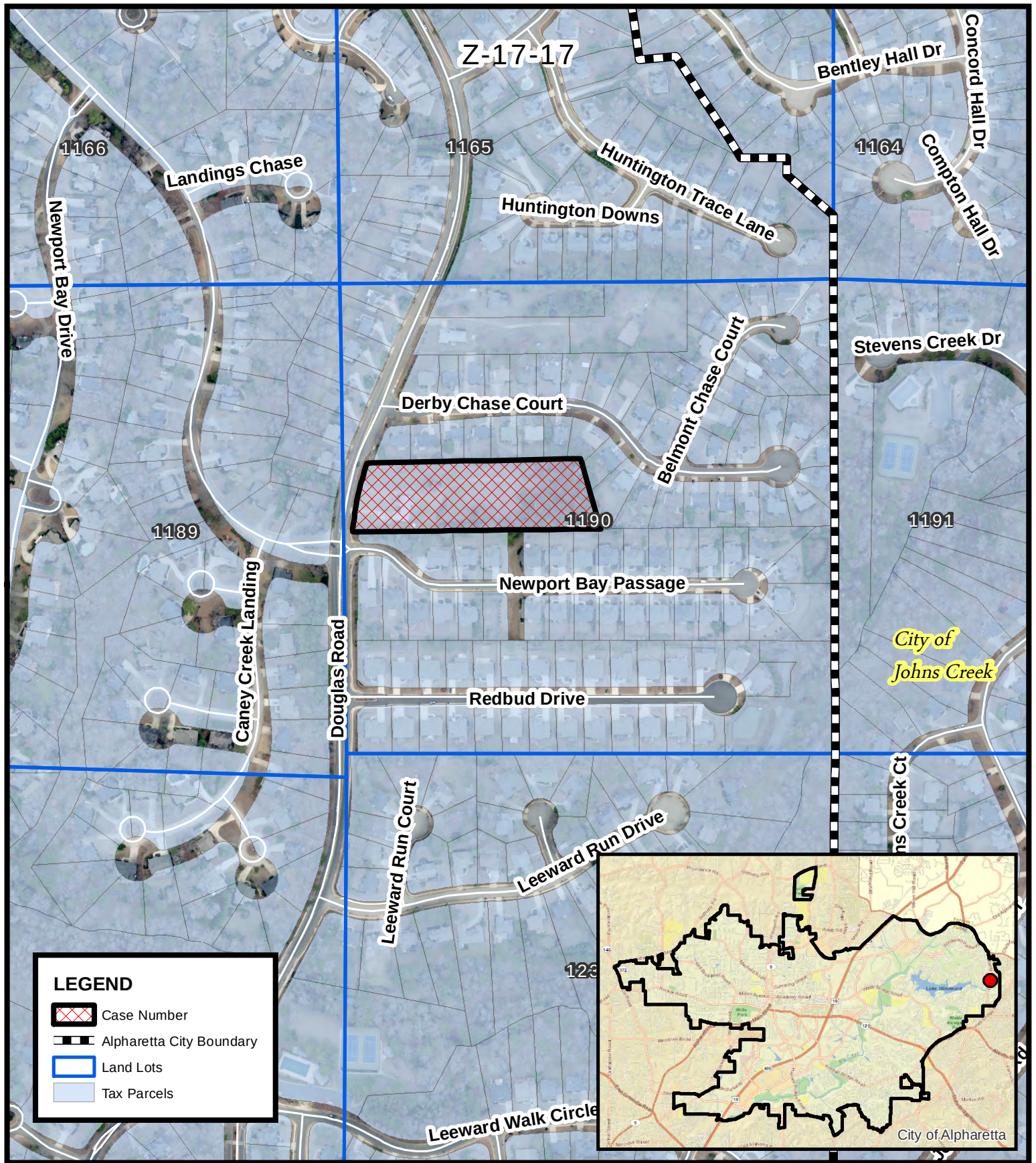


Zoning Map
Jalali
12375 Douglas Road

Z-17-17
D/LL: 2/1/1190
PC Date: 01/04/18
CC Date: 01/22/18



Location Map Provided by:
Community Development - GIS



Location Map
Jalali
12375 Douglas Road

Z-17-17
D/LL: 2/1/1190
PC Date: 01/04/18
CC Date: 01/22/18



Location Map Provided by:
Community Development - GIS

AGREEMENT

Ref.: Rezoning Application Number Z-17-17, City of Alpharetta
Jalali / 12375 Douglas Road Tract

This constitutes an agreement between Kamran Jalali (hereinafter the "Applicant"), applicant in the above referenced rezoning application to the City of Alpharetta (hereinafter the "City"), and Windward Community Services Association, Inc. (hereinafter the "Association"), outlining agreed upon conditions for the proposed development of the property described in Exhibit A hereof (hereinafter the "Property").

Whereas the Property is located in the Caney Creek drainage basin that flows into Lake Windward, and the Association is concerned that the development of the Property could result in an increase in the amount of silt and sedimentation being deposited in Lake Windward; and

Whereas the applicant desires the support of the Association with regard to the rezoning application;

The Association hereby requests, based on the advice of a licensed engineer, and the Applicant hereby agrees to the following:

1. The Applicant, and its Successors and Assigns, shall, to the extent that it is allowed by the City, cause the debris from trees that are cut and ground into mulch to be retained on site for use in creating a mulch berm as an additional erosion control measure along the clearing limits on the property.
2. The Applicant, or its Successors and Assigns, shall pay the Association the sum of \$1,000 per lot prior to obtaining a land disturbance permit from the City pursuant this rezoning application. The sum shall be based on the actual number of lots as ultimately approved by the City during the land disturbance permit plan review process.
3. The Association may elect to spend the above sum on fees associated with the engineer monitoring the lake; on ongoing siltation removal from existing sediment traps at the outlet of Caney Creek into Lake Windward; or other purposes as determined by the Association to be appropriate.
4. The Applicant, and its Successors and Assigns, commits to the construction and landscaping of a subdivision entrance monument that is of a size and quality in keeping with those of similar developments in the immediate area. The plans shall require the review and written approval of the Board of Directors of the Association prior to construction, which approval shall not be unreasonably withheld. Construction shall commence after approval of the plans, and issuance of the necessary permit(s) by the City.

The Association hereby agrees to the following:

1. The Association releases and holds harmless the Applicant, and its Successors and

Assigns, from any further cost or claim for damages relative to silt and sedimentation, related to Lake Windward; or its associated creeks; sediment traps; drainage facilities; or otherwise.

2. Neither the Association; nor its Board of Directors; nor its Members, shall express to the City, either verbally or in writing, any objection to rezoning application number Z-17-17.

This Agreement, to the extent allowed by the City, shall be binding as a condition of rezoning application number Z-17-17.

The foregoing constitutes the entire agreement among the parties thereto.

So Agreed This _____ day of _____, 2018.

Kamran Jalali, Applicant

Windward Community Services Association, Inc.

By: _____

President: _____

Attest: _____

Attest: _____

Witness: _____

Secretary: _____

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: 12375 Douglas Road PHA 170066

Contact Name: Kamran Jalali

Telephone: 678-858-0255

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

The only concern with our rezoning was the possible turn lane which will cause them lose their buffer on the other side of

Douglas Road. They were told that as far as we know there would be no requirements for a turn lane that would negate this buffer.

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: 12/4/2017

Print Form

November 17, 2017

City of Alpharetta
2 Park Plaza
Alpharetta GA, 30009

RE: Rezoning Application by TJ & KJ Properties, LLC for 3 acres located at 12375 Douglas Road , Alpharetta, GA; rezoning from AG to R-10.

Dear Property Owner,

TJ & KJ Properties, LLC has filed an application to rezone 3 acres at 12375 Douglas Road from AG to R-10 to permit the development of 8 single family residential lots.

The Planning Commission meeting is scheduled for January 4th, 2018 at 6:30 p.m. at the Alpharetta City Hall Council Chambers. The City Council meeting is scheduled for January 22nd, 2018 at 6:30 p.m. at the Alpharetta City Hall Council Chambers.

We have reserved an upper level meeting room at the Alpharetta Branch Public Library, located at 10 Park Plaza, Alpharetta, Georgia 30009, for Monday November 27th from 6:30-7:30 p.m., where you can ask any questions or express any concerns. Moreover, if you have any questions or concerns, please feel free to contact me at 678-858-0255 or kamranjalali60@gmail.com.

A site plan is attached for your consideration.

Sincerely,

Kamran Jalai

TJ & KJ Properties, LLC

12375 DOUGLAS ROAD PUBLIC HEARING MEETING

11/27/2017 6:30PM

ALPHARETTA PUBLIC LIBRARY/

row	name	Address/phone
1	Fred Coates	5306 Newport Bay Passag e ALPHARETTA, GA 30005 678 860-4099
2	Michael Barill	12290 Douglas Rd <Concerned with any changes to Douglas Rd.>
3	Ryan Vann	12280 Douglas Rd

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: OCTOBER 27, 2017

TAX PARCEL I.D.

21 573011900158

BENCHMARK

FULTON COUNTY FULTON COUNTY
MONUMENT F315 MONUMENT F415
N: 1486158.656 N: 1486943.445
E: 2284780.395 E: 2284673.516
ELEV. 1165.926 ELEV. 1179.919

UTILITY PROVIDERS:

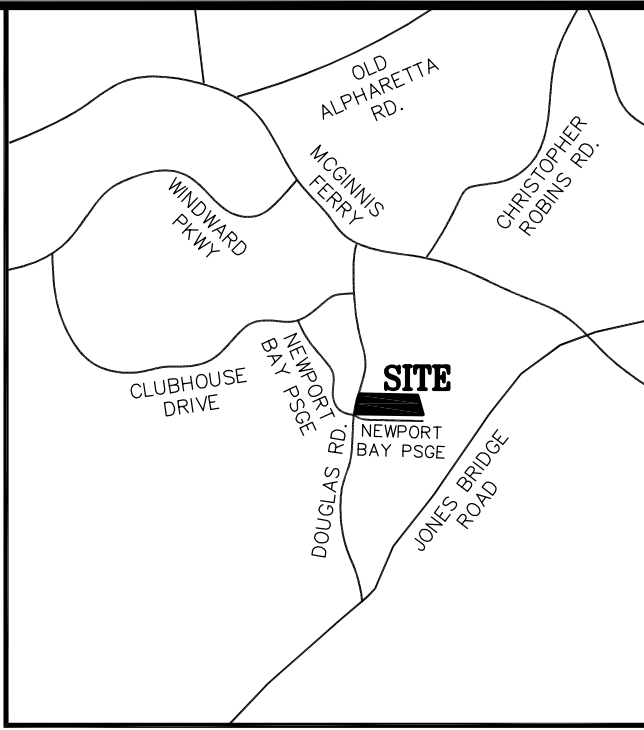
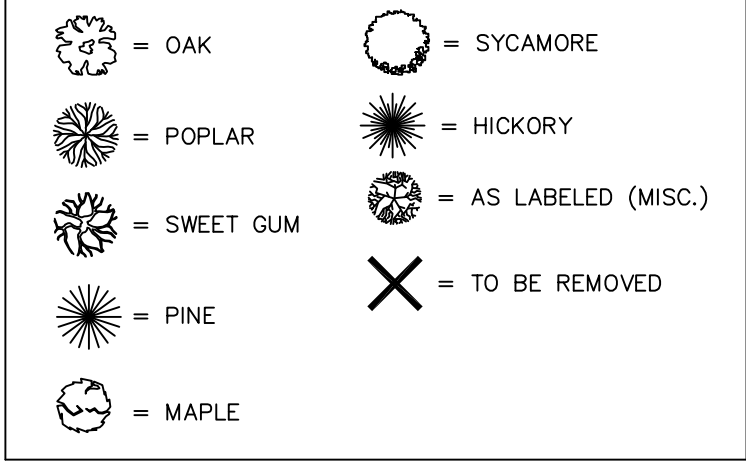
TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:

KAMRAN JALALI
(678) 858-0255

SIZE (INCHS)	SPECIES	SIZE (INCHS)	SPECIES	SIZE (INCHS)	SPECIES	SIZE (INCHS)	SPECIES
1(33)* 16"	B. CHERRY	36* 16"	L.L. PINE	71(TQ5) 20"	OAK	106* 10"	BIRCH
2(34)* 6"	B. CHERRY	37(TQ3)(13)* 27"	L.L. PINE	72 9"	BIRCH	107 8"	OAK
3(32)* 14"	L.L. PINE	38(12)* 6"	AM. BEECH	73 21"	L.L. PINE	108 24"	L.L. PINE
4(31)* 12"	L.L. PINE	39(11)* 8"	L.L. PINE	74 10"	OAK	109 18"	L.L. PINE
5(35)* 15"	B. CHERRY	40(10)* 17"	L.L. PINE	75 10"	L.L. PINE	110 10"	L.L. PINE
6(30)* 12"	POPLAR	41* 8"	CEDAR	76 9"	OAK	111 11"	L.L. PINE
7(29)* 8"	RED. MAPLE	42(56)* 14"	L.L. PINE	77 21"	SWEET GUM	112 11"	L.L. PINE
8(28)* 8",9"	B. CHERRY, MULTI STEM	43(54)* 22"	L.L. PINE	78 8"	L.L. PINE	113 26"	L.L. PINE
9(27)* 20",10",9"	B. CHERRY, MULTI STEM	44(53)* 14"	L.L. PINE	79 26"	L.L. PINE	114 8"	L.L. PINE
10* 10"	L.L. PINE	45(52)* 8"	SWEET GUM	80 21"	L.L. PINE	115 14"	L.L. PINE
11* 24"	L.L. PINE	46(51)* 5"	BLACK GUM	81 23"	L.L. PINE	116 13"	L.L. PINE
12(26)* 10"	B. CHERRY	47(49)* 21"	L.L. PINE	82 10"	L.L. PINE	117 13"	L.L. PINE
13(2) 32"	L.L. PINE, SPECIMEN	48(50)* 18"	L.L. PINE	83 12"	L.L. PINE	118 17"	L.L. PINE
14* 24"	L.L. PINE	49(48)* 11"	SWEET GUM	84 17"	L.L. PINE	119 10"	L.L. PINE
15(25)* 10"	L.L. PINE	50* 9"	L.L. PINE	85 14"	L.L. PINE	120 16"	L.L. PINE
16(TQ1) 16"	OAK	51* 23"	L.L. PINE	86 8"	L.L. PINE	121 8"	L.L. PINE
17(24)* 24"	L.L. PINE	52(47)* 16"	L.L. PINE	87(1)* 37"	L.L. PINE, SPECIMEN	122 14"	L.L. PINE
18(23)* 16"	L.L. PINE	53(46)* 20"	L.L. PINE	88 10"	L.L. PINE	123 14"	L.L. PINE
19(22)* 18"	L.L. PINE	54* 12"	SWEET GUM	89 8"	L.L. PINE	124* 17"	L.L. PINE
20(21)* 22"	L.L. PINE	55(45)* 6"	RED OAK	90 15"	L.L. PINE	125* 11"	L.L. PINE
21(20)* 20"	L.L. PINE	56(44)* 10"	WHITE OAK	91 9"	L.L. PINE	126(TQ4) 13"	OAK
22(19)* 10"	RED. MAPLE	57(43)* 18"	L.L. PINE	92 12"	L.L. PINE	127 15"	L.L. PINE
23(18)* 12"	POPLAR	58(42)* 15",15"	L.L. PINE, MULTI STEM	93 10"	L.L. PINE	128 8"	SWEET GUM
24(17)* 17"	L.L. PINE	59(41)* 17"	L.L. PINE	94 20"	L.L. PINE	129 18"	L.L. PINE
25(16)* 8"	SWEET GUM	60(40)* 14"	RED MAPLE	95 26"	L.L. PINE	130 8"	SWEET GUM
26(15)* 18"	L.L. PINE	61(39)* 12"	RED MAPLE	96 12"	L.L. PINE	131 11"	BIRCH
27(14)* 11"	L.L. PINE	62(38)* 13"	RED MAPLE	97 10"	L.L. PINE	132 9"	SWEET GUM
28(9)* 14"	L.L. PINE	63* 14"	WHITE OAK	98 12"	L.L. PINE	133 17"	L.L. PINE
29(8)* 14"	SWEET GUM	64(37)* 10"	BIRCH	99 19"	L.L. PINE	134 8"	L.L. PINE
30(3)* 6"	L.L. PINE	65(36)* 22"	LEYLAND CYPRESS	100 10"	L.L. PINE	135 13"	L.L. PINE
31(7)* 6"	L.L. PINE	66 10"	OAK	101* 10"	L.L. PINE	136 13"	L.L. PINE
32(6)* 7"	L.L. PINE	67 8",8"	OAK, MULTI STEM	102* 8"	L.L. PINE	137 15"	L.L. PINE
33(5)* 8"	L.L. PINE	68 10"	OAK	103* 9"	L.L. PINE	138 13"	L.L. PINE
34(4)* 7"	L.L. PINE	69 10"	OAK	104 14"	L.L. PINE	139* 10"	L.L. PINE
35* 15"	L.L. PINE	70 11"	OAK	105(TQ2)* 9"	SWEET GUM	* = TREES TO BE SAVED	

TREE LEGEND

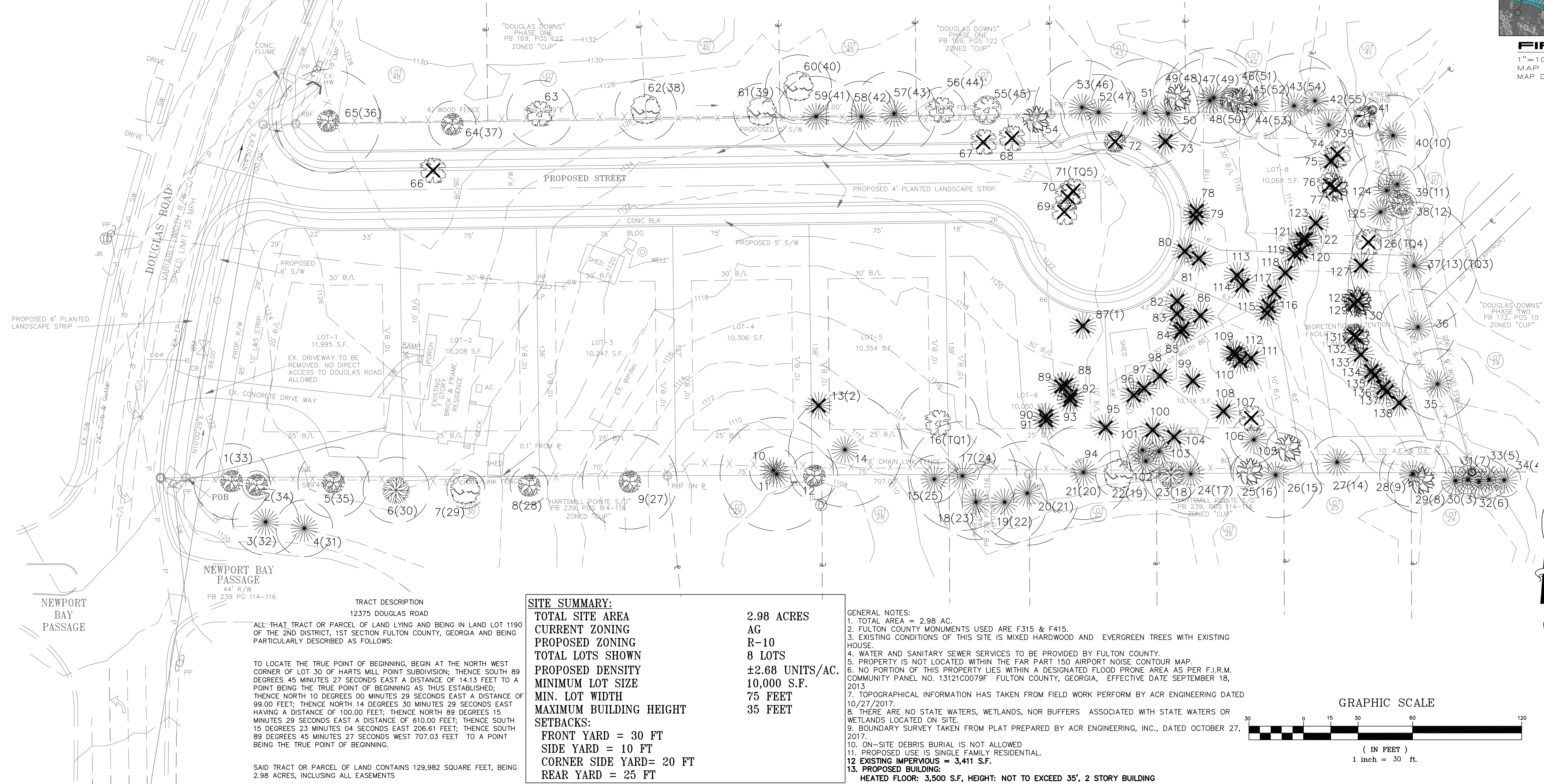


VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
12375 DOUGLAS RD
ALPHARETTA, GA 30005



FIRM PANEL
1"=1000' PANEL 68 OF 490
MAP NUMBER: 131212100079F
MAP DATED: SEPTEMBER 18, 2013



LEGEND

- IFP = IRON PIN FOUND (P)
- IPS = IRON PIN SET (Q)
- CMF = CONCRETE MONUMENT FOUND (C)
- CMG = CONCRETE MONUMENT SET (G)
- R/W = RIGHT OF WAY
- ST = STATION NUMBER
- CA = CENTERLINE
- P/L = PROPERTY LINE
- BM = BENCHMARK
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PI = INVERT ELEVATION
- EL = ELEVATION (ELEV.)
- B/L = BUILDING LINE
- R/S = RADIUS
- SE = SUBGRADE ELEVATION
- Q = FLOW
- PC = PROPERTY CORNER
- P = POLE
- T = TELEPHONE LINE
- TV = TELEVISION LINE
- P = POWER LINE
- S = SANITARY SEWER LINE
- SS = SEWER FORCE MAIN
- MH = MANHOLE
- G = GAS LINE
- W = WATER LINE
- PL = PLUGGED SUB
- GV = GATE VALVE
- EH = EXIST. FIRE HYDRANT
- F.H. = PROP. FIRE HYDRANT
- WM = WATER METER (M)
- ST = STORM SEWER LINE
- Y = YARD INLET
- DI = DROP INLET
- CB = CATCH BASIN
- HW = HEAD WALL (H)
- JB = JUNCTION BOX
- DE = DRAINAGE EASEMENT
- SE = SEWER FORCE MAIN
- DS = DOWNSPOUT
- CO = CLEAN OUT
- CMF = CORRUGATED METAL PIPE
- RCF = REINFORCED CONCRETE PIPE
- VCP = VITREOUS CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- C & G = CURB AND GUTTER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- T.P.O.B. = TRUE POINT OF BEGINNING
- GND = GA. MILITIA DISTRICT
- REB = REBAR
- BR = BRANCH
- - - = EXISTING CONTOURS (DASHED)
- - - = PROPOSED CONTOURS (SOLID)
- TC = TOP OF CURB ELEVATION
- A = TRAVERSE POINT
- LP = LIGHT POLE (P)
- PL = PLANTED TREE
- MT = MARKED TREE

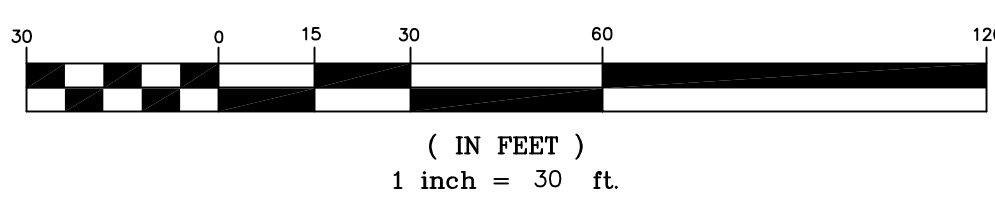
SITE SUMMARY:

TOTAL SITE AREA
2.98 ACRES
AG
R-10
8 LOTS
±2.68 UNITS/AC.
10,000 S.F.
75 FEET
35 FEET
MIN. LOT WIDTH
MAXIMUM BUILDING HEIGHT
SETBACKS:
FRONT YARD = 30 FT
SIDE YARD = 10 FT
CORNER SIDE YARD= 20 FT
REAR YARD = 25 FT

GENERAL NOTES:

- TOTAL AREA = 2.98 AC.
- FULTON COUNTY MONUMENTS USED ARE F315 & F415.
- EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
- WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
- PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
- NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 131210079F FULTON COUNTY, GEORGIA, EFFECTIVE DATE SEPTEMBER 18, 2013
- TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 10/27/2017.
- THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
- BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED OCTOBER 27, 2017.
- ON-SITE DEBRIS BURIAL IS NOT ALLOWED.
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- EXISTING IMPERVIOUS = 3,411 S.F.
- PROPOSED BUILDING:
HEATED FLOOR: 3,500 S.F., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

GRAPHIC SCALE



Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

TREE PLAN
FOR
12375 DOUGLAS RD
ALPHARETTA, GA 30005
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



No.	Revision/Issue	By	Date
	1	CR	12/11/17

LAND LOT(S)	DISTRICT	SECTION	COUNTY	STATE	DESIGNED
1190	21ST	1ST	FULTON	GEORGIA	IP

DRAWING:	Sheet
17049E-TREE	1
SNAPSHOT:	
DATE:	DECEMBER 4, 2017
SCALE:	1"=30'
H:	N/A
V:	N/A

Arborist Report For The City of Alpharetta



Tree Report for:

ACR ENGINEERING, INC.
600 Pinnacle Court
Suite 658
Norcross, Georgia 30071

Property Address:

12375 Douglas Road
Alpharetta, Georgia 30005

Moore Urban Forestry
5962 Lake Lanier Heights Road
Buford, Georgia 30518
Van Moore, Consulting Arborist
ISA Certified Arborist # SO 1171
Registered Forester # 2043
Updated 12/11/2017

The City of Alpharetta requires an Arborist report that assesses the condition of all specimen trees, boundary trees, trees of quality, and landscape trees.

Criteria for a Specimen Tree:

Pine Trees: 30-inches diameter or larger for these in the *Pinus* (Pine) genus.

Coniferous Trees: 20-inch diameter or larger for trees in the *Cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus.

20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees.

20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'.

24-inch diameter or larger for trees in all other genera

Understory Trees: 8-inch diameter or larger.

10-inch diameter or larger for *Oxydendron arboreum* (Sourwood).

Criteria for a Boundary Tree:

Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Criteria for a Landscape Tree:

A tree or trees that were planted or retained on a developed or previously developed site.

The diameter of all trees that were collected at 12375 Douglas Road were measured at dbh (diameter at breast height, 4 ½' off the ground). The diameter of trees that were not accessible were estimated at dbh. The condition of Boundary Trees that were not accessible shall be considered good to fair unless obvious reasons could be readily observed. A closer inspection of the inaccessible Boundary Trees will be necessary prior to the commencement of any construction if it is determined their Critical Root Zone (CRZ) may be impacted by the proposed land disturbance. Trees collected with Trimble Geo Xh (Real-time subfoot accuracy).

Specimen Trees

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
1	<i>Pinus taeda</i>	Loblolly pine	35	Poor	double, chain and rot in crotch
2	<i>Pinus taeda</i>	Loblolly pine	32	Good	double trunk above dbh

Only 1 of the Specimen size trees was in good enough condition to be considered a specimen tree. It was tree # 2. A 32" loblolly pine with a double trunk above dbh. I do not feel like this tree would be worth designing around in order to save it.



Tree # 1

Boundary Trees

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
3	<i>Cryptomeria japonica</i>	Japanese cryptomeria	6	*	boundary tree, no access
4	<i>Cryptomeria japonica</i>	Japanese cryptomeria	7	*	boundary tree, no access
5	<i>Cryptomeria japonica</i>	Japanese cryptomeria	8	*	boundary tree, no access
6	<i>Cryptomeria japonica</i>	Japanese cryptomeria	7	*	boundary tree, no access
7	<i>Cryptomeria japonica</i>	Japanese cryptomeria	6	*	boundary tree, no access
8	<i>Liquidambar styraciflua</i>	Sweetgum	14	*	boundary tree, no access
9	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access
10	<i>Pinus taeda</i>	Loblolly pine	17	*	boundary tree, no access
11	<i>Pinus taeda</i>	Loblolly pine	8	*	boundary tree, no access
12	<i>Fagus grandifolia</i>	American beech	6	*	boundary tree, no access
13	<i>Pinus taeda</i>	Loblolly pine	12	*	boundary tree, no access
14	<i>Pinus taeda</i>	Loblolly pine	11	*	boundary tree, no access
15	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
16	<i>Liquidambar styraciflua</i>	Sweetgum	8	*	boundary tree, no access
17	<i>Pinus taeda</i>	Loblolly pine	17	*	boundary tree, no access
18	<i>Pinus virginiana</i>	Virginia pine	12	*	boundary tree, no access
19	<i>Acer rubrum</i>	Red maple	10	*	boundary tree, no access
20	<i>Pinus taeda</i>	Loblolly pine	20	*	boundary tree, no access
21	<i>Pinus taeda</i>	Loblolly pine	22	*	boundary tree, no access
22	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
23	<i>Pinus taeda</i>	Loblolly pine	16	*	boundary tree, no access
24	<i>Pinus taeda</i>	Loblolly pine	23	*	boundary tree, no access
25	<i>Pinus taeda</i>	Loblolly pine	10	*	boundary tree, no access
26	<i>Prunus serotina</i>	Black cherry	10	*	boundary tree, no access
27	<i>Prunus serotina</i>	Black cherry	20, 10, 9	poor	multi stem
28	<i>Prunus serotina</i>	Black cherry	8, 9	*	boundary tree, no access
29	<i>Acer rubrum</i>	Red maple	8	*	boundary tree, no access
30	<i>Liriodendron tulipifera</i>	Yellow poplar	14	*	boundary tree, no access
31	<i>Pinus taeda</i>	Loblolly pine	12	*	boundary tree, no access
32	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access
33	<i>Prunus serotina</i>	Black cherry	16	*	boundary tree, no access
34	<i>Prunus serotina</i>	Black cherry	6	*	boundary tree, no access

35	<i>Prunus serotina</i>	Black cherry	15	*	boundary tree, no access
36	<i>Cupressus × leylandii</i>	Leyland cypress	22	*	boundary tree, no access
37	<i>Quercus spp.</i>	White oak	14	*	boundary tree, no access
38	<i>Acer rubrum</i>	Red maple	13	*	boundary tree, no access
39	<i>Acer rubrum</i>	Red maple	12	*	boundary tree, no access
40	<i>Acer rubrum</i>	Red maple	14	*	boundary tree, no access
41	<i>Pinus taeda</i>	Loblolly pine	17	*	boundary tree, no access
42	<i>Pinus taeda</i>	Loblolly pine	15, 15	*	boundary tree, no access
43	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
44	<i>Quercus spp.</i>	White oak	10	*	boundary tree, no access
45	<i>Quercus spp.</i>	Red oak	6	*	boundary tree, no access
46	<i>Pinus taeda</i>	Loblolly pine	20	*	boundary tree, no access
47	<i>Pinus taeda</i>	Loblolly pine	16	*	boundary tree, no access
48	<i>Liquidambar styraciflua</i>	Sweetgum	11	*	boundary tree, no access
49	<i>Pinus taeda</i>	Loblolly pine	21	*	boundary tree, no access
50	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
51	<i>Nyssa sylvatica</i>	Blackgum	5	*	boundary tree, no access
52	<i>Liquidambar styraciflua</i>	Sweetgum	8	*	boundary tree, no access
53	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access
54	<i>Pinus taeda</i>	Loblolly pine	22	*	boundary tree, no access
55	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access

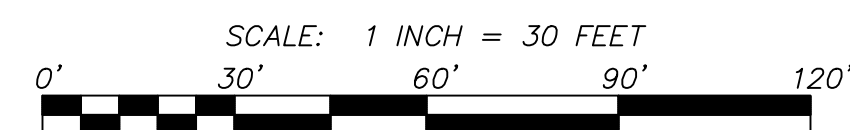
*Unable to determine no access. If land disturbance will be impacting the CRZ of a Boundary Tree, it will be necessary to gain access and re-inspect the tree.

Trees of Quality

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
TQ1	<i>Quercus spp.</i>	Water oak	16	Good	
TQ2	<i>Liquidambar styraciflua</i>	Sweetgum	9	Good	
TQ3	<i>Pinus taeda</i>	Loblolly pine	27	Good	
TQ4	<i>Quercus spp.</i>	Water oak	13	Good	
TQ5	<i>Quercus spp.</i>	Water oak	20	Good	

Landscape Trees

No trees on the property met the Landscape Tree criteria.



Front Brick

12375 Douglas Rd.

Min. Sq.Ft. : 3000 SF²

2 car Garage





CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Z-17-17
JALALI/DOUGLAS RD

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: Kamran Jalali

Telephone: 678-858-0255

Address: 1005 Chasewood Trail

Suite: N/A

City: Alpharetta

State: Ga

Zip: 30005

Fax: N/A

Mobile Tel: 678-858-0255

Email: kamranjalali@yahoo.com

Subject Property Information:

Address: 12375 Douglas Road

Current Zoning: AG

District: 2

Section: 1

Land Lot: 1190

Parcel ID: 21 573011900158

Proposed Zoning: R-10

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?

We are proposing a 8 lot R-10 single family residential subdivision

Applicant's Request (Please itemize the proposal):

1. To rezone the property from AG TO R-10

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

We are intending to rezone the property from AG to R-10 zoning so that we can subdivide the 3 acre property into 8 minimum 10,000 sf. lots.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Kamran Jalali

Telephone: 678-858-0255

Address: 1005 Chasewood Trail

Suite: N/A

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: Kamran Jalali

Telephone: 678-858-0255

Address: 1005 Chasewood Trail

Suite: N/A

City Alpharetta

State: GA

Zip: 30005

So Sworn and Attested:

Owner Signature: _____

Date: 10/30/17

Notary:

Notary Signature: _____

Date: 10/30/17



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ruby L. Kendrix Telephone: 770-475-6077

Address: 12375 Douglas Rd. Suite: _____

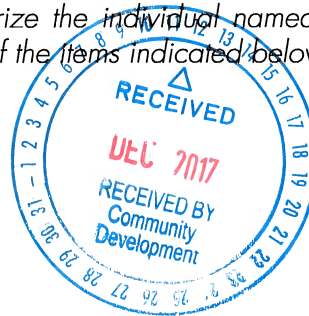
City: Alpharetta State: GA Zip: 30005-8781

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: Kamran Talali Telephone: 678-8580255

Address: 1005 chasewood Trail Suite: _____

City: Alpharetta State: GA Zip: 30005

So Sworn and Attested:

Owner Signature: Ruby L. Kendrix Date: 12-11-17

Notary:

Notary Signature: [Signature] Date: 12/11/2017



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: Kamran Jalali

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:

0

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?

This proposal will change the 3 acre AG tract of land into R-10. This will be compatible with the surrounding properties which are zoned CUP, and have an average lot size of 11,845 sf.

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

We anticipate that by subdividing the property and building houses on these lots that the values of the surrounding properties would go up. This proposal will have no impact on the use of the surrounding properties.

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

No, the property is currently zoned as AG, which would limit its developability to having 1 house on the property. The proposed R-10 zoning designation would allow the development of 8 single family lots on the 3 acre tract.

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

The increase to population would be 8 new households. The increase in traffic on the surrounding roads would be negligible.

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

The impact to schools and utilities would be 8 new households.

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

12375 Douglas Road is designated Low Density Residential in the 2030 Future Land Use Map. The proposed R-10 zoning designation meets this designation.

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

Yes, this is one of the few tracts of land in the immediate area that is not zoned CUP, OR R-10.

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:

12375 DOUGLAS ROAD

Contact Name: Kamran Jalali

Telephone: 687-858-0255

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

- | | |
|--|---|
| ☒ 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.

These individuals will be able to voice there concerns at a public meeting.

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: 12375 DOUGLAS ROAD

Contact Name: Kamran Jalali

Telephone: 678-858-0255

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.

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: 10/30/17

Print Form



October 30, 2017

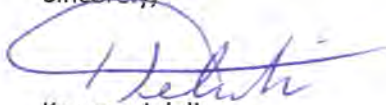
Subject: Rezoning 12375 Douglas Road

To Whom It May Concern,

We are writing to request a change of zoning for 12375 Douglas Road within the City of Alpharetta, GA. Currently this tract of land is zoned AG. We are requesting that the tract be rezoned to the R-10 zoning designation. We believe that the R-10 zoning designation would be more in line with the surrounding properties. These properties are zoned CUP, and R-10. We also feel that the R-10 zoning designation would better meet the low density residential classification that the property is designated as on the 2030 Future Land Use Map.

Thank you for considering our rezoning request.

Sincerely,



Kamran Jalali

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: OCTOBER 27, 2017

TAX PARCEL I.D.

21 573011900158

BENCHMARK

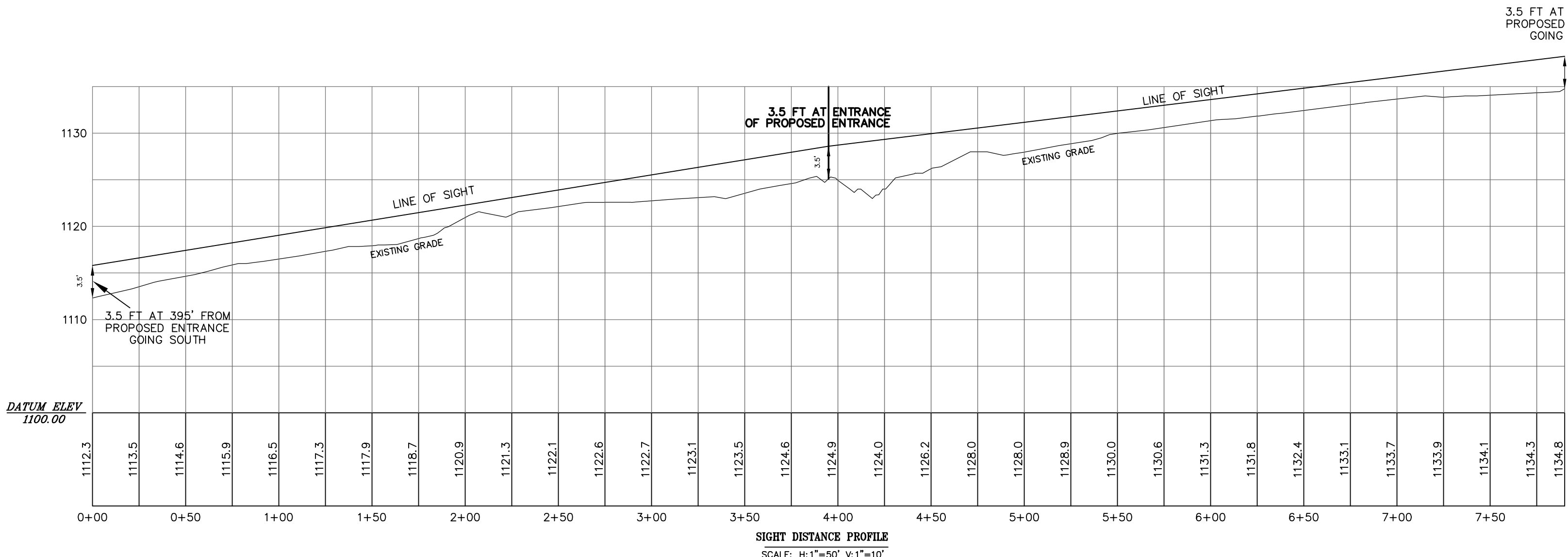
FULTON COUNTY
MONUMENT F315 MONUMENT F415
N: 1486158.656 N: 1486943.445
E: 2284780.395 E: 2284673.516
ELEV. 1165.926 ELEV. 1179.919

UTILITY PROVIDERS:

TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:

KAMRAN JALALI
(678) 858-0255

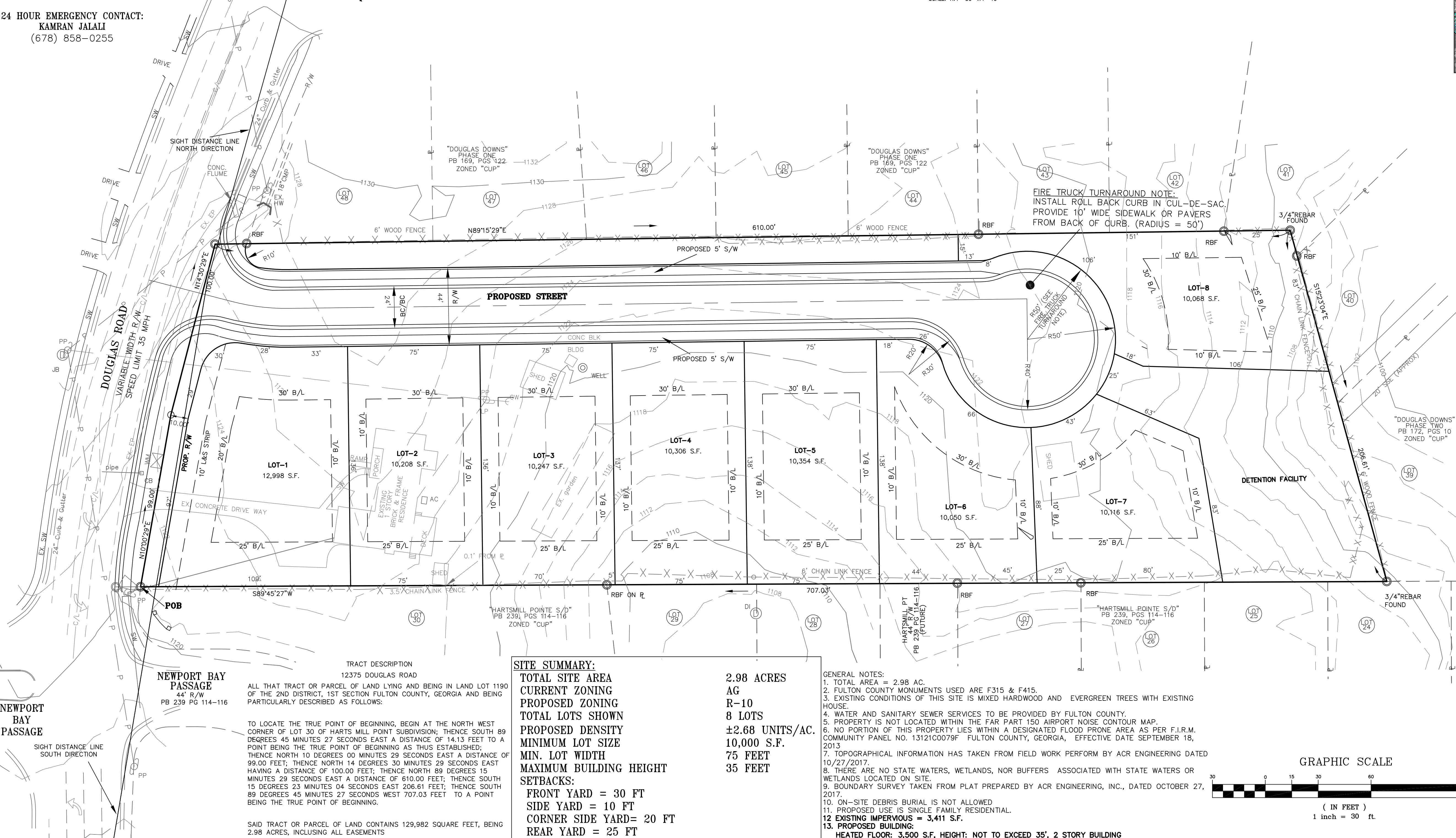


VICINITY MAP SCALE 1"=2000'



FIRM PANEL

1"=1000' PANEL 68 OF 490
MAP NUMBER 13121C0079F
MAP DATED: SEPTEMBER 18, 2013

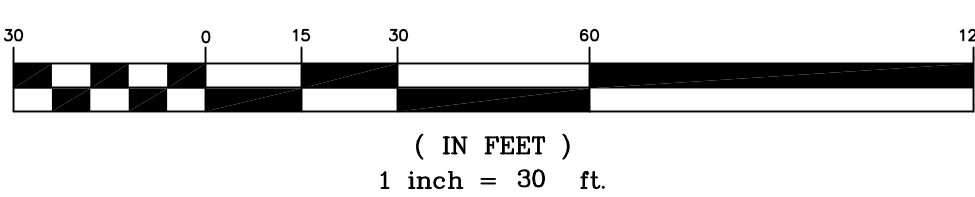


PROPERTY ADDRESS:
12375 DOUGLAS RD
ALPHARETTA, GA 30005

LEGEND

- IFP = IRON PIN FOUND (P)
- IPS = IRON PIN SET (Q)
- CMF = CONCRETE MONUMENT FOUND (C)
- CMQ = CONCRETE MONUMENT SET (Q)
- R/W = RIGHT OF WAY
- STA = STATION NUMBER
- LLI = LAND LOT LINE
- CLL = CENTERLINE
- P/L = PROPERTY LINE
- BN = BENCHMARK
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- IE = INVERT ELEVATION
- EL = ELEVATION (ELEV.)
- B/L = BUILDING LINE
- R = RADIUS
- R/S = RADIUS OF SUPERELEVATION
- Q = FLOW
- FC = PROPERTY CORNER
- POB = POINT OF BEGINNING
- T = TELEPHONE LINE
- TV = TELEVISION LINE
- P = POWER LINE
- S-S = SANITARY SEWER LINE
- SS = SANITARY SEWER EASEMENT
- MH = MANHOLE
- GL = GAS LINE
- W = WATER LINE
- PLUGGED TUB
- GV = GATE VALVE
- EXST. FIRE HYDRANT
- F.H. = PROP. FIRE HYDRANT
- WM = WATER METER (M)
- ST = STORM SEWER LINE
- YI = YARD INLET
- DI = DRAIN AREA
- CB = CATCH BASIN
- HW = HEAD WALL (H)
- JB = JUNCTION BOX
- DE = DRAINAGE EASEMENT
- FM = SEWER FORCE MAIN
- DS = DOWNPOUT
- CO = CLEAN OUT
- CMF = CORRUGATED METAL PIPE
- RCF = REINFORCED CONCRETE PIPE
- VCP = VITREOUS CLAY PIPE
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- PM = POLYETHYLENE CHLORIDE PIPE
- C & G = CURB AND GUTTER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- T.P.O.B. = TRUE POINT OF BEGINNING
- GMD = GA. MILITIA DISTRICT
- TL = TRAIL LINE
- REB = REBAR
- BR = BRANCH
- EXST. EXISTING CONTOURS (DASHED)
- 912- = PROPOSED CONTOURS (SOLID)
- TO = TOP OF CURB ELEVATION
- TRP = TRAVERSE POINT
- LP = LIGHT POLE (P)
- PT = PLANTED TREE
- MT = MARKED TREE

GRAPHIC SCALE



SITE SUMMARY:

TOTAL SITE AREA
2.98 ACRES
CURRENT ZONING
AG
PROPOSED ZONING
R-10
TOTAL LOTS SHOWN
8 LOTS
PROPOSED DENSITY
±2.68 UNITS/AC.
MINIMUM LOT SIZE
10,000 S.F.
MIN. LOT WIDTH
75 FEET
MAXIMUM BUILDING HEIGHT
35 FEET
SETBACKS:
FRONT YARD = 30 FT
SIDE YARD = 10 FT
CORNER SIDE YARD= 20 FT
REAR YARD = 25 FT

GENERAL NOTES:

- TOTAL AREA = 2.98 AC.
- FULTON COUNTY MONUMENTS USED ARE F315 & F415.
- EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
- WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
- PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
- NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0079F FULTON COUNTY, GEORGIA, EFFECTIVE DATE SEPTEMBER 18, 2013.
- TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 10/27/2017.
- THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
- BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED OCTOBER 27, 2017.
- ON-SITE DEBRIS BURIAL IS NOT ALLOWED.
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- EXISTING IMPERVIOUS = 3,411 S.F.
- PROPOSED BUILDING:
HEATED FLOOR: 3,500 S.F., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LANDS LOT 1190 OF THE 2nd DISTRICT, 1st SECTION, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED ON THE RIGHT-OF-WAY LINE OF DOUGLAS ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), HAVING GEORGIA STATE PLANE (WEST ZONE) COORDINATES OF Northing: 1494466.54 FEET AND Easting: 2288013.76 FEET; THENCE FROM SAID POINT LOCATED AT THE TRUE POINT OF BEGINNING, RUNNING ALONG SAID RIGHT-OF-WAY LINE NORTH 10 DEGREES 00 MINUTES 29 SECONDS EAST A DISTANCE OF 99.00 FEET TO POINT; THENCE NORTH 14 DEGREES 30 MINUTES 29 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE PROPERTY LINE OF THE DOUGLAS DOWNS SUBDIVISION, PHASE ONE, LOTS 42-48, AND PHASE TWO LOT 41, NORTH 89 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 610.00 FEET TO AN IRON PIN FOUND (3/4 INCH REBAR); THENCE DEPARTING SAID PROPERTY LINE AND RUNNING ALONG THE PROPERTY LINE OF DOUGLAS DOWNS PHASE TWO, LOTS 39-41 SOUTH 15 DEGREES 23 MINUTES 04 SECONDS EAST A DISTANCE OF 206.61 FEET TO AN IRON PIN FOUND (3/4 INCH REBAR); THENCE DEPARTING SAID PROPERTY LINE AND RUNNING ALONG THE PROPERTY LINE OF HARTSMILL POINTE SUBDIVISION LOTS 24-30 SOUTH 89 DEGREES 45 MINUTES 27 SECONDS WEST A DISTANCE OF 707.03 FEET TO SAID POINT LOCATED ON THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 129,982 SQUARE FEET, BEING 2.98 ACRES.

GENERAL NOTES

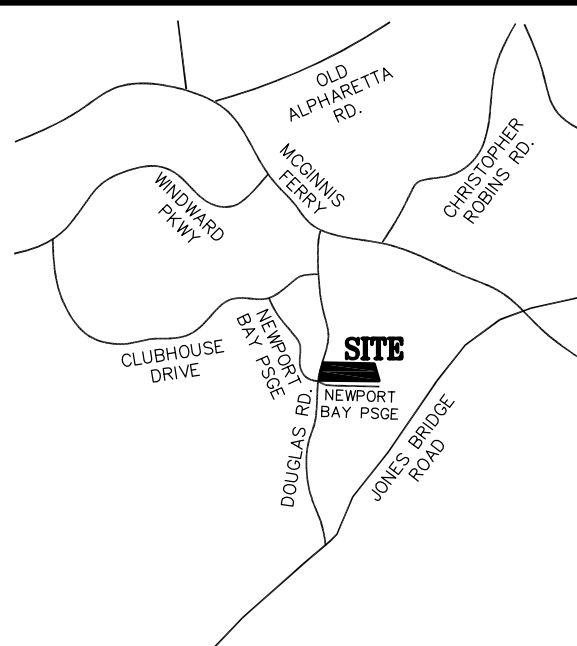
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5. THIS SITE IS SERVICED BY SOME UNDERGROUND UTILITIES. THE FIRM OF "ACR ENGINEERING, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY DIGGING.
6. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED BY AN "ACR ENGINEERING, INC." SURVEY CREW IN OCTOBER OF 2017.

TRACT DESCRIPTION

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VICINITY MAP



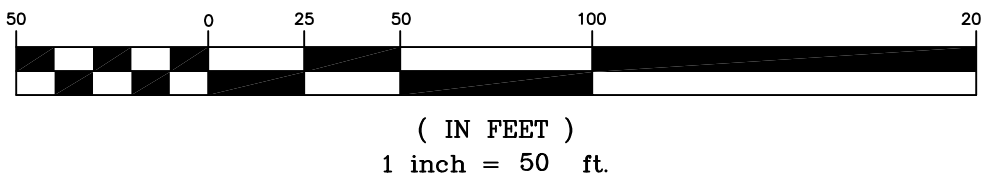
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LEGEND

- RBF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR SET
- CMF = CONCRETE MONUMENT FOUND ()
- R/W = RIGHT OF WAY
- LLL = LAND LOT LINE
- C = CENTERLINE
- PL = PROPERTY LINE
- BM = BENCHMARK
- B/L = BUILDING LINE
- BRG = BEARING
- CHD = CHORD DISTANCE
- F = FLOW
- PC = PROPERTY CORNER
- F = FENCE
- P = POLE
- T = TELEPHONE LINE
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- P = POWER LINE
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- icv = IRRIGATION CONTROL VALVE
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GRAPHIC SCALE



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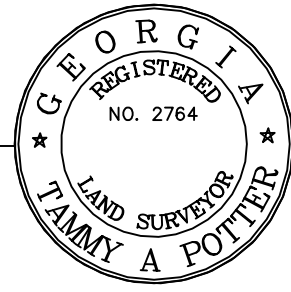
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SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA. REG. L.S. License No. 2764

Date:



BOUNDARY SURVEY
FOR
KAMRAN JALALI

No.	Revision/Issue	By	Date

#12375 DOUGLAS ROAD	TAX PARCEL 21-573011900158
LAND LOT(S): 1190	DISTRICT: 2nd
SECTION: 1st	COUNTY: FULTON
STATE: GEORGIA	SURVEYED: J.L. DRAWN: TP

DRAWING: 17049-BNDY	Sheet
SNAPSHOT: BNDY	1
DATE: OCTOBER 27, 2017	or
H: SCALE: 1"=50'	1
V: N/A	

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
800 PINNACLE ROAD
SUITE 683
NORCROSS, GA 30071
TEL: (678) 291-0000 LSF# 000927
Land Surveying FIRM #000927

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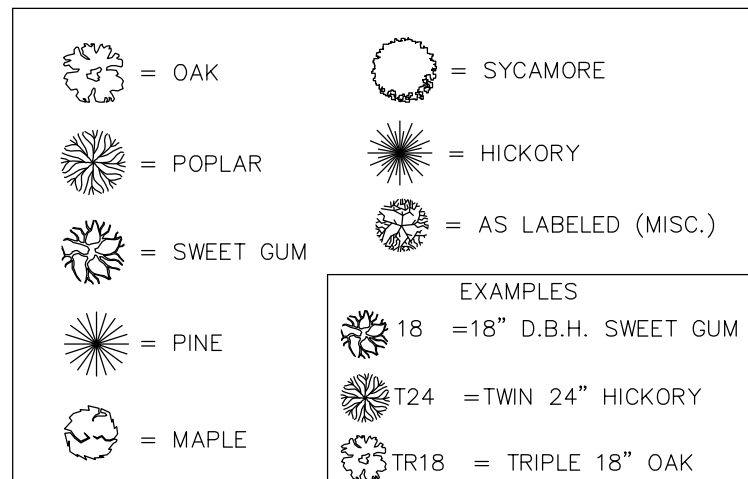
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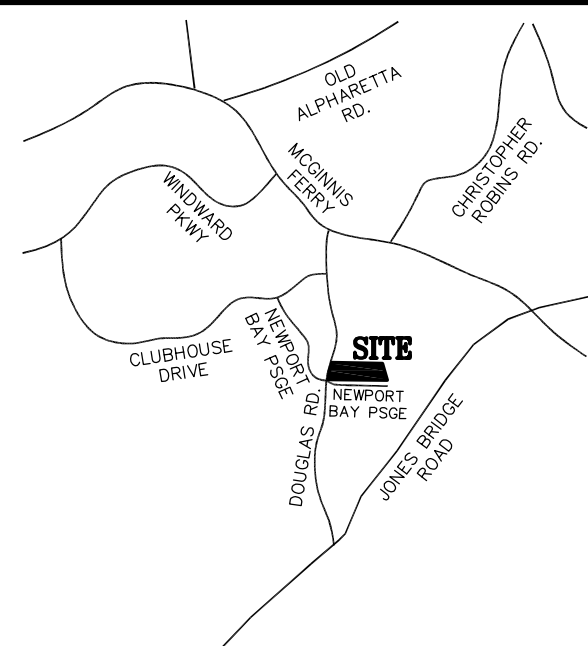
TREE LEGEND



#	SIZE (INCH)	SPECIMEN
1	17	PINE
2	TWIN15	PINE
3	18	PINE
4	5	PINE
5	20	PINE
6	6	PINE
7	9	PINE
8	23	PINE
9	21	PINE
10	10	PINE
11	10	PINE
12	20	PINE
13	13	PINE
14	17	PINE
15	10	PINE
16	18	PINE
17	27	PINE
18	15	PINE
19	18	PINE
20	20	PINE
21	15	PINE
22	14	PINE
23	23	PINE
24	11	PINE
25	18	PINE
26	20	PINE
27	12	PINE
28	14	PINE
29	20	PINE
30	20	PINE
31	22	PINE
32	27	PINE
33	23	PINE
34	16	PINE
36	24	PINE
37	19	PINE
38	10	PINE
39	32	PINE
40	10	PINE
41	15	PINE
42	10	PINE
43	12	PINE
44	28	PINE
45	10	PINE
46	37	PINE
47	19	PINE
48	10	PINE
49	8	PINE
50	10	PINE
51	14	PINE
52	10	PINE
53	12	PINE
54	15	PINE
55	12	PINE
56	24	PINE
57	15	PINE
58	10	PINE
59	11	PINE
60	18	PINE
61	11	PINE
62	11	PINE
63	8	PINE
64	8	PINE
65	10	PINE
66	17	PINE
67	13	PINE
68	13	PINE
69	14	PINE
70	8	PINE
71	26	PINE
72	21	PINE
73	23	PINE
74	25	PINE
75	8	PINE
76	10	PINE
77	10	PINE
78	8	PINE
79	17	PINE
80	14	PINE
81	10	PINE
82	8	PINE
83	13	PINE
84	13	PINE
85	15	PINE
86	13	PINE
87	9	BIRCH
88	11	BIRCH
89	10	BIRCH
90	10	OAK
91	TWIN 5	OAK
92	10	OAK
93	20	OAK
94	11	OAK
95	10	OAK
96	11	OAK
97	9	OAK
98	9	OAK
99	13	OAK
100	8	OAK
101	10	OAK
102	17	OAK
103	10	OAK
104	12	OAK
106	9	CYPRESS
107	16	POPLAR
108	12	SGUM
109	8	SGUM
110	10	POPLAR
111	8	SGUM
112	13	SGUM
113	8	CEDAR
114	21	SGUM
115	9	SGUM
116	9	SGUM

VICINITY MAP

NOT TO SCALE



Engineering, inc.

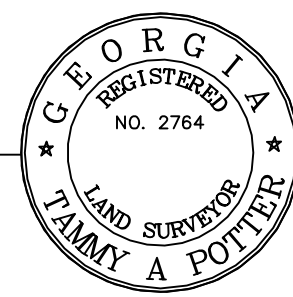
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000 LSF# 000927
and Surveying FIRM #000927

TREE SURVEY
FOR
KAMRAN JALALI

[illegible]

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LEGEND

- RBS 1/2" REBAR FOUND
RFB 1/2" REBAR SET
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BRG = BEARING
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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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Property owners within 500 FT. for 12375 Douglas Road

Property Address	8220 NEWPORT BAY PASSAGE
Owner	CRUST DAVID C & GAIL B
Mailing Address	8220 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8230 NEWPORT BAY PASSAGE
Owner	HANI RAHIM & HANI NAHID
Mailing Address	8230 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8240 NEWPORT BAY PASSAGE
Owner	GRAYSON LAWRENCE E & JOYCE L
Mailing Address	8240 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8250 NEWPORT BAY PASSAGE
Owner	CHUN SANG H & WHERIM
Mailing Address	8250 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8260 NEWPORT BAY PASSAGE
Owner	HILL JAMES D & JUDY M
Mailing Address	8260 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8270 NEWPORT BAY PASSAGE
Owner	MC KINNEY KATHLEEN E
Mailing Address	8270 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8280 NEWPORT BAY PASSAGE
Owner	TAYI SIVA K
Mailing Address	8280 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8290 NEWPORT BAY PASSAGE
Owner	GARCIA DEAN R & GARCIA CYNTHIA M
Mailing Address	8290 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8300 NEWPORT BAY PASSAGE
Owner	DOMINICK JONATHAN O & MICHELLE L
Mailing Address	8300 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8255 NEWPORT BAY PASSAGE
Owner	HANMER KIMBERLY K
Mailing Address	8255 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8265 NEWPORT BAY PASSAGE
Owner	COOK DAVID M & ANN S
Mailing Address	8265 NEWPORT BAY PASSAGE ALPHARETTA GA 30202

Property Address	0 NEWPORT BAY PASSAGE
Owner	WINDWARD PROPERTIES INC
Mailing Address	1235 OLD ALPHARETTA RD STE 100 ALPHARETTA GA 30005-2902

Property Address	1015 LANDINGS CT
Owner	DIBAI CAMERAN & NEDA
Mailing Address	1015 LANDINGS CT ALPHARETTA GA 30005

Property Address	1005 LANDINGS CT
Owner	CARTER KAYE C
Mailing Address	1005 LANDINGS CT ALPHARETTA GA 30005

Property Address	8425 CANEY CREEK LANDING
Owner	GORCZYCA MARK
Mailing Address	8425 CANEY CREEK LNDG ALPHARETTA GA 30005

Property Address	1105 LANDINGS OVERLOOK
Owner	WHITE KENNETH & RUSSELL WHITE TRACEY
Mailing Address	1105 LANDINGS OVERLOOK ALPHARETTA GA 30005

Property Address	8430 CANEY CREEK LANDING
Owner	CLEMENTS CURTIS T & MARIAN H
Mailing Address	8430 CANEY CREEK LANDING ALPHARETTA GA 30005

Property Address	8420 CANEY CREEK LANDING
Owner	FEINOR BARBARA L
Mailing Address	8420 CANEY CREEK LANDING ALPHARETTA GA 30202

Property Address	8410 CANEY CREEK LANDING
Owner	CUNNINGHAM RICHARD L & PENNY L
Mailing Address	8410 CANEY CREEK LANDING ALPHARETTA GA 30534

Property Address	8400 CANEY CREEK LANDING
Owner	GWALTNEY WILLIAM H & EMILY U
Mailing Address	8400 CANEY CREEK LANDING ALPHARETTA GA 30005

Property Address	12280 DOUGLAS RD
Owner	VANN RYAN R & MAICERE D
Mailing Address	12280 DOUGLAS RD ALPHARETTA GA 30005-8740

Property Address	12290 DOUGLAS RD
Owner	BONELL MICHAL N & BONELL MICHAEL T
Mailing Address	12290 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12300 DOUGLAS RD
Owner	RILEY KENNETH W & ADAMSON CELIA J
Mailing Address	12300 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12310 DOUGLAS RD
Owner	OVERSTREET TREVOR & OVERSTREET JANET
Mailing Address	4945 BUCKNELL TRCE CUMMING GA 30028

Property Address	12320 DOUGLAS RD
Owner	CAH 2014 1 BORROWER LLC
Mailing Address	8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255

Property Address	12330 DOUGLAS RD
Owner	JOHNSON ANTHONY & TRENACE
Mailing Address	12330 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12340 DOUGLAS RD
Owner	BATTULA NARSI REDDY & LALITHA
Mailing Address	12340 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12350 DOUGLAS RD
Owner	ALPHARETTA DOUGLAS HOLDINGS LLC
Mailing Address	1350 FINN TER FAIR LAWN NJ 07410-5133

Property Address	12360 DOUGLAS RD
Owner	RABBANI REIMAN L
Mailing Address	12360 DOUGLAS RD ALPHARETTA GA 30005

Property Address	511 HUNTINGTON DOWNS
Owner	RUDRA HANUMANTH R & PRASANNA L
Mailing Address	511 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	515 HUNTINGTON DOWNS
Owner	MOHAMMED SHAJRUDDIN & NAFISA S
Mailing Address	515 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	519 HUNTINGTON DOWNS
Owner	PECORA DANIELLE
Mailing Address	519 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	523 HUNTINGTON DOWNS
Owner	WOO JEFFREY & SEE SARLINA
Mailing Address	12007 COVE HILL LN CYPRESS TX 77433

Property Address	527 HUNTINGTON DOWNS
Owner	PARIKH RIPPLE & TRUSHABEN
Mailing Address	527 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	12387 DOUGLAS RD
Owner	LEV RON
Mailing Address	11925 LEEWARD WALK CIR ALPHARETTA GA 30005

Property Address	12383 DOUGLAS RD
Owner	STIEWING SCOTT W & OLGA A
Mailing Address	12383 A DOUGLAS RD ALPHARETTA GA 30005

Property Address	5300 DERBY CHASE CT
Owner	SHTAIDA GRISEL R & SHTAIDA PHILLIP E
Mailing Address	5300 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5310 DERBY CHASE CT
Owner	CODES FRED L & MARGARET B
Mailing Address	5310 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5320 DERBY CHASE CT
Owner	BROYLES JAMES E & SUE G
Mailing Address	5320 DERBY CHASE CT ALPHARETTA GA 30005-7875

Property Address	5330 DERBY CHASE CT
Owner	JONES BRYAN & STEPHANIE
Mailing Address	19102 DEER POINT CIR ALPHARETTA GA 30004

Property Address	5340 DERBY CHASE CT
Owner	GILL JUAN CAMILO & KENNY
Mailing Address	5340 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5350 DERBY CHASE CT
Owner	FULLWOOD MICHAEL
Mailing Address	5350 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5360 DERBY CHASE CT
Owner	MENON SANDEEP
Mailing Address	5360 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5370 DERBY CHASE CT
Owner	LIU ZHAN
Mailing Address	715 SPENCER MILL CT DULUTH GA 30097

Property Address	5380 DERBY CHASE CT
Owner	WANG XIAODONG
Mailing Address	36 LEXINGTON DR ACTON MA 01720

Property Address	5390 DERBY CHASE CT
Owner	DAI RUI & YANG JIDONG
Mailing Address	5390 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5400 DERBY CHASE CT
Owner	BRADY DEREK W
Mailing Address	5400 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	310 BELMONT CHASE CT
Owner	YIM SUNGSHIK
Mailing Address	4425 WARWICKE CT CUMMING GA 30041-5829

Property Address	320 BELMONT CHASE CT
Owner	RAO MANU B & JYOTHI
Mailing Address	320 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	330 BELMONT CHASE CT
Owner	RAMAS HEIDI REINA ET AL
Mailing Address	330 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	340 BELMONT CHASE CT
Owner	GREEN BRANDY M
Mailing Address	340 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	335 BELMONT CHASE CT
Owner	BILLS MATTHEW A & HESS KRISTIN M
Mailing Address	335 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	325 BELMONT CHASE CT
Owner	BHATTACHARYYA BISWANATH & SAHELI
Mailing Address	325 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	315 BELMONT CHASE CT
Owner	LI QINQIN & ZHU XIAOWEI
Mailing Address	315 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	305 BELMONT CHASE CT
Owner	HOSEMAN MICHAEL
Mailing Address	305 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	5430 DERBY CHASE CT
Owner	FOXX THOMAS JEFFERSON & FOXX STARLETTE EUNIGUE
Mailing Address	5430 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5440 DERBY CHASE CT
Owner	DAVE HARSHA A & ANUPKUMAR G
Mailing Address	5440 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5455 DERBY CHASE CT
Owner	MIGLIORISI DANIEL K & DENISE
Mailing Address	5455 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5445 DERBY CHASE CT
Owner	SANTOS MARCOS A D & IRACI FERREIRA
Mailing Address	5445 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5435 DERBY CHASE CT
Owner	WONG VINCENT SHI CHIANG
Mailing Address	5435 DERBY CHASE CT ALPHARETTA GA 30202

Property Address	5425 DERBY CHASE CT
Owner	BLANC FAMILY TRUST THE
Mailing Address	3060 GRAND BAY BLVD UNIT 112 LONGBOAT KEY FL 34228

Property Address	5415 DERBY CHASE CT
Owner	MIRDAMADI SAEID & PEJMAN FARIDEH
Mailing Address	5415 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5405 DERBY CHASE CT
Owner	BROWN ZHU MICHELLE
Mailing Address	5405 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5395 DERBY CHASE CT
Owner	ASENOVA ZVETA & ASENOV PLAMEN
Mailing Address	5395 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5385 DERBY CHASE CT
Owner	IMM KEE H
Mailing Address	5385 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5375 DERBY CHASE CT
Owner	WRIGHT LAJUAN & WRIGHT NEKISHA
Mailing Address	5375 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5365 DERBY CHASE CT
Owner	HUSSAINI SYED AND ASHRAFUNISSA
Mailing Address	735 PINE CIR ALPHARETTA GA 30022

Property Address	5355 DERBY CHASE CT
Owner	WANG XIAODONG
Mailing Address	36 LEXINGTON DR ACTON MA 01720

Property Address	5345 DERBY CHASE CT NE
Owner	JONES MARGARET M
Mailing Address	5345 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5335 DERBY CHASE CT
Owner	ISMAIL NABIL
Mailing Address	5335 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5325 DERBY CHASE CT
Owner	MOBLEY DEBORAH
Mailing Address	5325 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5315 DERBY CHASE CT
Owner	ELIZAN ENRICO D & GERALDINE V
Mailing Address	5315 DERBY CHASE CT ALPHARETTA GA 30202

Property Address	5305 DERBY CHASE CT
Owner	MUNAWAR NAUSHABA
Mailing Address	5305 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5266 NEWPORT BAY PASSAGE
Owner	HAMMACK JOHN W & SHELLY J
Mailing Address	5266 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5274 NEWPORT BAY PASSAGE
Owner	MC DANIEL DAVID J JR & VIVIAN C
Mailing Address	5274 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5282 NEWPORT BAY PASSAGE
Owner	RAMACHANDRAN BHARATHI J & SIVASUBRAMANIAM KRITHIKA
Mailing Address	5282 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5298 NEWPORT BAY PASSAGE
Owner	PETERS ASWANN J & PETERS CHANYA
Mailing Address	5298 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5306 NEWPORT BAY PASSAGE
Owner	CODES FRED L & MARGARET B
Mailing Address	5306 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5314 NEWPORT BAY PASSAGE
Owner	BATRA ANURAG & BATRA KOMAL
Mailing Address	5314 NEWPORT BAY PSGE

Property Address	5322 NEWPORT BAY PASSAGE
Owner	KHANNA VINAY K & VINITA
Mailing Address	5322 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5330 NEWPORT BAY PASSAGE
Owner	ANANDARAJ NAVIN KUMAR & NARAYAN PRAVEENA MUKKARA
Mailing Address	5330 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5338 NEWPORT BAY PASSAGE
Owner	LOUISON REGINA
Mailing Address	5338 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5346 NEWPORT BAY PASSAGE
Owner	KUMAR UDAYA V
Mailing Address	5346 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5354 NEWPORT BAY PASSAGE
Owner	NEWTON DARWIN
Mailing Address	5354 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5362 NEWPORT BAY PASSAGE
Owner	HARTMAN ALYSON S
Mailing Address	5362 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5370 NEWPORT BAY PASSAGE
Owner	BUTCHER ADRIAN J & RACHEL J
Mailing Address	5370 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5378 NEWPORT BAY PASSAGE
Owner	KLOES WILLIAM A & KIMBERLY A
Mailing Address	5378 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5381 NEWPORT BAY PASSAGE
Owner	LEBER CHRISTOPHER J & ANNE S
Mailing Address	5381 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5373 NEWPORT BAY PASSAGE
Owner	PAVULURI AKKINENI REVOCABLE TRUST THE
Mailing Address	5373 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5365 NEWPORT BAY PASSAGE
Owner	AMIN BIMAL & CHHAYA B
Mailing Address	5365 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5357 NEWPORT BAY PASSAGE
Owner	REISER MARK & JENNIFER
Mailing Address	5357 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5349 NEWPORT BAY PASSAGE
Owner	TSAO RAYCHANG & BAI CHIUNG HUA
Mailing Address	5349 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5341 NEWPORT BAY PASSAGE
Owner	KEE SOK KWAY & HO WAI KWONG
Mailing Address	5341 NEWPORT BAY PASSAGE ALPHARETTA GA 30005-7525

Property Address	5333 NEWPORT BAY PASSAGE
Owner	LI YONG TIAN & KAN TAMMY C
Mailing Address	5333 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5325 NEWPORT BAY PASSAGE
Owner	TIPPER LAWRENCE F & TRACY ANN
Mailing Address	5325 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5317 NEWPORT BAY PASSAGE
Owner	HALL DONNA F & RAO KIMBERLY A
Mailing Address	5317 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5309 NEWPORT BAY PASSAGE
Owner	MACATULA MEDEL P & CARMEN F
Mailing Address	5309 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5301 NEWPORT BAY PASSAGE
Owner	THOMPSEN RICHARD N & KIMBERLY S
Mailing Address	5301 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	0 NEWPORT BAY PASSAGE
Owner	FIRST CLASSIC HOMES INC
Mailing Address	403 MOUNT PARAN RD NW ATLANTA GA 30327

Property Address	5285 NEWPORT BAY PASSAGE
Owner	PAN NIE & CHU JEANNE
Mailing Address	5285 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5277 NEWPORT BAY PASSAGE
Owner	DAI DONG XIANG & ZHANG QING
Mailing Address	5277 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5269 NEWPORT BAY PASSAGE
Owner	PUNYALA VANI G
Mailing Address	5269 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5261 NEWPORT BAY PASSAGE
Owner	GURUSAMY ARUMUGAM SUBBANNAN KARTHI
Mailing Address	5261 NEWPORT BAY PASSAGE ALPHARETTA GA 30005-7523

Property Address	5253 NEWPORT BAY PASSAGE
Owner	KOHLER MICHAEL E
Mailing Address	5253 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	1205 REDBUD DR
Owner	BROWN FREDERICK & BROWN LAUREN C
Mailing Address	1205 REDBUD DR ALPHARETTA GA 30005

Property Address	1215 REDBUD DR
Owner	MUKHERJEE SUSHMIT & VERMA NAMITA
Mailing Address	1215 REDBUD DR ALPHARETTA GA 30005

Property Address	1225 REDBUD DR
Owner	ALT DANIEL & JACQUELYN
Mailing Address	1225 REDBUD DR ALPHARETTA GA 30005

Property Address	1235 REDBUD DR
Owner	PIMENTA ALEXANDRE P & FONSECA MARCIA C
Mailing Address	1235 REDBUD DR ALPHARETTA GA 30005

Property Address	1245 REDBUD DR
Owner	AHN JOSHUA YONGSHOO & YOON SUNG AH
Mailing Address	1245 REDBUD DR ALPHARETTA GA 30005

Property Address	1255 REDBUD DR
Owner	NGUYEN VIET & NGUYEN KIMLIEN
Mailing Address	1255 REDBUD DR ALPHARETTA GA 30005

Property Address	1265 REDBUD DR
Owner	JENABZADEH REZA & HAMEDANI NARGES
Mailing Address	1265 REDBUD DR ALPHARETTA GA 30005

Property Address	1275 REDBUD DR
Owner	SAIDOV BAKHODIR & SAIDOVA KHALIDA
Mailing Address	1275 REDBUD DR ALPHARETTA GA 30005

Property Address	1285 REDBUD DR
Owner	WHITE BRIAN H & WHITE KAREN C
Mailing Address	1285 REDBUD DR ALPHARETTA GA 30005

Property Address	1295 REDBUD DR
Owner	SAMPSON LARRY
Mailing Address	1295 REDBUD DR ALPHARETTA GA 30005

Property Address	1305 REDBUD DR
Owner	TAN NGIAP TEEN & YAP POH WEE
Mailing Address	1305 REDBUD DR ALPHARETTA GA 30005

Property Address	1315 REDBUD DR
Owner	ZOMKOWSKI MICHAEL & ZOMKOWSKI VALERIE
Mailing Address	1315 REDBUD DR ALPHARETTA GA 30005

Property Address	1325 REDBUD DR
Owner	BHARAT BRUCE & BHARAT ARCHNA
Mailing Address	1325 REDBUD DR ALPHARETTA GA 30005

Property Address	1335 REDBUD DR
Owner	LIANG STEVIE
Mailing Address	1335 REDBUD DR ALPHARETTA GA 30005-4323

Property Address	1300 REDBUD DR
Owner	UGAS MOHAMED M & ADAM NIMO
Mailing Address	1300 REDBUD DR ALPHARETTA GA 30005

Property Address	1290 REDBUD DR
Owner	ALKHATIB MHD ANAS & ALLOUL MAYSAA
Mailing Address	4369 BLUEHOUSE LANE ALPHARETTA GA 30022

Property Address	1280 REDBUD DR
Owner	BALAKRISHNAN MAHESWARAN
Mailing Address	1280 REDBUD DR ALPHARETTA GA 30005

Property Address	1270 REDBUD DR
Owner	ALI MUHAMMAD ARBAB
Mailing Address	1270 REDBUD DR ALPHARETTA GA 30005

Property Address	1260 REDBUD DR
Owner	PANKAU SHAUN
Mailing Address	1260 REDBUD DR ALPHARETTA GA 30005

Property Address	1250 REDBUD DR
Owner	KIM STEPHEN C & YOON SUNG WOON
Mailing Address	1250 REDBUD DR ALPHARETTA GA 30005

Property Address	1240 REDBUD DR
Owner	VALLE KRANTHI KUMAR & BASAVARAJU DEEPA
Mailing Address	1240 REDBUD DR ALPHARETTA GA 30005

Property Address	1230 REDBUD DR
Owner	DUTTA PROSENJIT
Mailing Address	1230 REDBUD DR ALPHARETTA GA 30005

Property Address	1220 REDBUD DR
Owner	ENGBER MARTIN & ELKE
Mailing Address	1220 REDBUD DR ALPHARETTA GA 30005

Property Address	1210 REDBUD DR
Owner	VALLABHANENI SRIKANTH & DAVULURI ANUSHA
Mailing Address	1210 REDBUD DR ALPHARETTA GA 30005

Property Address	1200 REDBUD DR
Owner	LOVELL TRAVIS CADE & JULIE L
Mailing Address	1200 REDBUD DR ALPHARETTA GA 30005



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: FEBRUARY 5, 2018

This item was heard at the January 22, 2018 City Council meeting. Residents had concerns with cars backing up onto Webb Bridge Road, if the subdivision were approved to be gated. After discussion, City Council tabled the item for 2 weeks to allow the applicant to address the concerns of the Windward community and nearby neighborhoods on Webb Bridge Road.

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

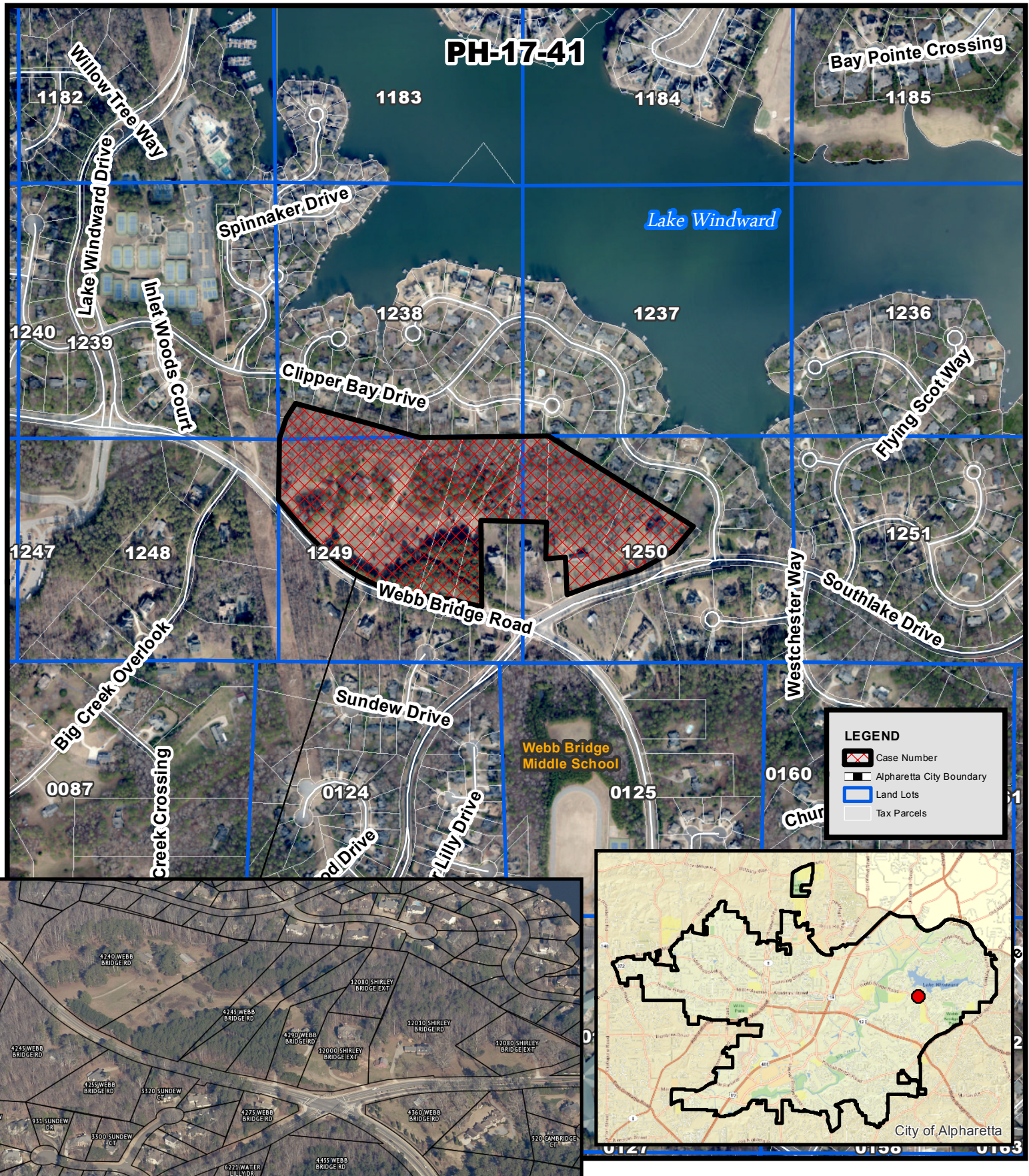
New internal streets are proposed to be private and, if approved, the subdivision would be gated. A land disturbance permit was issued last year for the 45-lot 'For-Sale' single-family detached subdivision and the development is now under construction. The subdivision has one project (1) entrance off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

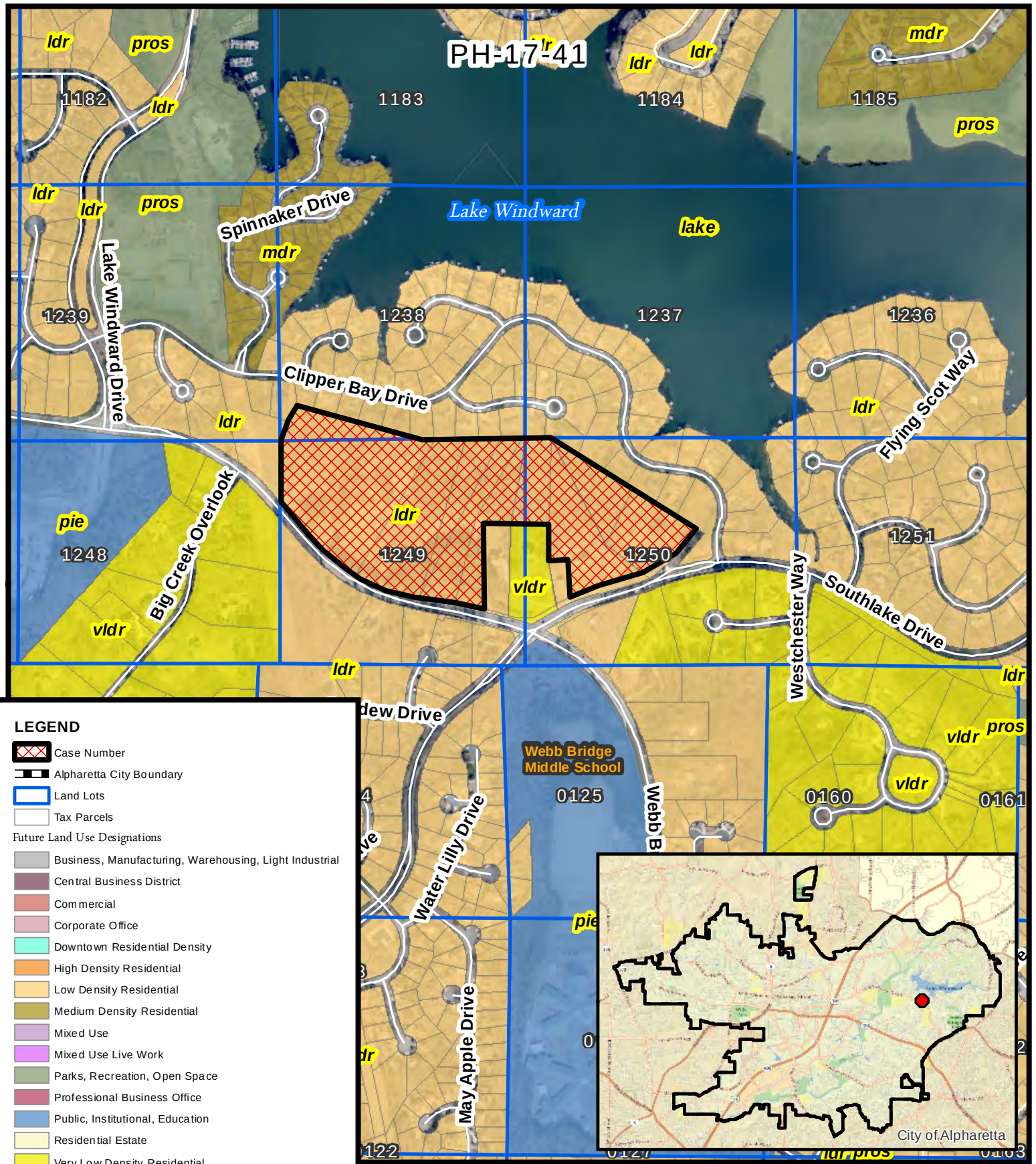


**Aerial Map
Gated Community
Shirley Estates**

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

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



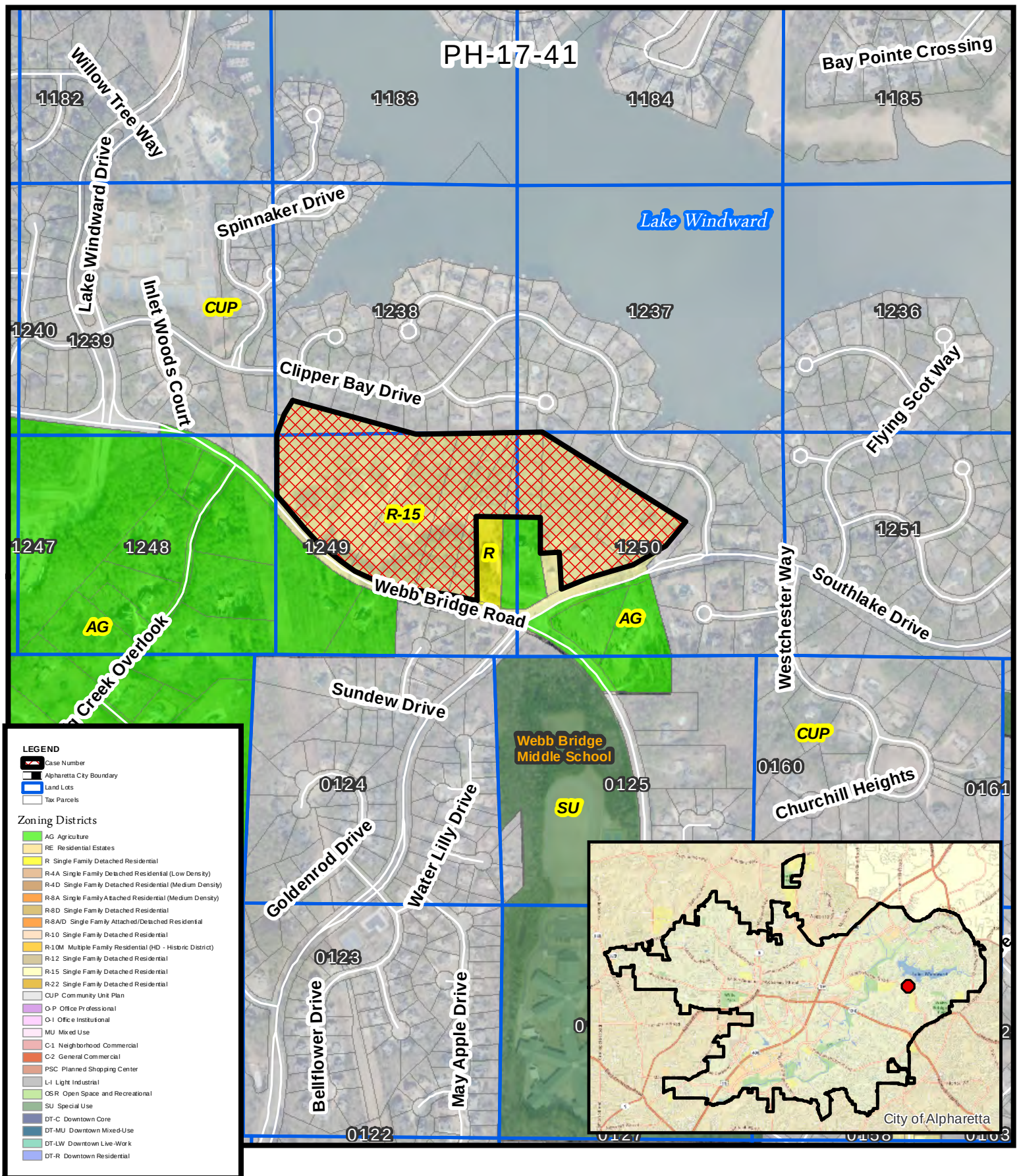


Future Land Use Gated Community Shirley Estates

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

Location Map Provided by:
Community Development - GIS



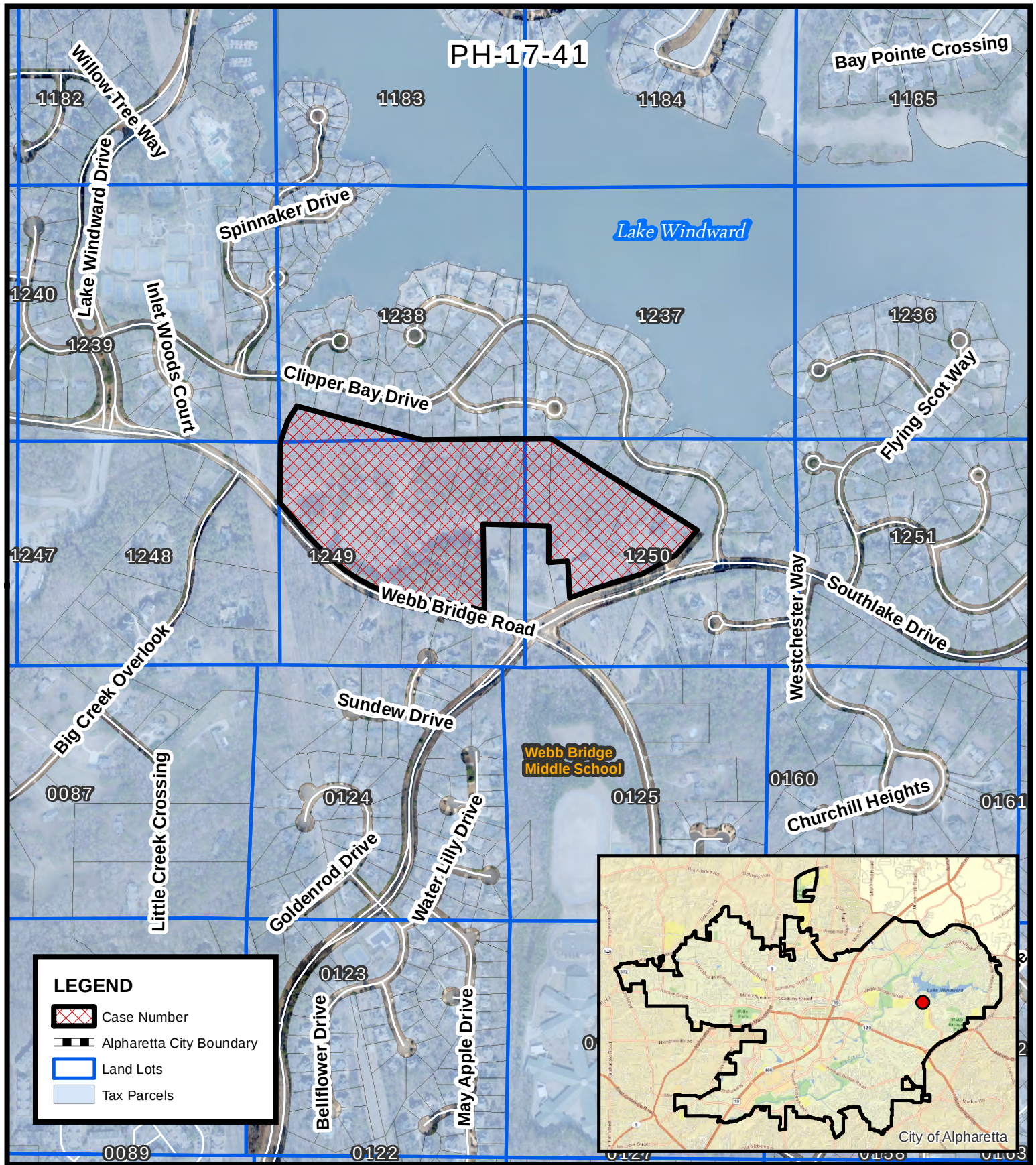


Zoning Districts Gated Community Shirley Estates

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



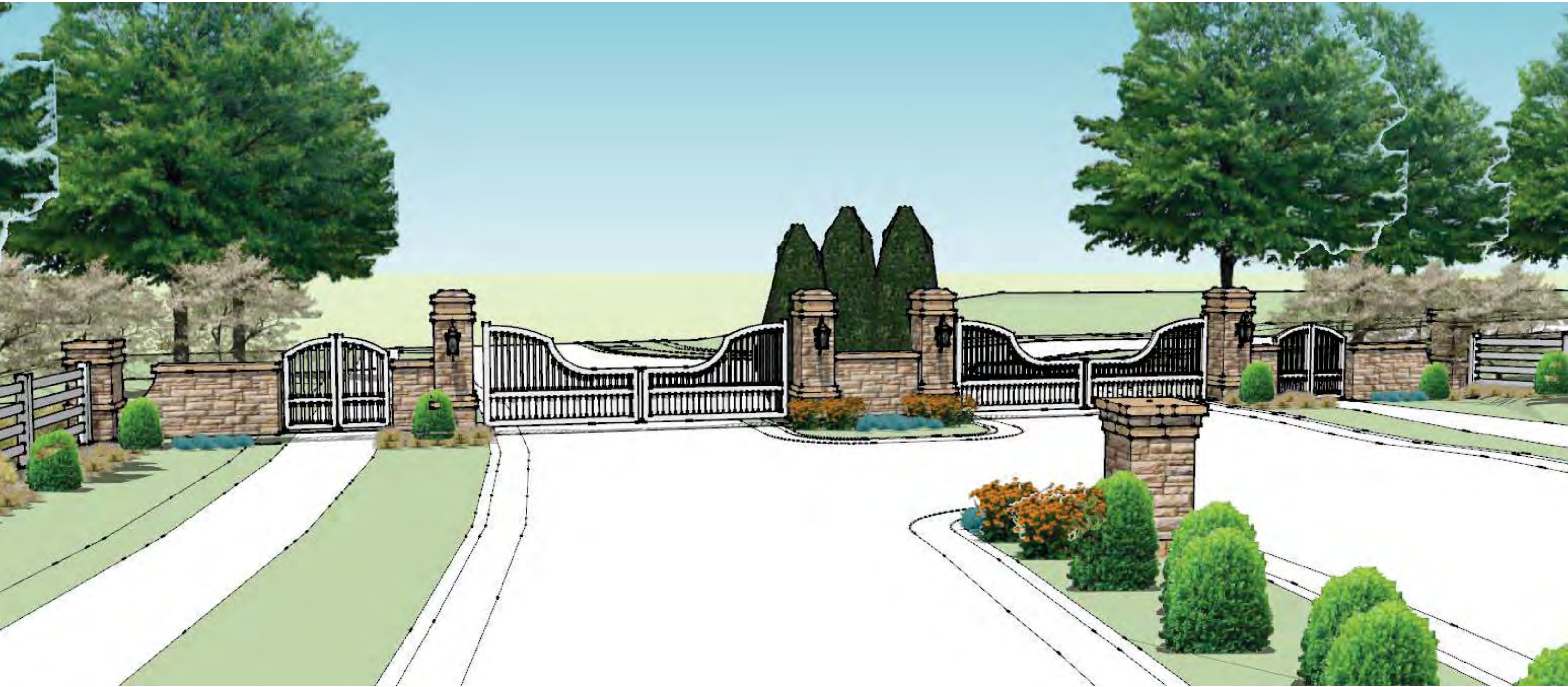
Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



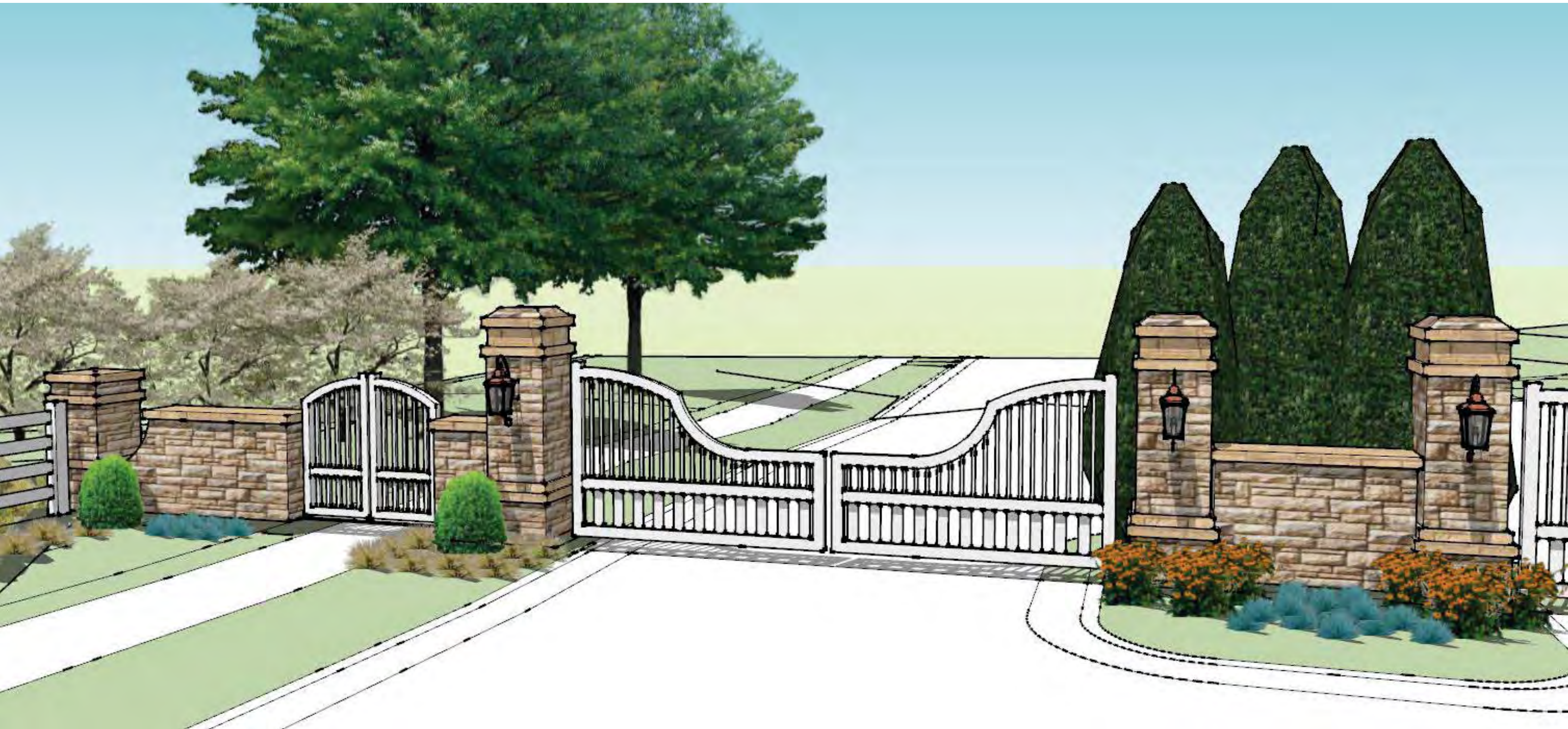
Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



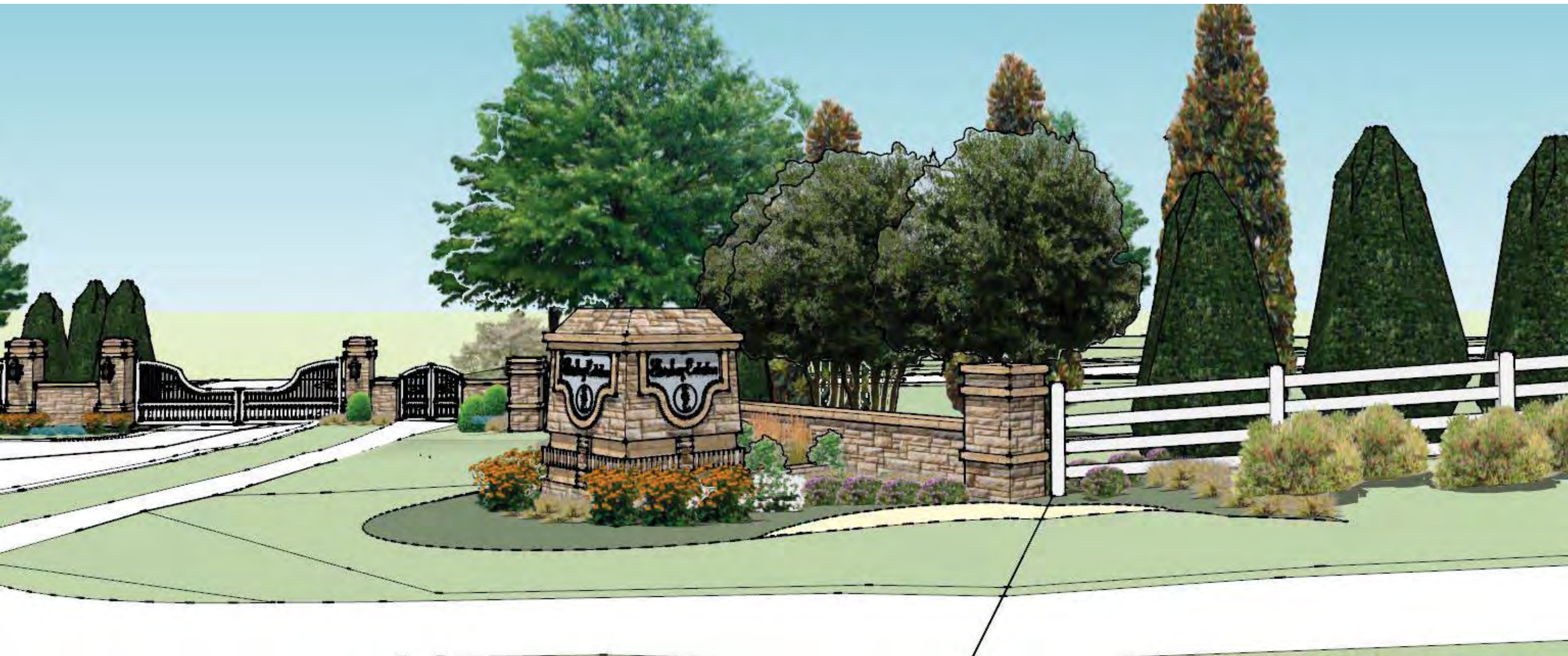
Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives



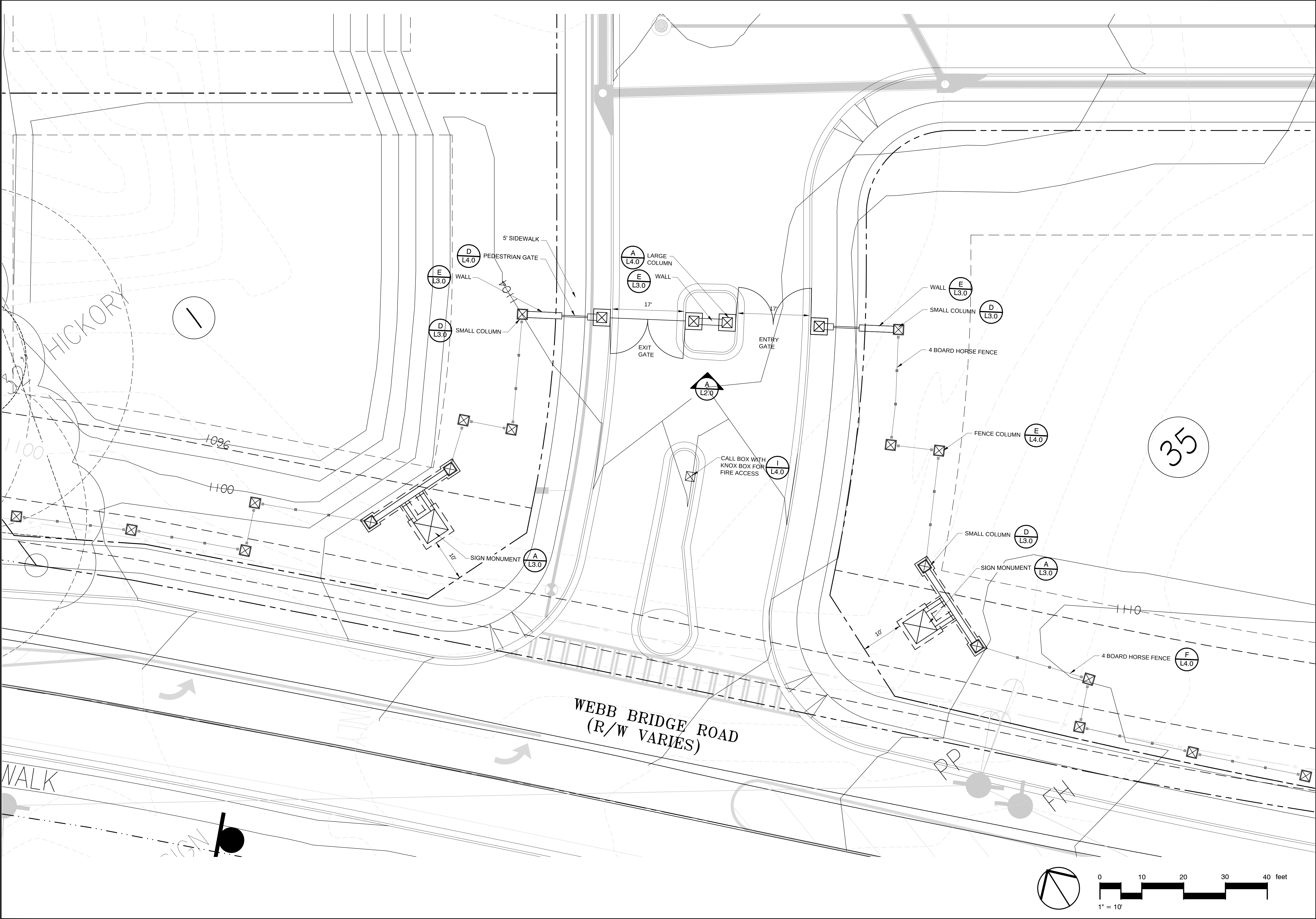


Shirley Estates Entry Gate Perspectives



Shirley Estates Entry Gate Perspectives





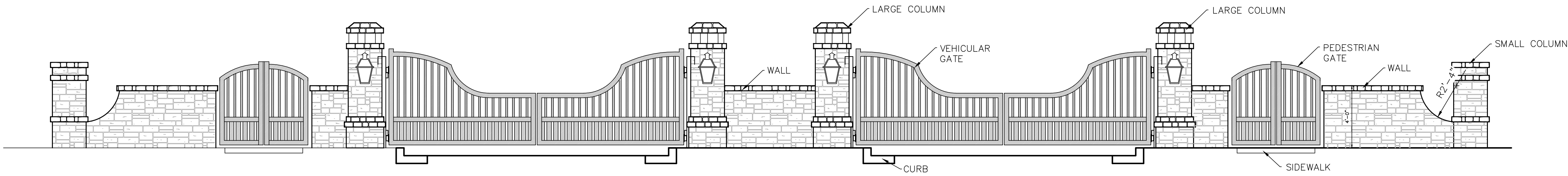
Date	Description
12/18/17	Entrance HS drawings

SHIRLEY ESTATES

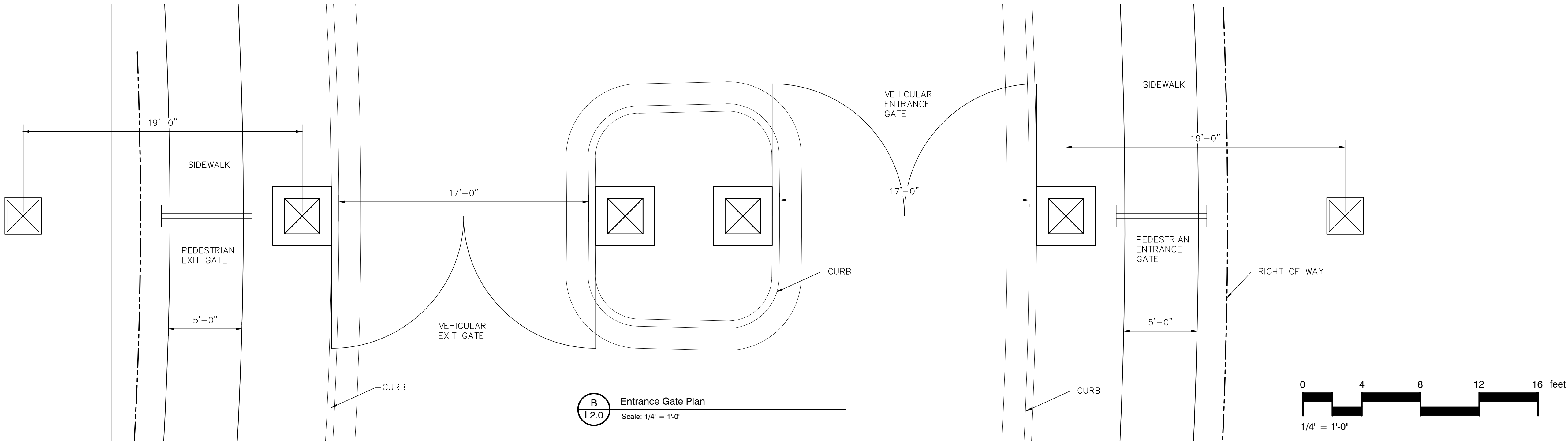
City of Alpharetta, Georgia

Entrance Hardscape

L1.0



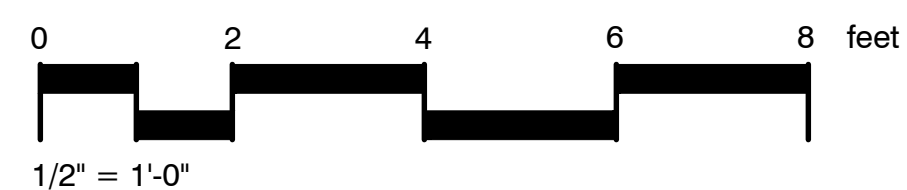
A Entrance Gate Elevation
Scale: 1/4" = 1'-0"



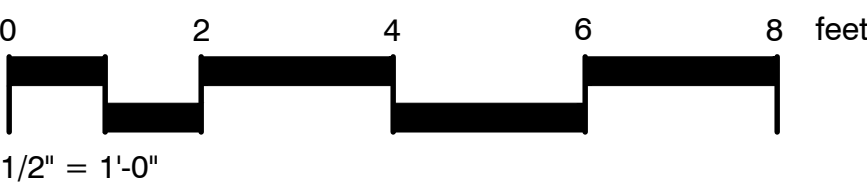
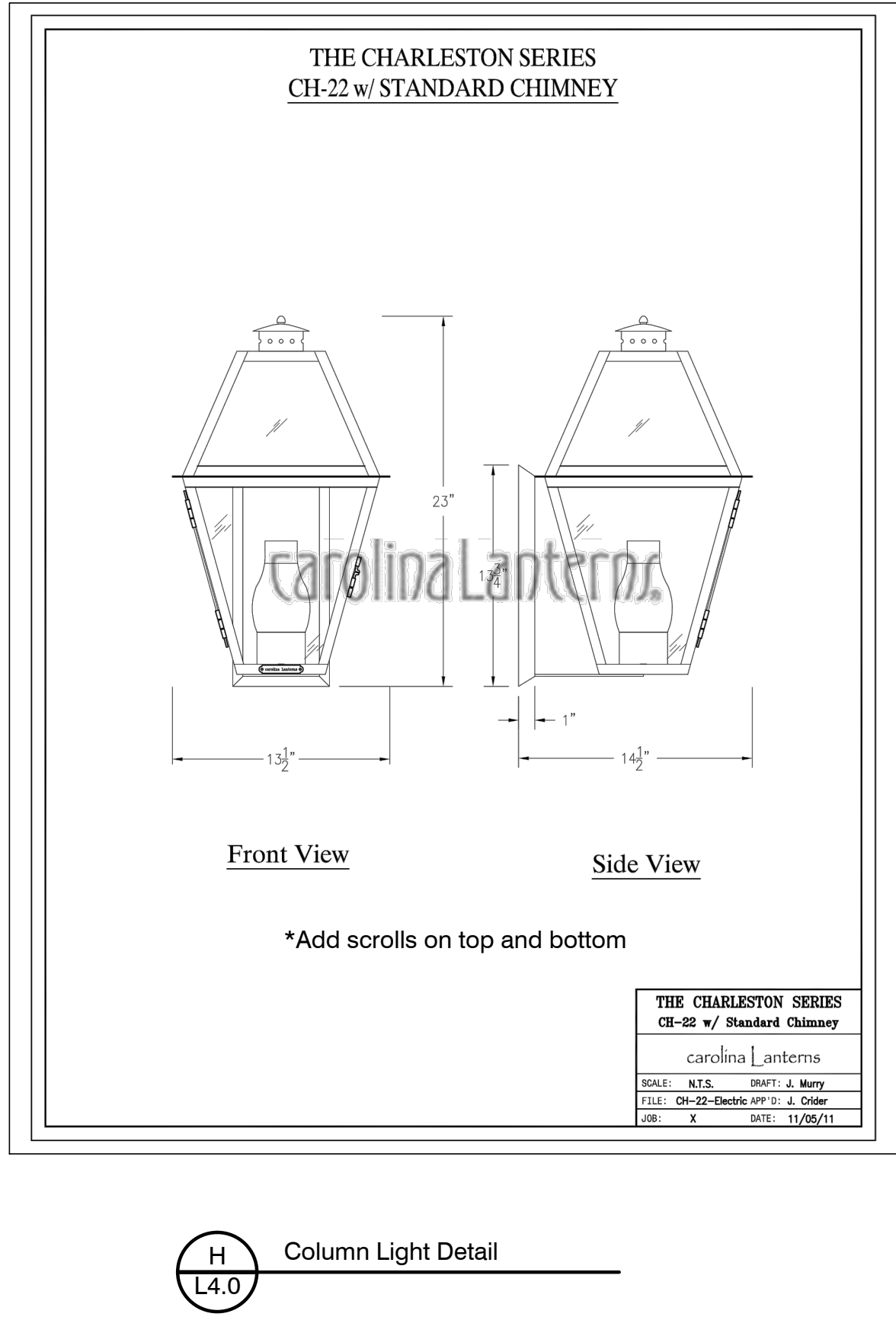
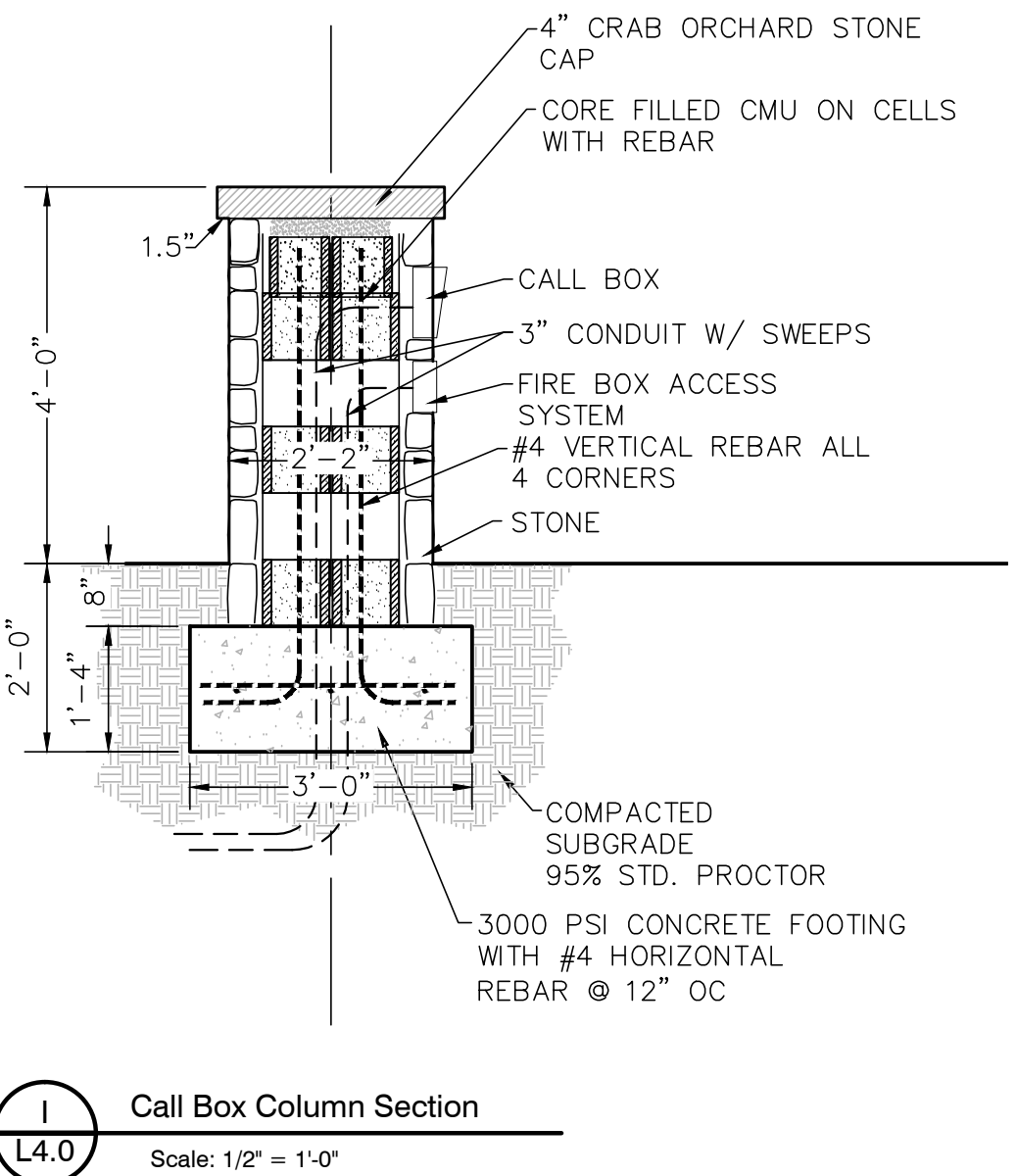
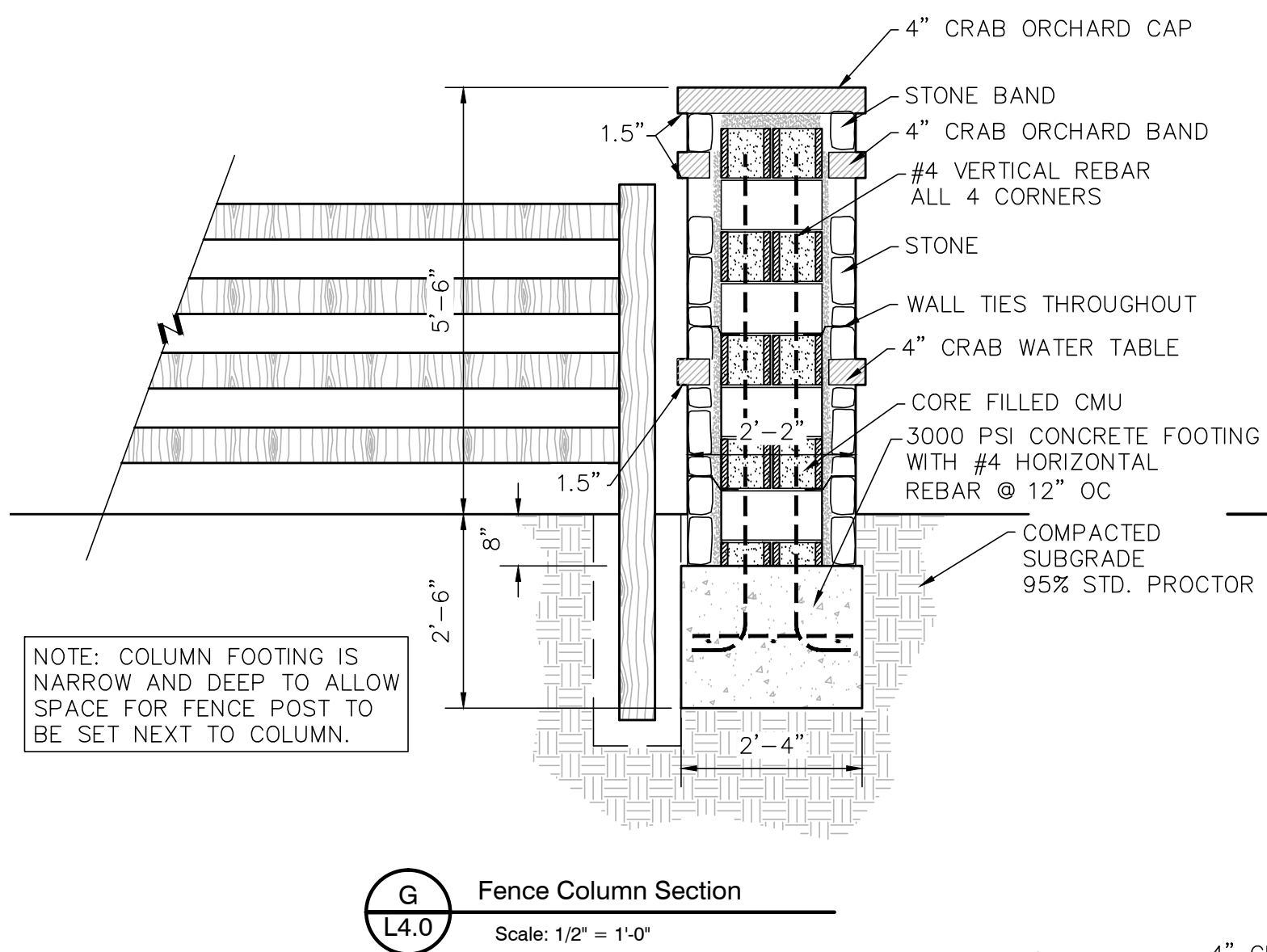
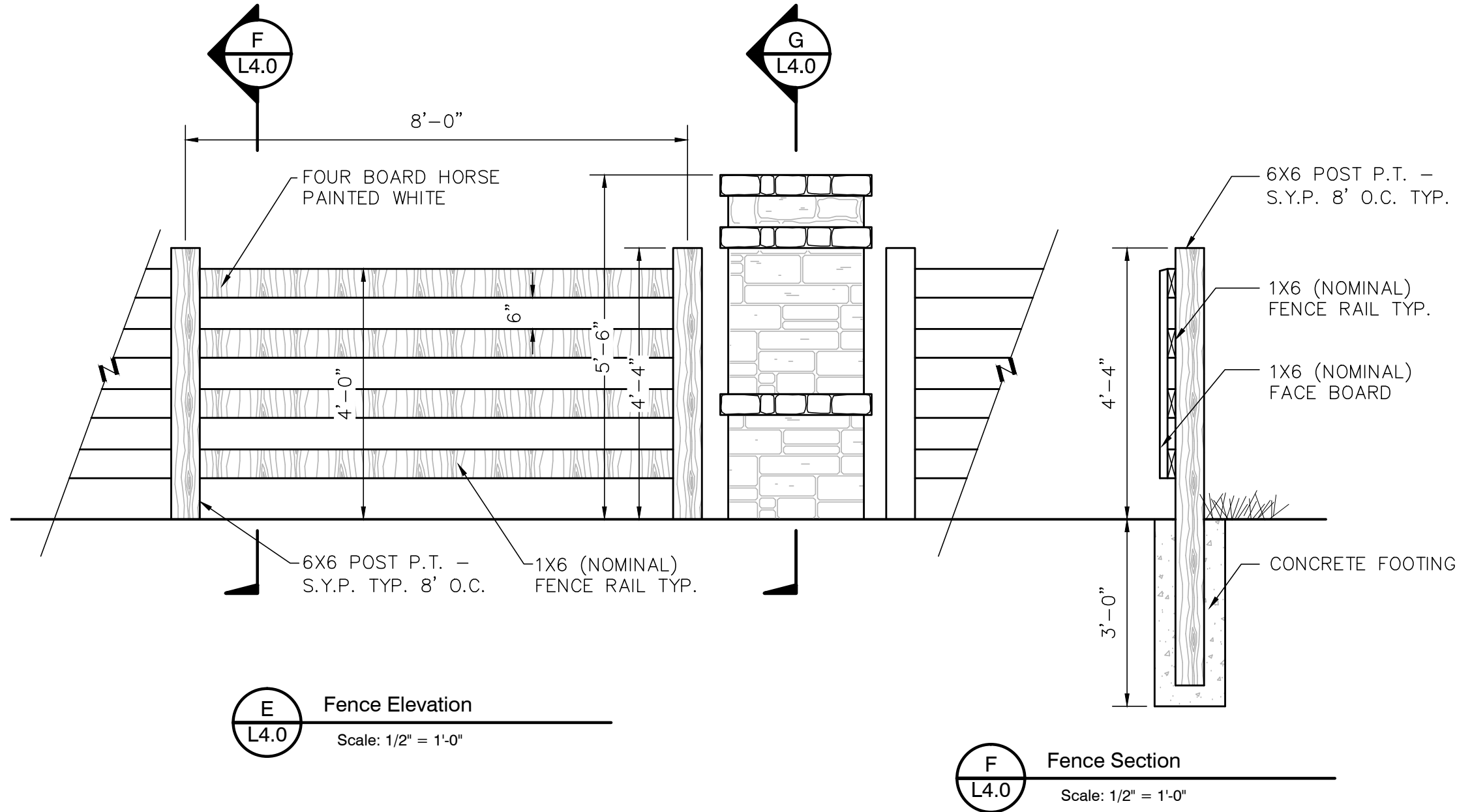
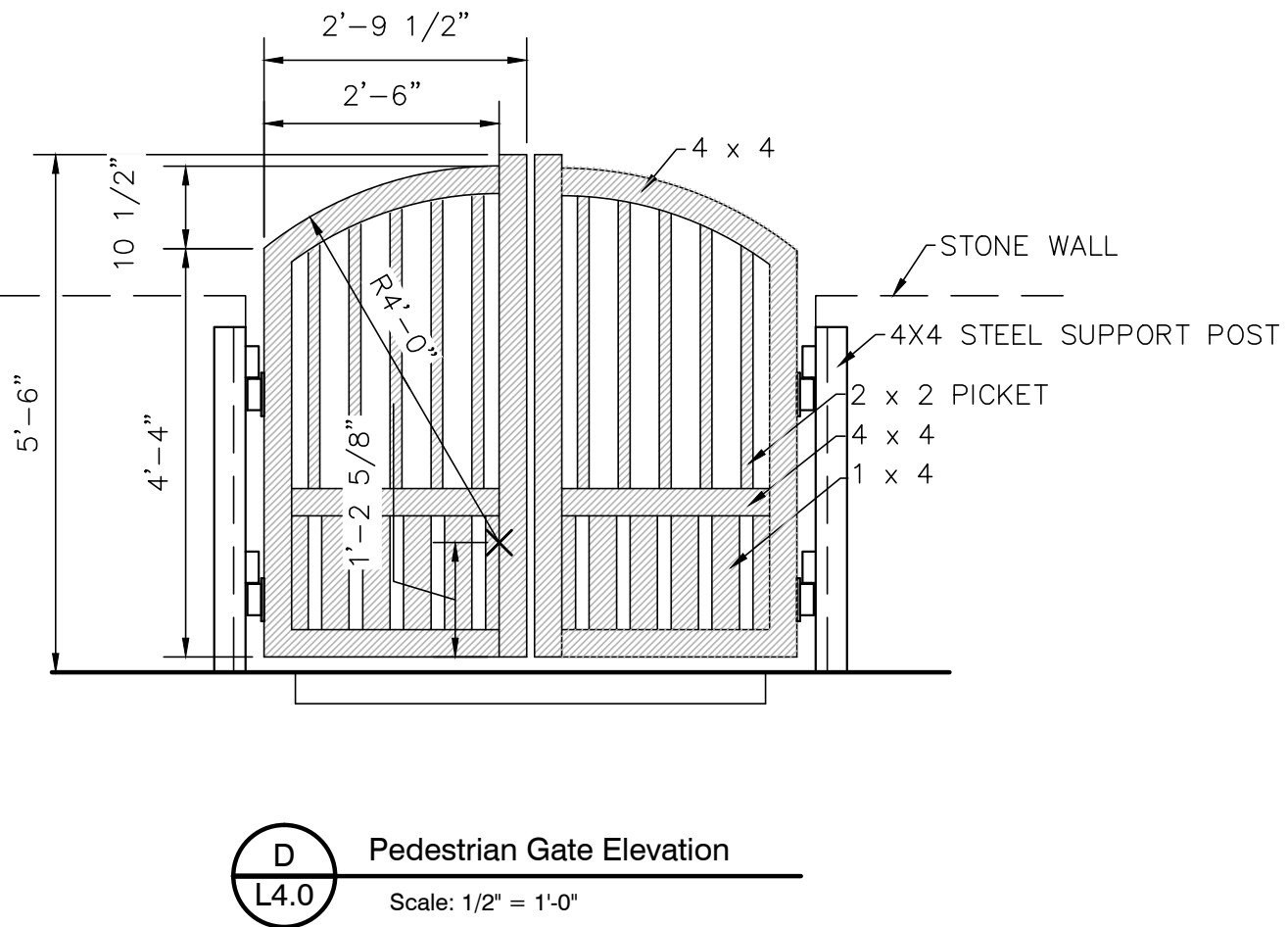
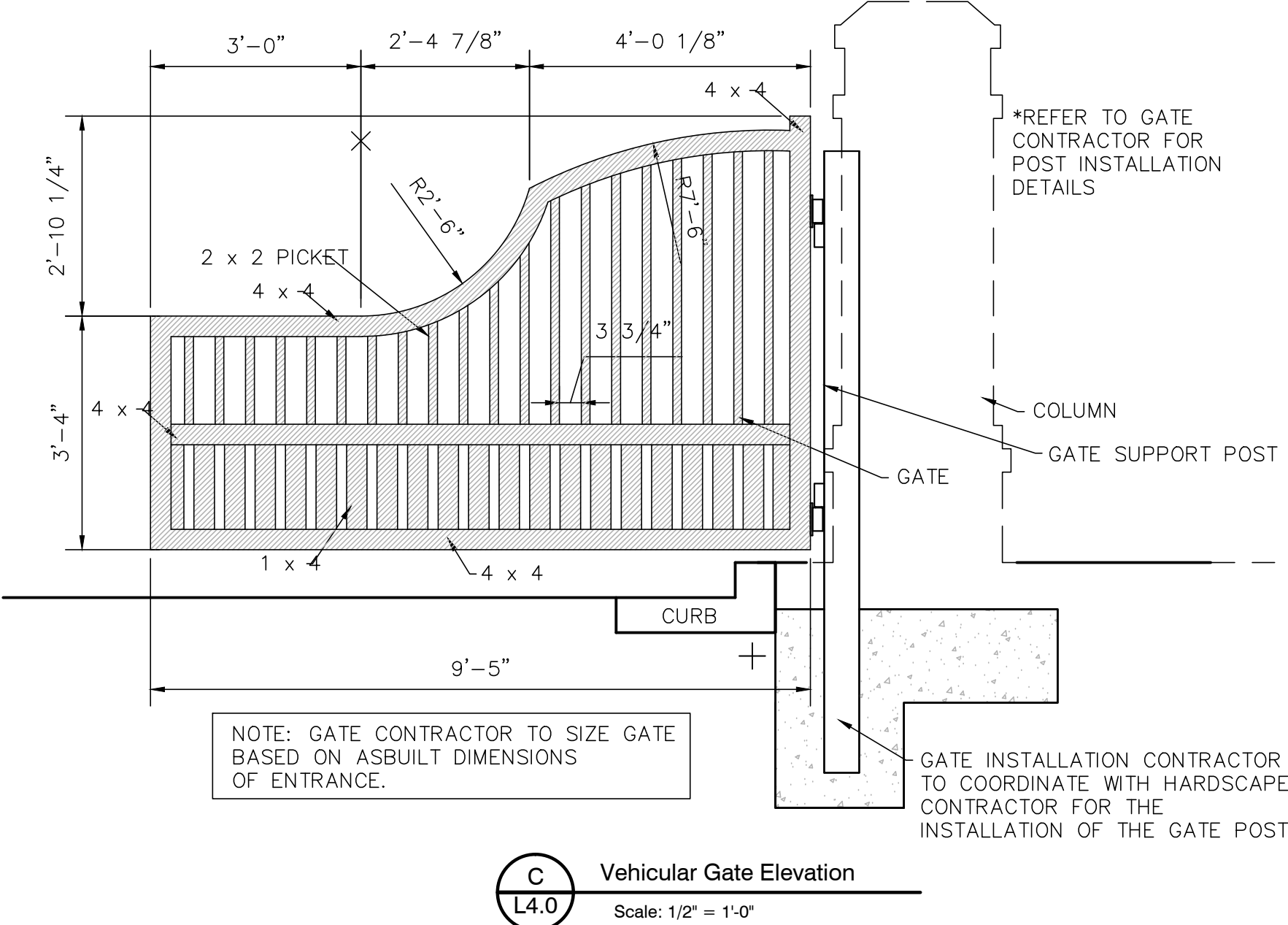
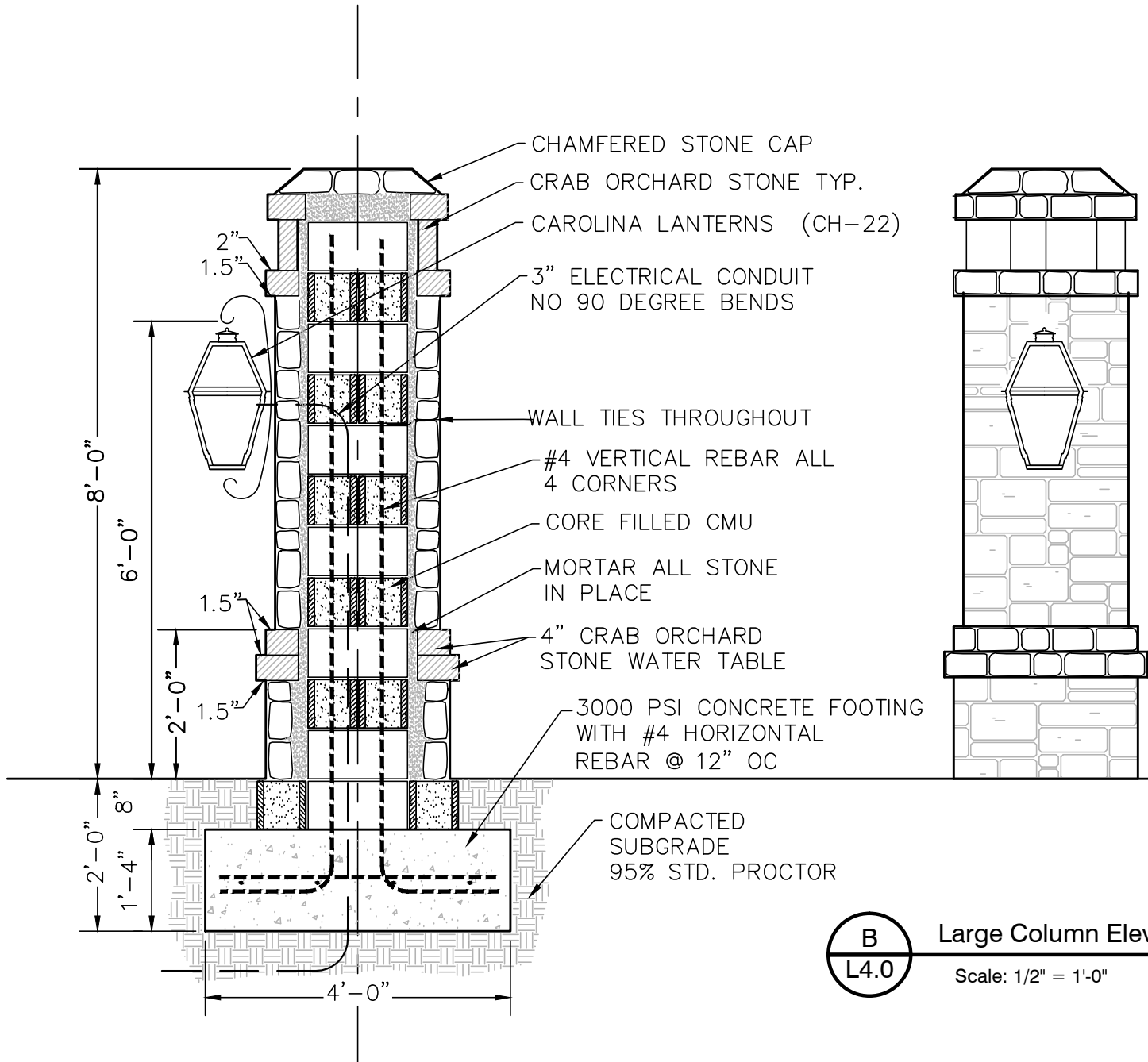
B Entrance Gate Plan
Scale: 1/4" = 1'-0"



Date	Description
12/18/17	Entrance HS drawings



Date	Description
12/18/17	Entrance HS drawings



TerraCraft Homes LLC

OAK HALL COMPANIES LLC

REGISTERED PROFESSIONAL
No. 1361
SCOTT E MORGAN
LANDSCAPE ARCHITECT

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

SHIRLEY ESTATES

City of Alpharetta, Georgia

L4.0

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.

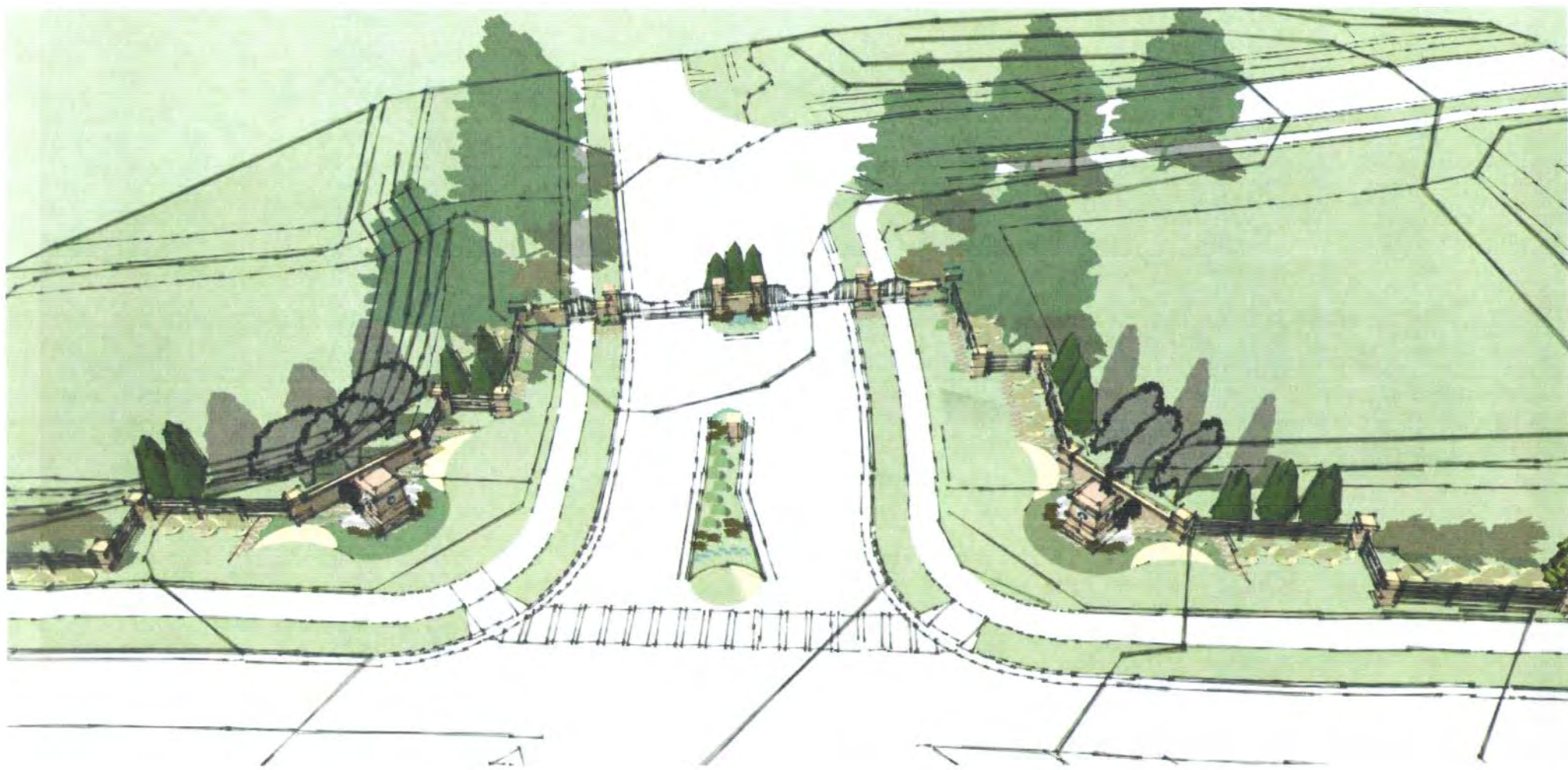
The hearing will be January 22, 2018 at 6:30. The hearing will take place at Alpharetta City Hall at 2 Park Plaza, Alpharetta Georgia.

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







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,

A handwritten signature in cursive script that reads "Bill Delmont". The signature is written in dark ink and is positioned below the word "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

RUPURED 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

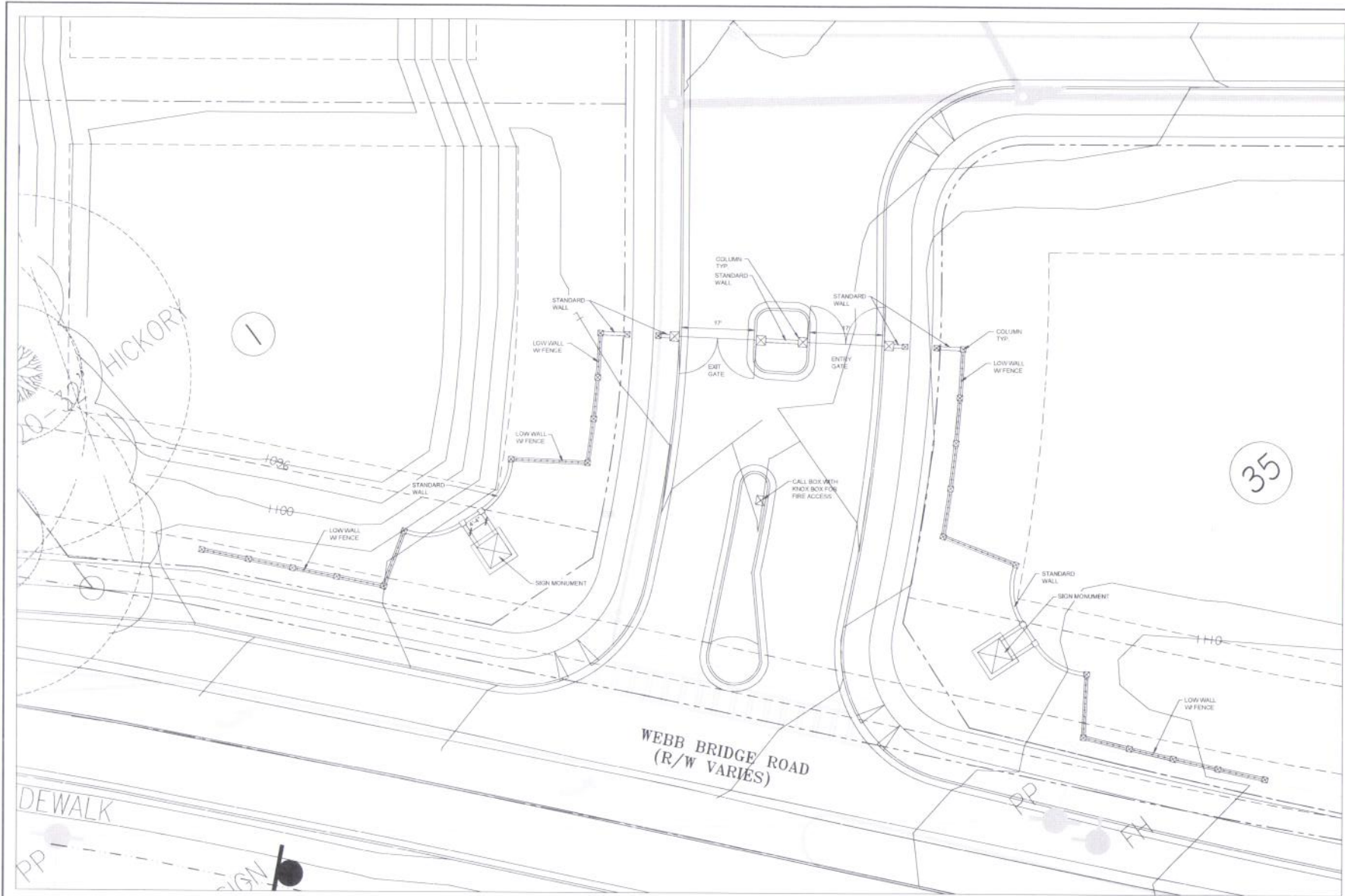
Legal Description

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
12/17/04		

SHIRLEY ESTATES
City of Alpharetta, Georgia

Entrance
Hardscape

L1.0

SHIRLEY ESTATES GATED COMMUNITY

PH-17-41



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: FEBRUARY 5, 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)

This item was tabled at the January 22, 2018 City Council meeting. Council had concerns that the proposed 'Brewery' would not be serving food.

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 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.

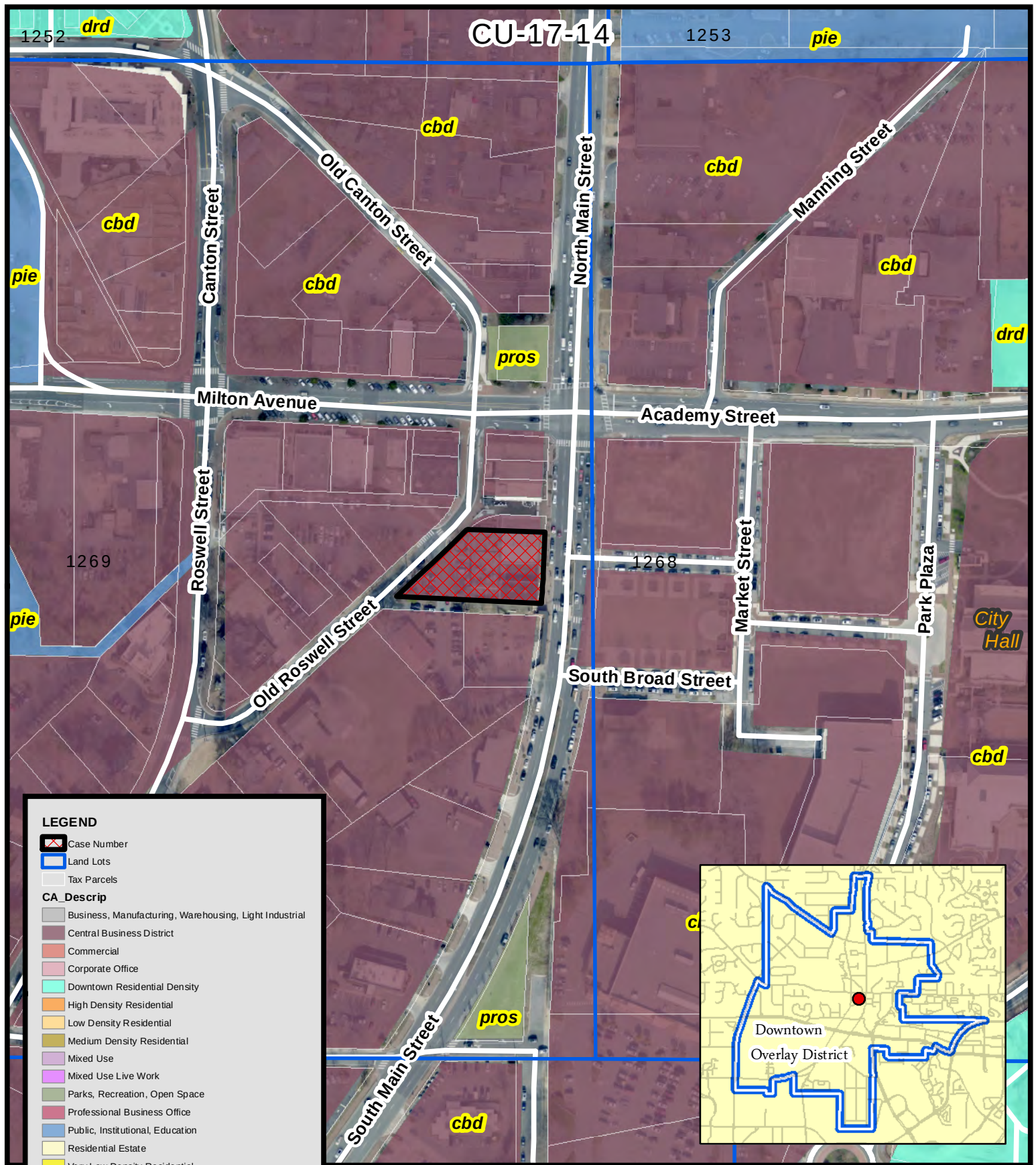
The State of Georgia adopted changes to the regulations pertaining to Breweries in September 2017. The most significant change allows breweries to sell beer for on-premises consumption and package sales. State regulations restrict 'Brewery' sales to the beer that is produced at that location.

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



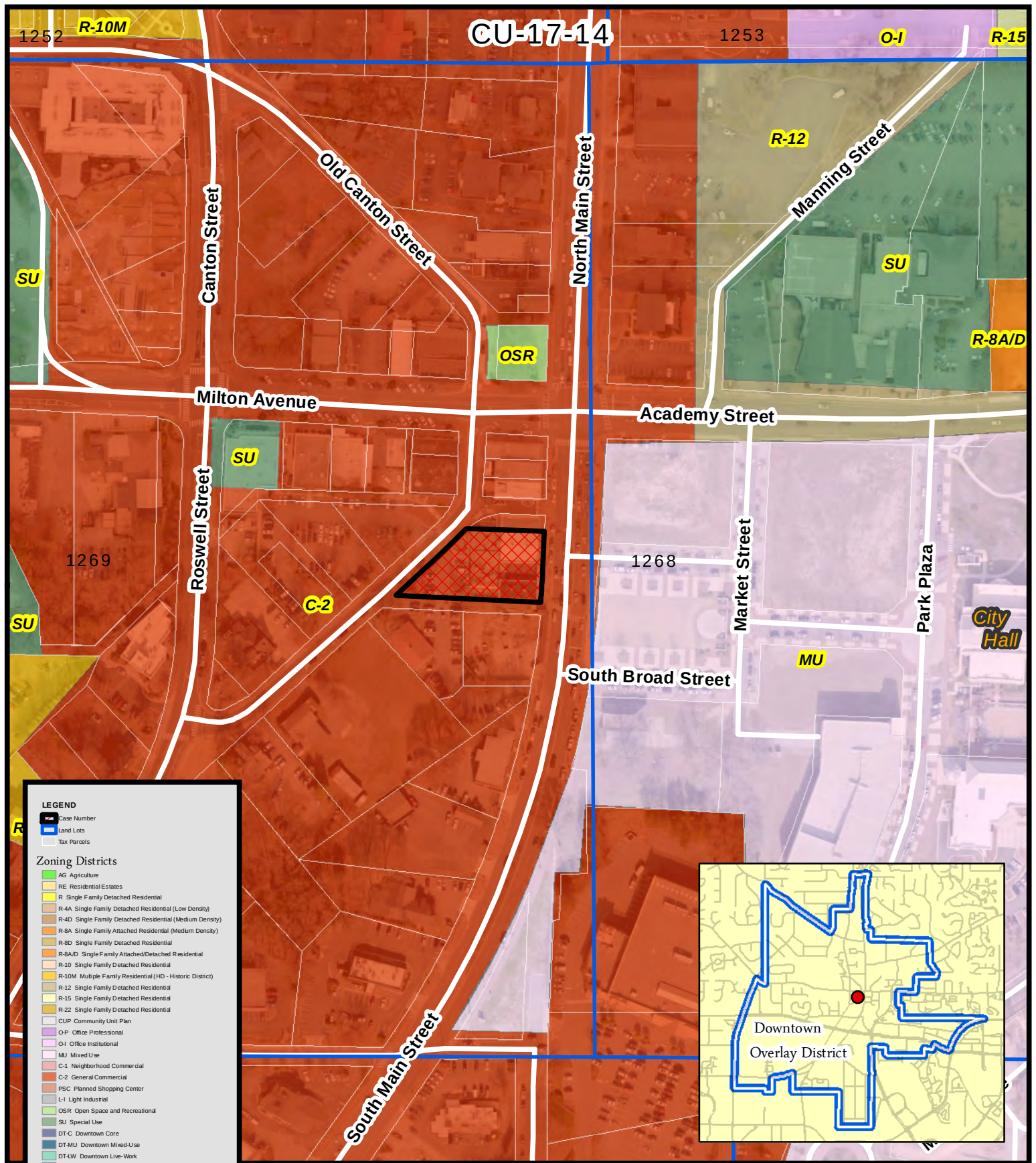


Aerial Map Currahee Brewery 25 South Main Street



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

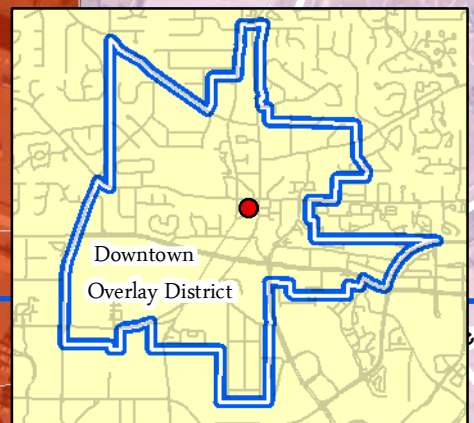


LEGEND

- 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



Alpharetta City Council
2 Park Plaza
Alpharetta, GA 30009

January 26, 2018

Re: CU-17-14 Currahee Brewing Company – Food Options

Dear Councilmembers,

In response to inquiries as posed by the City Council of Alpharetta, Currahee Brewing Company (“Currahee”) proposed the following plan with regard to offering food options to patrons of the tasting room at the brewery:

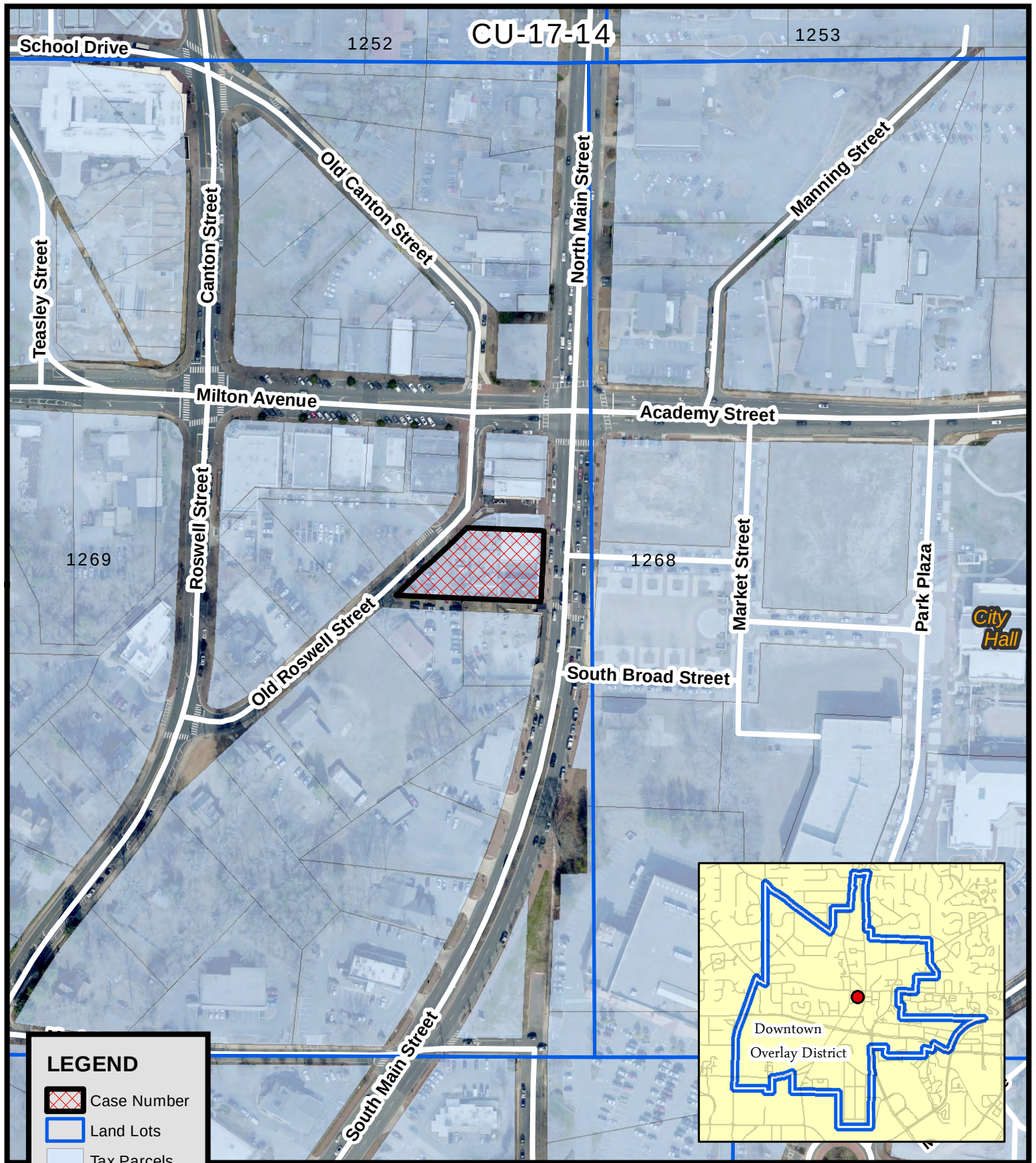
- Food will be offered from surrounding restaurants which include, but are not limited to: Smoke Jack, Butcher & Brew, South Main Kitchen, Ceviche, Lapeer, and others in nearby vicinity of 25 S Main St, Alpharetta and future restaurants which will be established in Alpharetta’s new City Center.
- Currahee will work with the other 3rd party food options mentioned above to devise menu for each establishment to be advertised at Currahee for our patrons.
- Currahee will work with local food establishments to have a food runner or some sort of mutually acceptable agreement with the 3rd party food options to allow for the delivery of food from their respective location(s) to Currahee’s.

It is not Currahee’s intent to operate the brewery independent of all other establishments in the City Center. In fact, it is quite the contrary. Currahee ownership and management will endeavor to give visitors of City a wholesome experience by giving those patrons the opportunity to order from nearby restaurants and maintain a common goal of attracting additional visitors and residents to participate and enjoy community in Alpharetta.

We hope this addresses the specific concerns as raised by the Council and would be happy to discuss it further. Thank you for your time and consideration.

Respectfully submitted,

Brandon Hintz & JT Schroeder
Currahee Brewing Company LLC



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

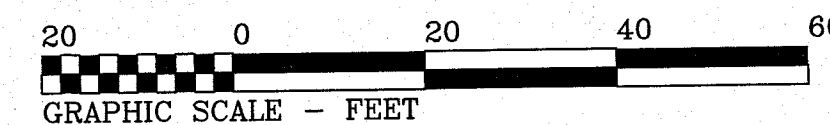
PUBLIX SUPER MARKETS INC
Or Current Property Owner
P O BOX 32025
LAKE LAND FL 33802-2025

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 and Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: February 5, 2018

I. AGENDA ITEM TITLE:

IGA BETWEEN THE CITY OF ALPHARETTA AND THE DEVELOPMENT AUTHORITY OF ALPHARETTA

II. RECOMMENDATION:

Staff recommends approval of the Intergovernmental Agreement between the City of Alpharetta and the Development Authority of Alpharetta.

III. REPORT IN BRIEF:

For the past three years the City has, pursuant to an IGA , leased the City Finance Building to the Alpharetta Development Authority for nominal rent. In turn, the Authority has subleased the building to Tech Alpharetta, also at nominal rent. The current IGA expires at the end of this month. The new IGA is attached, which extends the arrangement for another three years. The Development Authority approved the new IGA at its January 23 meeting.

IV. ALTERNATIVES:

V. ATTACHMENTS:

IGA, Exhibit A

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement (the "IGA") is entered into as of February 1, 2018, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the "City"), and the Development Authority of Alpharetta, Georgia, a public body corporate and instrumentality of the State of Georgia organized and existing pursuant to the Development Authorities Law (O.C.G.A. §36-62-1, et seq., as amended) (the "Authority").

WITNESSETH:

WHEREAS, the City has legal authority to provide funding to the Authority to facilitate projects or programs within the authorized purposes of the Authority; and

WHEREAS, one of the authorized purposes of the Authority is to promote economic development opportunities in and for the City; and

WHEREAS, the Tech Alpharetta is an Alpharetta-based, non-profit business association that promotes growth and development of technology companies within Alpharetta; and

WHEREAS, the City and the Authority deem it beneficial and appropriate to enter into this Intergovernmental Agreement;

NOW, THEREFORE, in consideration of the premises and undertakings as hereinafter set forth, it is agreed by and between the City and the Authority as follows:

1. The City shall lease the land and building described in the attached Exhibit "A" (the "Finance Building") to the Authority. The material terms of such lease shall include, but shall not be limited to, the following:

- (a) The lease shall commence on February 1, 2018 and terminate on January 31, 2021, unless sooner terminated by reason of default or as otherwise provided herein.
- (b) The rental shall be ten and no/100 dollars (\$10.00).
- (c) During the term of the lease, the Authority, or its authorized sublessee, shall be responsible for

providing the routine maintenance of the Finance Building and for the procurement and payment of adequate utility services to the property.

- (d) The lease shall not be assignable. The Finance Building may be subleased to Tech Alpharetta for a term that would terminate upon the termination of the lease between the City and the Authority. The sublease shall contain similar provisions as the lease between the City and the Authority, and such other provisions as approved by the Authority and the City Attorney. The Finance Building may only be used as a Center for Innovation, which includes the following permitted uses: incubator, accelerator, collaborative technology space, center for entrepreneurship, technology associations, technology industry, makers space, Tech Alpharetta offices and other technology-related uses. If at any point in time during the term of the lease or an applicable sublease the Finance Building ceases to be used for these purposes for a period of thirty (30) days, the lease and the sublease shall terminate. In the event that the Authority does not sublease the Finance Building to Tech Alpharetta within thirty (30) days of the commencement of the lease, the lease shall terminate without further action of the parties. Upon expiration or termination of the lease, full possession of the Finance Building shall be delivered to the City, free and clear of all tenants, debris, trash and personal property and trade fixtures, its tenants or licenses.
- (e) During the term of the lease and sublease, the City, the Authority, and the sublessee shall maintain adequate insurance to protect their respective interests in the Finance Building, including casualty and liability insurance.

2. This IGA shall terminate upon any termination of the lease and/or sublease.

3. This IGA may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

4. This IGA is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized officers, have caused this IGA to be executed and their seals to be affixed and attested all as of the day and year first above written.

CITY OF ALPHARETTA, GEORGIA

By: _____ (SEAL)

Its: _____

DEVELOPMENT AUTHORITY OF ALPHARETTA, GEORGIA

By: Robert H. H. H. (SEAL)

Its: Chairman

APPROVED AS TO FORM:

C. Sam Thomas
C. Sam Thomas, City Attorney

2691324

