



City Council Meeting and Public Hearing Summary JANUARY 22, 2018

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PREPARED BY: COTY THIGPEN

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I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - o Mayor David Belle Isle
 - o Chris Owens
 - 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