



City Council Meeting and Public  
Hearing  
APRIL 30, 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. PROCLAMATIONS AND PRESENTATIONS**

**A. Community Update:**

1. North American Mission Board - Kevin Ezell
2. Vertical Church - Billy Lowe
3. Erin's Hope for Friends - Stacy Horst

**B. Arts Awareness Month**

**V. CONSENT AGENDA**

**A. Alcoholic Beverage License Applications**

**PH-18-AB-47    CFB Food LLC**  
d/b/a Coalition Food & Beverage  
50 Canton Street Ste. 108  
Alpharetta, GA 30009

**Consumption on Premises**  
**Beer & Wine, liquor, Sunday Sales**

**Owner: Ryan Pernice**  
**Registered Agent: Ryan Pernice**

**B. PH-18-AB-46    Holmes**  
d/b/a Holmes  
50 South Main St.  
Alpharetta, GA 30009

**Consumption on Premises**  
**Beer & Wine, liquor, Sunday Sales**  
**Wine by the bottle**

**Owner: David Neary**  
**Registered Agent: Moises Posado-Lozano**

- C. PH-18-AB-45 CT Southern LLC  
d/b/a Chronic Tacos Mexican Grill  
970 North Point Drive Ste. B160  
Alpharetta, GA 30009
- Consumption on Premises  
Beer & Wine, Sunday Sales
- Owner: James Smith  
Registered Agent: Kattegummula Reddy
- D. Council Meeting Minutes (Meeting of 3/26/2018 & 4/9/2018)

## VI. PUBLIC HEARING

- A. Z-17-18 / V-17-39: 1245 Rucker Road  
**NOTE: This item has been withdrawn at the request of the applicant and will not be considered**  
*Consideration of a request to rezone 1.85 acres from AG (Agriculture) to R-8A/D (Dwelling 'For-Sale', Attached/Detached Residential) to allow for the subdivision of the property into eight (8) single-family detached lots. A comprehensive land use plan amendment is requested from Low Density Residential to High Density Residential and a variance is requested to allow a hammerhead turnaround in lieu of a cul-de-sac. The property is located at 1245 Rucker Road on the south side of Rucker Road and east of Harris Road and is legally described as being located in Land Lot 1275, 2nd District, 2nd Section, Fulton County, Georgia.*
- B. PH-18-04: Unified Development Code Text Amendments/PSC District  
**NOTE: This item has been deferred and will be neither heard nor discussed during this meeting.**  
*Consideration of text amendments to Unified Development Code, Article II to amend the Planned Shopping Center (PSC) zoning district to add 'Dwelling, 'For-Sale' Attached/Detached, Residential' and 'Dwelling, 'For-Rent', Residential' as a conditional use.*
- C. CLUP-18-01 / Z-18-01 / CU-18-03 / V-18-01: Atlanta Senior Care Services  
**This item was Tabled by the Planning Commission on April 12, 2018. It will not be considered at this meeting.**  
*Consideration of a request to rezone approximately 17.5 acres from LI (Light Industrial) and O-I (Office-Institutional) to C-2 (General Commercial) in order to develop 200 'For-Sale' attached condominium units and 11,915 square feet of retail and office use. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Corporate Office' to 'Commercial' and a conditional use to allow 'Dwelling, 'For-Sale', Attached'. Variances are requested to increase the height of the building and to reduce stream buffers. The property is located at the southeast corner of Old Milton Parkway and Georgia 400 and is legally described as being located in Land Lots 853 & 856, 1st District, 2nd Section, Fulton County, Georgia.*
- D. MP-18-02: Lifehope / Siemens Master Plan  
*Consideration of a request to amend the Siemen's Master Plan and site plan approval to allow a medical office campus. The property is located at 3333 Old Milton Parkway and is legally described as being located in Land Lot 908, 1st District, 2nd Section, Fulton County, Georgia.*
- E. CU-18-01: Vape Bar / Windward Promenade  
*Consideration of a request for conditional use to allow a retail store that sells vape (tobacco alternative/e-cigarette) products in a 1,600 square foot suite within the Windward Promenade retail center. The proposed use is classified as 'Smoke Shop and Tobacco Store'. The property is located at 875 North Main Street, Suite 356 and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.*

- F. **PH-17-29: Unified Development Code Text Amendments /Heritage Design Areas**  
*Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code to add Heritage Design Areas, amend streetscape standards, amend the parking requirement for office use and add maximum building footprints in the DT-C and DT-MU zoning districts. A text amendment is proposed to UDC Section 2.5 Parking and Loading to clarify the locational criteria for required parking in 'For-Sale' residential districts.*
- G. **PH-18-02: Unified Development Code Text Amendments/Downtown Architecture**  
*Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines to add four (4) architectural styles.*
- H. **PH-18-03: City of Alpharetta Capital Improvement Element and Annual Report**  
*Consideration of a resolution authorizing transmittal of the 2018 Capital Improvement Element and Annual Report*

**VII. OLD BUSINESS**

- A. **V-17-21: 55 & 61 Roswell Street/Parking and Building Height Variance**  
**NOTE: This item was tabled on December 18, 2017 and must be removed from the table for consideration.**  
*Consideration of a request for variance to reduce parking requirements and to increase the building height from 40' to 46' to allow for the construction of a 35,000 square foot mixed-use building. The property is located at 55 & 61 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.*
- B. **PH-17-38: Sae Han Church / 3385 Kimball Bridge Road**  
**This item was tabled on March 5, 2018. It must be removed from the table for consideration.**  
*Consideration of a change to previous conditions of zoning to allow for a detention pond to be placed underground for the purpose of providing more parking for the expansion of the church. The property is located at 3385 Kimball Bridge Road on the south side of Kimball Bridge Road and west of Waters Road and is legally described as being located in Land Lot 916, 1st District, 2nd Section, Fulton County, Georgia.*
- C. **Ethics Ordinance (2nd reading)**  
*AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AMEND, RESTATE AND ADOPT A CODE OF ETHICS AND CONDUCT FOR CITY OFFICIALS (AS HEREIN DEFINED); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES*
- D. **Amendment to Speed Zone Ordinance (2nd reading)**

**VIII. NEW BUSINESS**

- A. **Contract For Planning Services: Wills Park And Equestrian Center Master Plans**
- B. **Alpharetta Animal Hospital, P.C. - Settlement Agreement and Release and Access Easement**
- C. **Intergovernmental Agreement with Forsyth County regarding McGinnis Ferry Road**

**IX. PUBLIC COMMENT**

**X. REPORTS**

**XI. ADJOURNMENT TO EXECUTIVE SESSION**