



APRIL 25, 2016

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PROJECT UPDATES

A. Convention Center

B. City Center

1. Public Components
2. Private Components

V. PUBLIC HEARING

A. V-16-08: Hedgewood Homes

Consideration of a Variance to Section 2.5.5D of the UDC in order to allow crushed stone as a material for internal private driveways and a mulch walking path around the detention area. The property is legally described as being located within Land Lot 1268, 1st District, 2nd Section.

B. CU-15-13: O'Reilly Auto Parts

This item has been withdrawn by the Applicant and will be neither heard nor considered.

Consideration of a request for a conditional use for an auto parts retail store. The building is located at 735 North Main Street on a vacant out parcel. The property is legally described as being located within Land Lot 1122, 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-16-04: UDC Changes Design Review Board Guidelines

This item has been tabled by the Planning Commission and will be neither heard nor discussed at this meeting.

Consideration of updates to the Design Review Board Guidelines regarding the review process for projects located within Downtown Alpharetta.

D. PH-16-06: Haynes Bridge Road Remnant Right-Of-Way Abandonment

E. PH-16-07: Marietta Street Remnant Right-Of-Way Abandonment

VI. OLD BUSINESS

VII. NEW BUSINESS

A. Conference Center: Supplemental Bond Resolution

A resolution of the Mayor and City Council of Alpharetta, Georgia to approve the final terms of an intergovernmental contract with the Development Authority of Alpharetta; to approve the amounts the City is obligated to pay under such intergovernmental contract; to approve the use and distribution of an official statement with respect to certain revenue bonds of the Development Authority of Alpharetta; to approve the sale of such revenue bonds pursuant to notice of sale; to ratify the provisions of certain prior resolutions; and for other purposes.

B. Purchase of Police Vehicles

C. FY 2016 Local Maintenance and Improvement Grant - Off System Safety Program

VIII. WORKSHOP

**A. Presentation and Discussion of the Recommended Fiscal Year 2017 Budget
(operations/capital)**

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: CONVENTION CENTER

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: CITY CENTER

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: PUBLIC COMPONENTS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: PRIVATE COMPONENTS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: V-16-08: HEDGEWOOD HOMES
CONSIDERATION OF A VARIANCE TO SECTION 2.5.5D OF THE UDC IN ORDER TO ALLOW CRUSHED STONE AS A MATERIAL FOR INTERNAL PRIVATE DRIVEWAYS AND A MULCH WALKING PATH AROUND THE DETENTION AREA. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN LAND LOT 1268, 1ST DISTRICT, 2ND SECTION.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, Aerial Map, Haynes Bridge Rd Concept Plan, Tree Replacement Plan, Site Plan of Mulch Trail and Private Driveways, Maintenance Schedule, Gravel Info and Maintenance Costs, Photos of Crushed Gravel , Elevation, Citizen Participation B Report, List of Property Owners Notified by Applicant, Statement of Reasons for Variance Request, Amended Letter of Intent, Legal Description, Original Application



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: V-16-08 Hedgewood Homes

CITY COUNCIL: April 25, 2016

STAFF RECOMMENDATION:

Approve V-16-08 Hedgewood Homes variance request to allow crushed stone and deny request to permit a mulch path in lieu of concrete with the following conditions:

- 1. A minimum 50' concrete apron with decorative pavers shall be required at each entrance or other decorative material approved by Staff.**
- 2. A stone or paver edging material shall be required around the perimeter to maintain rock base.**
- 3. Gravel areas visible from Haynes Bridge Road and Thompson Street shall be screened with heavy landscaping and/or decorative walls.**
- 4. Internal multi use paths, including around detention area shall be concrete and include low-level path lighting as approved by Staff.**
- 5. Exotic and invasive plants within the stream buffer shall be replanted with native trees and shrubs.**
- 6. Structural design and calculations appropriate for garbage truck and fire apparatus shall be provided.**
- 7. Applicant shall consider adding guest parking along Haynes Bridge Road.**
- 8. Each property owner shall sign an affidavit stating that they are aware that this is a private drive and the maintenance is solely the responsibility of the HOA to make sure the City does not take any liability for this.**

REPORT-IN-BRIEF

The subject site is located at the corner of Haynes Bridge Road and Thompson Street and is 5 acres in size. The applicant has been approved to develop the property with 42 detached residential units. The applicant is requesting a variance to the Unified Development Code paving requirements in order to allow crushed stone on the internal private streets. The applicant is also requesting that the trail path around the detention area be permitted to be mulch instead of concrete.

DISCUSSION

The City of Alpharetta Unified Development Code Section 2.5.5 Design Criteria, Section D., requires off-street parking lots, whether public or private, to be graded and surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. The applicant is seeking a variance to allow the interior section to be constructed on crushed stone. The crushed stone will be used with an engineered grid system supporting the travel lands and crushed stone will be used outside of the travel lane. All main entrances will have a minimum 50' apron to prevent rock from leaving the site and walkways are proposed to be concrete except for the path encircling the detention pond.

The applicant has built gravel driveways for homes in other communities such as Vickery and residential developments in Woodstock; however this would be the first with all the internal drives built with a rock roadway section which excludes asphalt topping. They have stated in their application that the community streets are private and will be maintained by the Voysey HOA and the architecture and landscaping for the development are influenced by the English architect C.F.A. Voysey. The application further states that "the roadways are intended to evoke the feeling of an English Cottage community." There are no other developments in the City with this type of crushed stone section in which to compare maintenance costs. The applicant has stated that an affidavit will be required from the homeowner acknowledging maintenance.

The crushed stone section for the heavy duty travel lanes will have the 95% subgrade compaction, 6" graded aggregate base, a 6" terrace grid backfilled with #57 stone and ½" of #89 stone (crusher run). They are proposing the heavy duty section cover a 16' travel lane; however, the Fire Marshall may require a wider section.

In addition, the applicant is seeking approval to allow the material around the detention area to be mulch although the main linear connection path will be concrete.

VARIANCE REQUIREMENTS

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

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

This property is within the Downtown Master Planned area where architecture and landscaping are key to a successful development. The proposed internal crushed stone enhances the English cottage theme and will be maintained by the HOA.

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

The applicant could pave the internal roadways but requests the crushed stone to enhance their architectural theme. Staff is not in support of their request for a mulch path around the pond because the linear path will be heavily utilized by the public walking and cycling and therefore should be concrete.

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

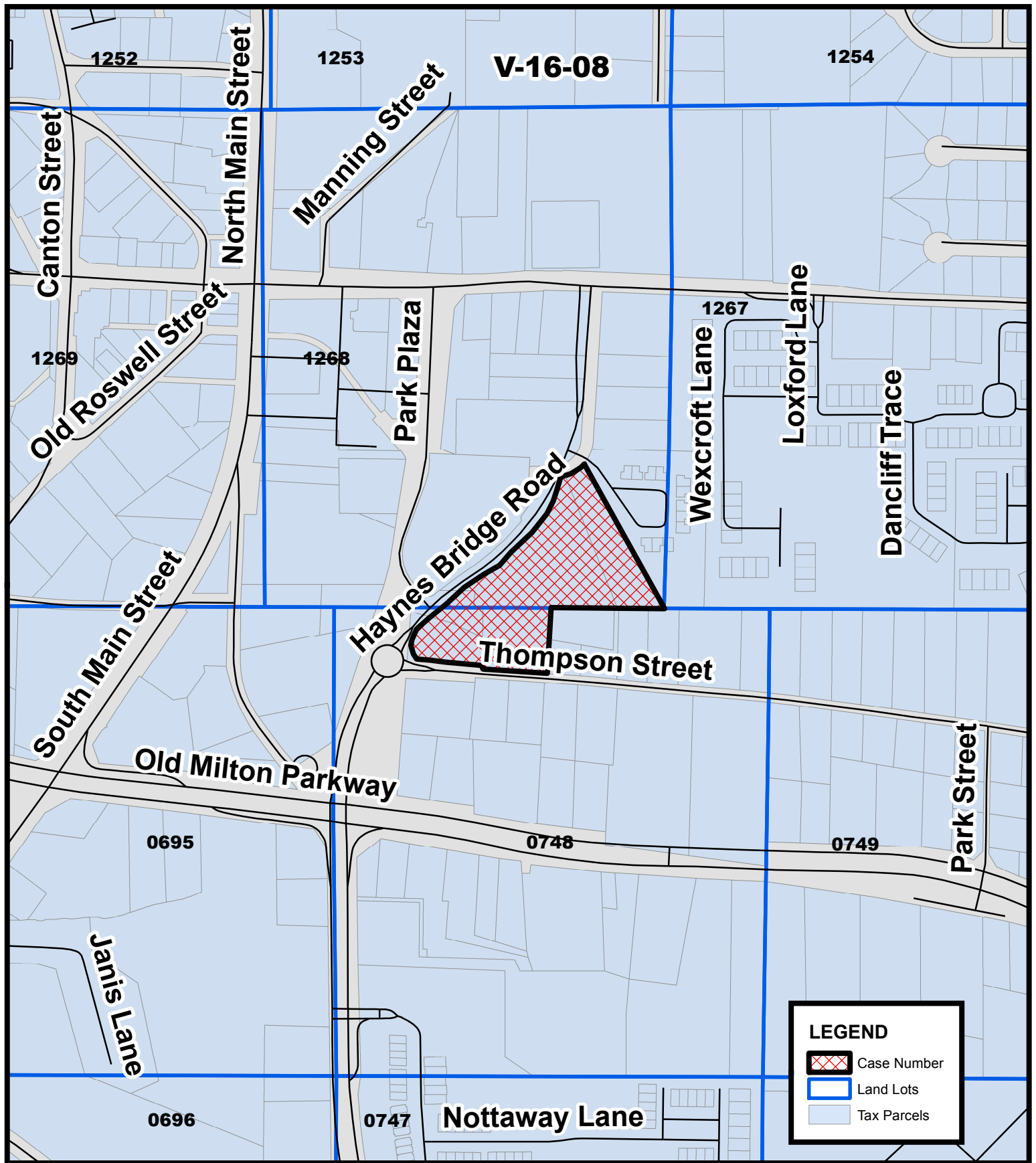
Not applicable.

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

Approval will not cause a substantial detriment to the public good if conditions are in place requiring the concrete aprons to protect public roadways as well as requiring the engineered grid system along the travel paths.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the request. The internal roads will require yearly maintenance for grading and top dressing which will be paid for by the HOA. Additionally the areas should be heavily screened from Haynes Bridge Road and Thompson Street.



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

Location Map **Hedgewood Homes**

V-16-08
D/LL: 1/2/748
2/2/1268
CC Date: 4/25/16



Location Map Provided by:
Community Development - GIS



Aerial Map **Hedgewood Homes**

V-16-08
D/LL: 1/2/748
2/2/1268
CC Date: 4/25/16

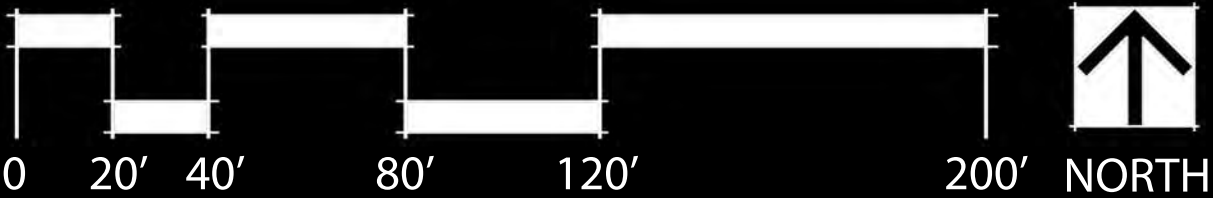
SUMMARY:

17'x40': 1
22'x46': 15
25'x50': 31
TOTAL UNITS: 47



Concept Plan for:
Haynes Bridge Road Property

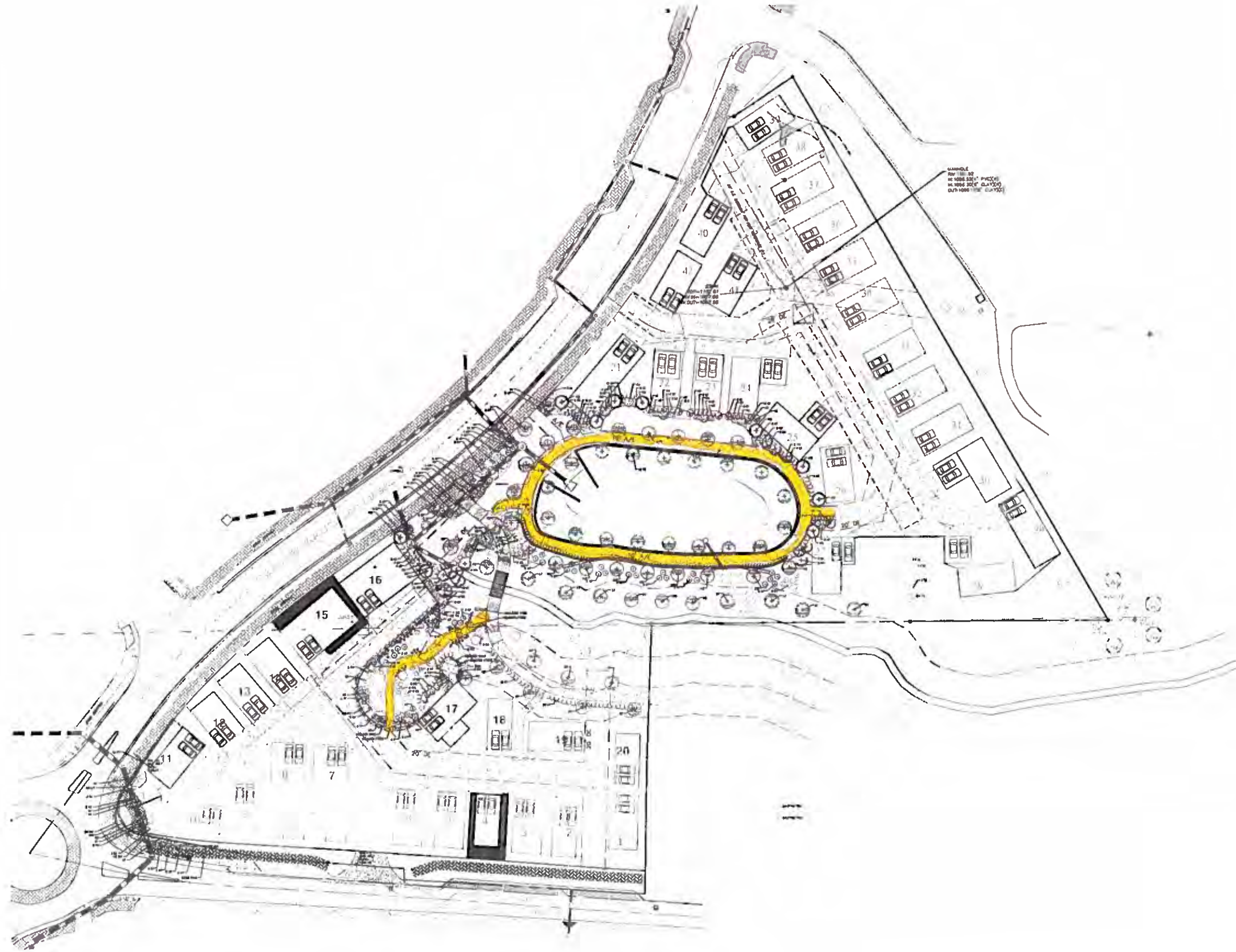
for: Hedgewood Homes
by: TSW



[illegible][illegible]

04/05/2016

Site Location for Gravel Driveway and Mulch Path



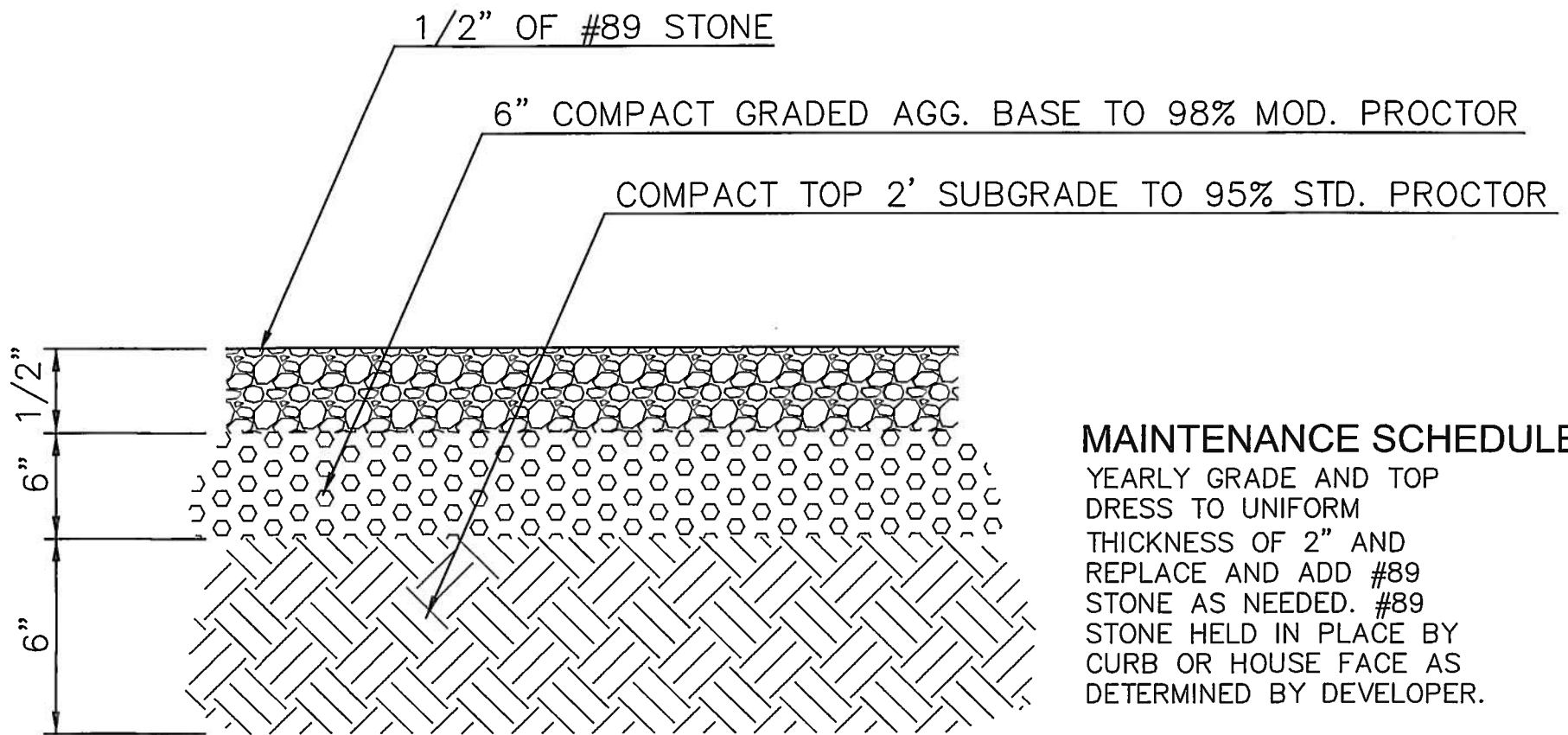
Date: 03/29/16
User: Landscape Plan
Designer: MARK DOBBS
Scale: 1" = 40.0'
Sheet: 1 of 1

678.654.7152
dobbsdesigns@att.net



LANDSCAPE PLAN
FOR
VOYSEY AT DOWNTOWN ALPHARETTA

SHEET
LS-1



MAINTENANCE SCHEDULE:

YEARLY GRADE AND TOP
DRESS TO UNIFORM
THICKNESS OF 2" AND
REPLACE AND ADD #89
STONE AS NEEDED. #89
STONE HELD IN PLACE BY
CURB OR HOUSE FACE AS
DETERMINED BY DEVELOPER.

CRUSHED STONE INTERIOR DRIVE SECTION "B" (STANDARD DUTY)

N.T.S.



March 17, 2016

REF: TERRACELL 140 6" Loads

The use of TerraCell 140 cellular confinement system can significantly reduce the amount and/or quality of aggregates required to stabilize a poor load bearing soil. The cell walls keep the soils from being pushed away from the applied load. Because the filled cells are connected together, the panel acts like a large mat. Applied loads are spread over an extended area instead of directly at the point of contact. Due to the high costs and environmental concerns of mining quality aggregate and, in many cases, the significant expense of hauling aggregates over long distances, engineers are specifying the TerraCell geocell to save costs in many ground stabilization projects.

TerraCell 140 6" filed with Sandy soil has a Structural Coefficient of .35 (SC=.35) per inch of cell depth. This provides an equivalent layer thickness of 15 inches of crushed stone (SC=.14) or 5.12 inches of Asphaltic Concrete (SC-.41). This would enable 80,000 lb loading on subgrades that would require 15-16 inches of crushed stone to stabilize.

TerraCell 140 8" filed with Sandy soil has a Structural Coefficient of .35 (SC=.35) per inch of cell depth. This provides an equivalent layer thickness of 20 inches of crushed stone (SC=.14) or 6.83 inches of Asphaltic Concrete (SC-.41). This would enable 80,000 lb loading on subgrades that would require 20 inches of crushed stone to stabilize.

Please see the attached design guidelines for the TerraCell for Base Stabilization for more information.

Sincerely,

A handwritten signature in black ink, appearing to be "K. H." with a small flourish at the end.

NEW CELL SIZES:

TERRACELL[®]

CELLULAR CONFINEMENT SYSTEM



TerraCell is an innovative geosynthetic product providing solutions for difficult stabilization, erosion control, slope and retaining wall challenges. TerraCell, generically referred to as a "**geocell**," confines native or select fill materials and is the integral component of a **cellular confinement system**.

TerraCell is a lightweight, flexible mat made of high density polyethylene strips. These strips are ultrasonically bonded together to form an extremely strong, honeycomb configuration. A variety of fill materials can be placed within the TerraCell system: soil, sand, aggregate, concrete, etc. The use of TerraCell and the appropriate fill material create numerous opportunities for versatile and economical solutions for many applications including:

EXPANDED DIMENSIONS

- TerraCell 140

8.4 ft. x 21.4 ft. x cell height
 Panel Area: 180 sq. ft. (nominal)
 Cell Area: 10.2" x 8.8"
 (44.8 sq. inches nominal)

- TerraCell 175

8.4 ft. x 27.4 ft. x cell height
 Panel Area: 230 sq. ft. (nominal)
 Cell Area: 12.6" x 11.3"
 (71.3 sq. inches nominal)

- TerraCell 280

8.4 ft. x 45 ft. x cell height
 Panel Area: 378 sq. ft. (nominal)
 Cell Area: 20.0" x 18.7"
 (187 sq. inches nominal)

CELL HEIGHT

8", 6", 4", and 3"

COLOR

Black

CUSTOM COLORS

Tan and Green

TERRACELL PRODUCT SPECIFICATIONS

TerraCell is manufactured from High Density Polyethylene (HDPE) to the following minimum standards:

PROPERTY	TEST METHOD	VALUE
Sheet Thickness	ASTM D-5199	50 mils, $\pm 5\%$
Density	ASTM D-1505	0.94 grams/cubic cm
Carbon Black Content	ASTM D-1603	1.5%
Environmental Stress Crack Resistance	ASTM D-1693	4000 hours

Cell joints are ultrasonically spot-welded with three (3) welds per inch uniformly spaced across the height of each strip. Seam strengths are the same across the entire height of the cell joint and meet the following minimum seam peel strengths (per US Army Corps of Engineers Technical Report GL-86-19, Appendix A).

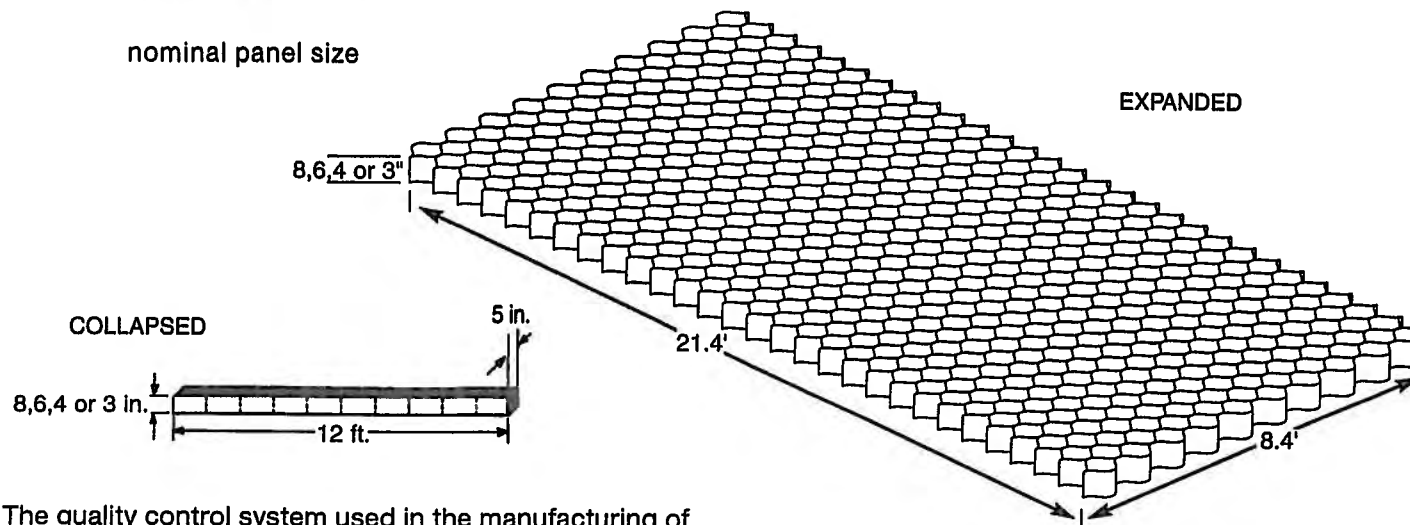
CELL HEIGHT	SEAM PEEL STRENGTH	APPROXIMATE WEIGHT
8 Inch	640 lbs.	114 lbs.
6 Inch	480 lbs.	86 lbs.
4 Inch	320 lbs.	57 lbs.
3 Inch	240 lbs.	43 lbs.

Seam Hang Strength—A 102 mm (4.0 in.) weld joint supporting a load of 72.5 kg (160 lbs.) for 30 days minimum or a 102 mm (4.2 in.) weld joint supporting a load of 72.5 kg (160 lbs.) for 7 days minimum while undergoing temperature change from 23°C (74°F) to 54°C (130°F) on a 1 hour cycle.

Installation Temperature Range: 16°F to 110°F

TERRACELL 140

nominal panel size



The quality control system used in the manufacturing of TerraCell is in compliance with ISO 9001:2000 standards.

TERRACELL®

CELLULAR CONFINEMENT SYSTEM

DESIGN GUIDELINES FOR GROUND STABILIZATION



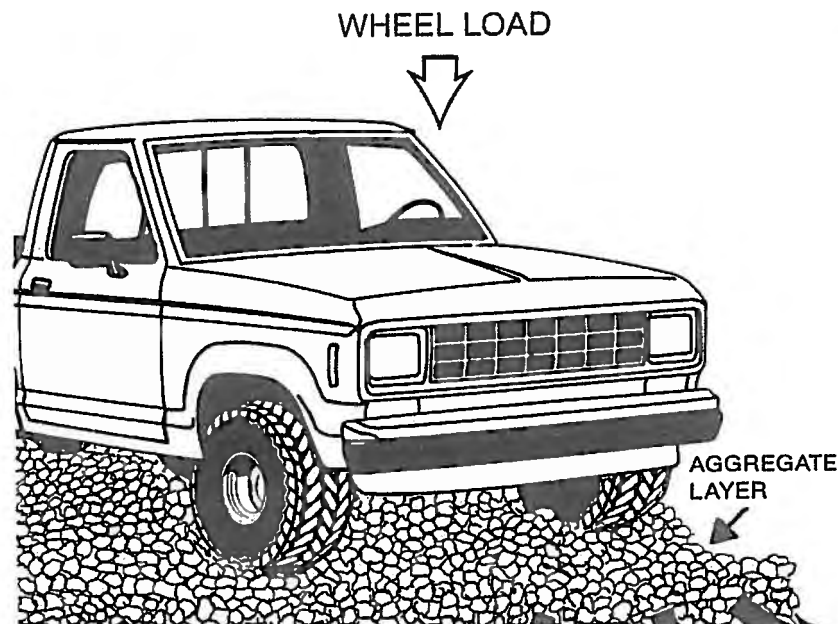
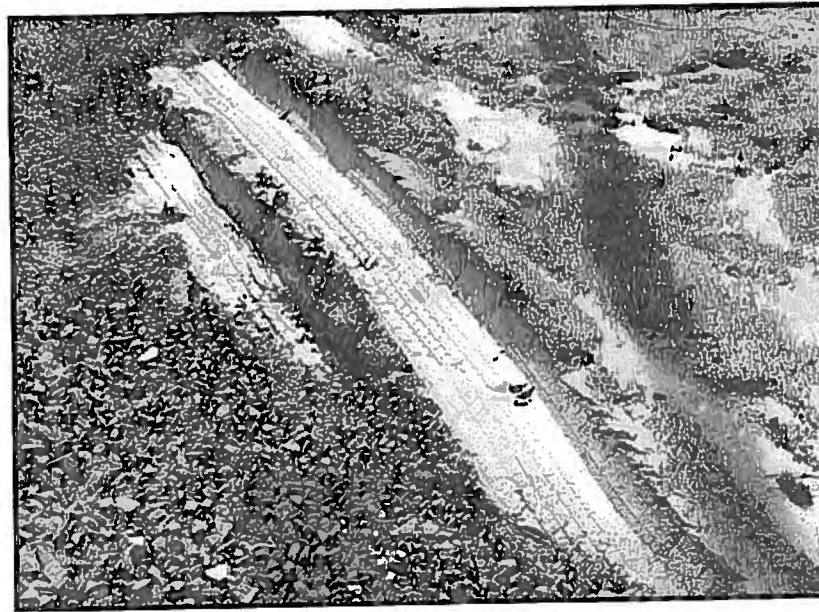
The TerraCell® Cellular Confinement System is a three-dimensional, "honeycomb" structure made from strips of polyethylene. It is designed to reinforce or stabilize poor load-bearing soils.

Mechanics of Ground Stabilization

When traffic loads are applied to a soil subgrade, the soil will not deform or rut if the shear strength of the soil exceeds the applied loads. The strength of the soil is a function of such characteristics as its angle of internal friction, its cohesion, and its degree of compaction.

Most road and parking systems consist of one or more layers of good quality fill materials placed and compacted on soil subgrades. The fill materials allow the system to support traffic loads that the soil, by itself, would not be able to withstand. The function of the layer(s) of base material is to distribute the imposed loads over a larger area, thereby reducing the pressure (load divided by area) which is transferred to the subgrade. The base material is able to distribute the loads because the individual aggregate particles lock together. Applied loads are transmitted through the base material both as vertical and horizontal forces.

If the horizontal (lateral) forces push the base material sideways, rutting develops, resulting in a thinner layer less able to resist additional load applications which leads to failure. Even a good quality base material, with the proper internal strength and interlocking of individual particles, can be forced to move laterally. The poor quality subgrade in contact with the base material does not provide the re-



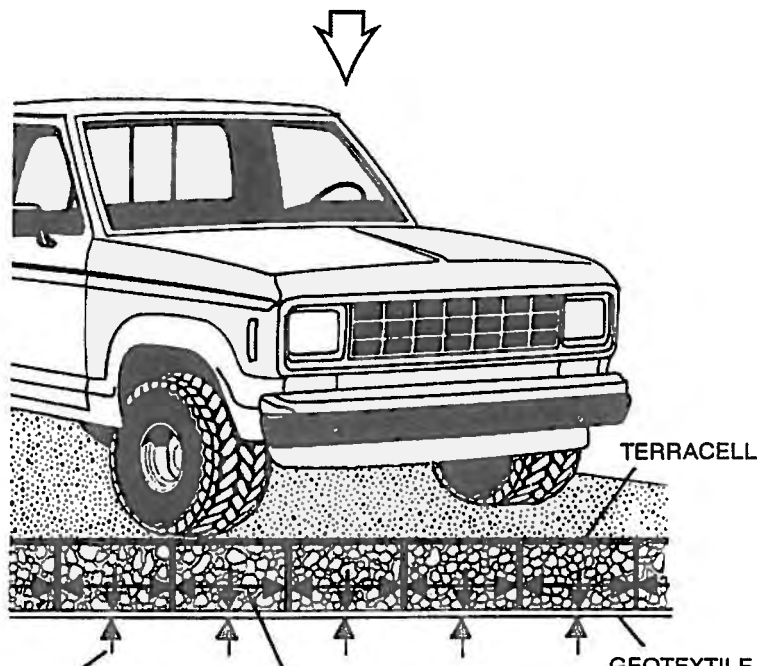
The TerraCell Solution

In order to prevent lateral movement at the bottom or within the base layer, high modulus (low elongation) geotextiles such as TerraTex® GS or geogrids such as TerraGrid® have been used for many years. Because of their strength, resistance to elongation, and structure, fabrics and grids are more capable of restraining the lateral movement of the base materials with which they come in contact. Although they are very useful in many stabilization applications, fabrics and grids can only have an effect at the boundary where they contact the base material/soil. Prevention of lateral movement of the base materials above and below this boundary still depends totally upon the quality of the base material itself. TerraCell takes the concept of confinement from two dimensions (length and width) and expands it to a third dimension (depth). This vertical and horizontal confinement of the entire depth of the base layer represents a quantum leap in stabilization technology, and has major implications upon cost effectiveness and the project's long term performance.

Because the cell walls resist lateral movement, a lower quality, lower cost, base material can be used. Additionally, the base materials can be more open graded which will dramatically improve drainage of the system, resulting in a longer expected life for the road/parking lot. If the parking lot is not paved, storm water would be allowed to seep into the subgrade, possibly eliminating the need for a detention pond. Another major benefit of stabilizing soils with TerraCell is the ef-



WHEEL LOAD



Designing with TerraCell

TerraCell filled with a base material acts as a layer in a multi-layer road system. A broadly accepted method used to analyze and design multi-layered road systems is a two step procedure developed by AASHTO (American Association of Highway and Transportation Officials).

In the first step...

The engineer determines the necessary overall strength of the road system which is called the required Structural Number (SN). The SN is a function of three (3) factors:

SOIL SUPPORT VALUE (SSV)

The strength of the subgrade soil is determined by one of a variety of standard methods. Through the use of equivalence tables, the subgrade strength is used to select the appropriate Soil Support Value.

EQUIVALENT AXLE LOAD (EAL)

The expected traffic loads over the life of the system are tabulated. These include H20 loadings (20-ton trucks with a given wheel configuration), lighter trucks, autos, etc. Using a table developed by AASHTO, each type of loading is converted to a common, single measure based on the impact which that loading is expected to impose upon the road system.

This common measure is a single 18,000 lb. axle load and is called the Equivalent Axle Load.

REGIONAL FACTOR (RF)

This factor accounts for the susceptibility of the subgrade soils at the construction site to conditions of moisture and temperature.

The Regional Factor, which typically ranges from 0.5 to 3.0 in the forty-eight contiguous states, can be selected from a map developed for this purpose.

The engineer enters these three factors into a nomograph developed by AASHTO which determines the required SN.

EQUIVALENT LAYER THICKNESS	ASPHALTIC CONCRETE SC = .41	CRUSHED STONE SC = .14	SANDY GRAVEL SC = .11	LIME STABILIZED SOIL SC = .08	SANDY SOIL SC = .07
4" TerraCell filled with Sandy Soil (SC = .35) is equivalent to	3.4 inches	10 inches	12.7 inches	17.5 inches	20 inches
6" Terra Cell filled with Sandy Soil (SC = .35) is equivalent to	5.1 inches	15 inches	19.1 inches	26.3 inches	30 inches
8" TerraCell filled with Sandy Soil (SC = .35) is equivalent to	6.8 inches	20 inches	25.5 inches	35 inches	40 inches

SC = Structural Coefficient

Multiplying the SC of a given material by the thickness of the layer of that material, in inches, determines the contribution of that layer toward the required SN. For example, if the required SN is 2.90 and the engineer wants the top layer of the road system to be 2" of asphalt concrete, he or she could make either of the following selections for the remainder of the base:

- 15" of crushed stone $(15 \times .14) + (2 \times .41) = 2.92$
- 6" TerraCell with sandy soil $(6 \times .35) + (2 \times .41) = 2.92$

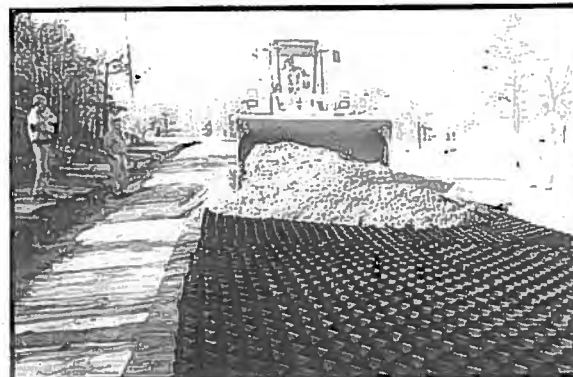
Alternatively, if the engineer knows how much of a base material is normally used in a given design, he or she can substitute TerraCell for that material in relation to their structural coefficients. For example, TerraCell filled with sandy soil has five times $(.35/.07 = 5)$ the support value of sandy soil without TerraCell. (In his book entitled *Designing with Geosynthetics*, Fourth Edition, Prof. Robert Koerner provides an example which shows that the use of an 8" geocell increases the bearing capacity of sandy soil by **13** times.) Thus, 4" TerraCell filled with sandy soil has the same load bearing strength as 20" of sandy soil without TerraCell. Therefore, if a road design calls for 18" of a sandy soil fill, the engineer could reduce that amount to 4" TerraCell with the same type fill and have a stronger base.

The designer can add local fill materials to the above table with the appropriate AASHTO structural coefficient. For example, the engineer might TerraCell. Examples of such locally available materials are crushed shell

Installation

TerraCell is installed quickly and easily by a two to four man crew of semi-skilled labor without any specialized equipment. Sections are shipped to the job site in collapsed form, measuring 11' x 5" x cell height.

1. If required, excavate and shape the subgrade soil to the elevations, grades, and dimensions as shown on the drawings.
2. If the infill material is different from the sub-base material, a geotextile should be used as a separator. A woven or nonwoven fabric is selected depending on whether strength or permeability is important. Simply unroll the geotextile directly on the subgrade, overlapping adjacent panels by 18" (minimum).
3. Determine where the first section of TerraCell is to be placed and put stakes at the four corners (typically an 8' x 20' area).
4. Stretch a section beyond its intended length and then allow it to relax. Place the section over the embedded stakes. Additional stakes may be needed along the perimeter in order to get full expansion of each cell. In situations where it is not practical to use stakes (over rocky soil, etc.), an installation frame may be needed. Adjacent sections are installed in a similar fashion and butted or stapled together to achieve continuous coverage.
5. Fill the first rows of cells with a front-end loader or dump truck and push the fill into cells using shovels or a bulldozer blade. A "ramp" of fill material immediately adjacent to the TerraCell will likely be necessary to allow equipment to climb onto the geocell. Continue until all cells are filled. **Never allow any equipment to drive over unfilled cells.** Always overfill the cells slightly to allow for consolidation.
6. Next, it is necessary to compact the TerraCell system. The most common method of compacting is through multiple passes by the tracked equipment used to spread the infill. A vibrating roller and/or water may be



Anchoring Methods

In most stabilization applications, where the ground is fairly level, TerraCell sections are held open during infilling with rebar or wooden stakes.

Sometimes it may be more economical or necessary to open the TerraCell sections with an installation frame. The frame can be constructed from common lumber (or PVC) and rebar.

Economics

Dealing with unstable soils can be very expensive with costs ranging from construction downtime to extensive excavation to the importing of costly fill materials. The use of TerraCell to stabilize weak soils can:

1

Minimize or eliminate excavation needed
to create enough depth
to allow sufficient fill to be placed to support anticipated loads
and still maintain specified grade level.

2

Reduce the amount of fill material needed
to spread loads such that forces acting on the subgrade
do not exceed the strength of the subgrade.

3

Allow the use of less expensive, lower quality fill materials
without sacrificing the load distributing capabilities
of the system. In many cases, local fill materials can be used
in place of expensive materials trucked in from off-site.

4

Create a free draining base material
which, if left unpaved,

WEBTEC Geosynthetics Include:

TerraTex CONSTRUCTION FABRICS®

TerraTex BARRIER FENCING™

TerraCell® CONFINEMENT SYSTEM

TerraJute™ EROSION CONTROL FABRICS

TerraDrain® DRAINAGE COMPOSITES

EconoFence® SILT FENCING

TerraGrid® GEOGRIDS

**TerraCell® and WEBTEC's broad line of geosynthetic products
are marketed through a network of local distributors.
For further information, contact your local distributor or:**



P.O. Box 19729 Charlotte, NC 28219
(800) 438-0027 NC (704) 398-0954
FAX (704) 394-7946
E-mail: Info@WEBTECGEOS.com
Website: www.WEBTECGEOS.com

TerraCell® 140

Material

TerraCell® 140 is a perforated, textured geocell manufactured from High Density Polyethylene (HDPE) to the following minimum standards:

Fabrication

TerraCell® 140 sections are manufactured from 58 strips of HDPE; each of appropriate height by 142 inches (3.6m) long. Typical panels are 29 cells long and 10 cells wide.

Cell walls are textured with a multitude of rhomboidal indentations with a surface density of 22 to 31 per cm² (140 to 200 per in²). Perforations remove 16% ± 3% of the cell wall. Cell joints are ultrasonically spot-welded with 3 welds per inch uniformly spaced across the height of each strip. Seam strengths are the same across the entire height of the cell joint and meet the minimum tensile requirements below:

Seam Hang Strength

Seam Hang Strength – A 102 mm (4.0 in.) weld joint supporting a load of 72.5 kg (160 lbs.) for 30 days minimum or a 102 mm (4.0 in.) weld joint supporting a load of 72.5 kg (160 lbs.) for 7 days minimum while undergoing temperature change from 23° C (74° F) to 54° C (130° F) on a 1 hour cycle.

Dimensions

TerraCell® 140, in expanded configuration, has nominal dimensions of 3, 4, 6 and 8 inch cell depths with an optimal width of 8.4 feet and optimal length of 21.4 feet. Optimal panel expanded area is 180 ft² (16.7m²). Other panel lengths can be custom-made; panel length is simply a function of number of strips welded. Unexpanded spacing of weld joints is 14 inches. Optimal cell area is 10.2 inches by 8.8 inches nominal. Individual cell area is 44.8 square inches (289 cm²) nominal.

Additional Information

The quality control system used in the manufacturing of TerraCell® is in compliance with ISO9001:2000 standards. TerraCell® is licensed from the United States Army under Patent No. 4,797,026. Please contact Hanes Geo Components, or a TerraCell® distributor for more information.

PROPERTY	TEST METHOD	ENGLISH	METRIC
Material			
Nominal Sheet Thickness Before Texturing ¹	ASTM D5199	50, +10%, -5% mils	1.270, +10%, -5% mm
Nominal Sheet Thickness After Texturing ¹	ASTM D5199	60, +10%, -5% mils	1.524, +10%, -5% mm



815 Buxton Street | Winston Salem, NC | 27101
PH: 888.239.4539 | FAX: 336.747.1652
www.HanesGeo.com

PROPERTY	TEST METHOD	ENGLISH	METRIC
Seam Peel Strength ²		-	-
8" Cell Depth (Nominal Panel Weight - 114 lbs)		640 lbs	2847 N
6" Cell Depth (Nominal Panel Weight - 86 lbs)		480 lbs	2135 N
4" Cell Depth (Nominal Panel Weight - 57 lbs)		320 lbs	1423 N
3" Cell Depth (Nominal Panel Weight - 43 lbs)		240 lbs	1068 N

1 Mean of 10 measurements

2 Seam Peel Strength per U. S. Army Corps of Engineers Technical Report GS-86-19, Appendix A

- RESIDENTIAL UNITS #1-8 AND BUILDINGS #71, 43-45 SHALL HAVE THEIR FRONT DOOR FACING TOWARDS HAYDEN BRIDGE ROAD TO CREATE A STRONG, COHESIVE EDGE. FINAL APPROVAL BY STAFF, PER DO AS AT TIME OF BUILDING PERMITS.

- PROPOSED
PAVING BY OTHERS
- PROPOSED CRUSHED
STONE INTERIOR
PAVEMENT SECTION "B"
PER DETAIL ON SHEET
CIVIL 17/2001

THIS
LAND
AREA
CAPE

[illegible]

MAXIMUM ZONING: no more "united use" and use category	
REZONING CASE: 7-13-02-10-82	
CITY CENTER - APPROVED CHANGES MAY BE 3013	
NITE AREA: APPROX. 3.15 ACRES	
WE HAD DRUG UNITS, 40'S	42
DEIGHT	8 UNITS/ACRE,
WAS 14 UNITS	8 UNITS/AC
WE CAN HAVE HIGH ALCOHOL DRINKING	10 UNITS/AC, OP 0.1 AC
NET USE AREA	40'S, 42'S
[11] CONVICTION	
NIGHTCLUB AREA TOTAL	TOTAL 35 + F, OP 2.5 AC
101' CONE PA 2	40'S
101' CONE	WANTS TO BE FINAL, PLEASED
FROM B175 AS FRANCHISE	
FRONT LAND REDEVELOP	6 FEET MINIMUM (CONCRETE &
	14 ARE FEET)
RE-DEVELOP	6 FEET MINIMUM (CONCRETE &
PARCELS CALCULATIONS	60 FEET
MAXIMUM BUILDING HEIGHT	45 FEET

CITY OF ALPHARETTA TRAFFIC NOTES

CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA AN ENCROACHMENT PERMIT FOR WORKING WITHIN THE RIGHT-OF-WAY. ALL TRAFFIC SIGNALS, OR TRAFFIC RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

ALL UTILITY LOCATES AND RELOCATIONS, AND OF DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. CONTRACTOR TO DEVELOPER ORIGINALLY CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL, SPECIFICALLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 478-239-6360

ALL REQUIRED TRAFFIC SIGNALS MUST MEET MUTCD STANDARDS.

ALL REQUIRED TRAFFIC STOPPING MUST MEET MUTCD AND COOT PLAN SPECIFICATIONS AND MUST BE APPROVED BY A T.C.

ALL 18" RAMP PIPES MUST BE APPROVED BY CITY LAND DEPARTMENT. TOP PROPOSE TO CONCRETE 1' DEEP

Diagram illustrating the 3.5' horizontal distance from the edge of the road to the center of a stopped vehicle, as specified in Table 3-8 of the GDOT Manual.

[illegible]

FINISHED SURFACE MATERIAL KEY:

CRUSHED STONE DRIVE SECTION "A"	
CRUSHED STONE DRIVE SECTION "B"	
MULCH TRAIL MATERIAL (WITH WAKES)	
SIDEWALK (WITH AND MATERIAL WAKES)	
ASPHALT PAVEMENT (CITY STD 851-C17)	
BRICK PAVEMENT (CITY STD 804-C18)	
CONC. MULTIPLE TRAIL (DET. ON C23)	

CIVIL ENGINEERING: RESIDENTIAL & COMMERCIAL DESIGN

Prepared By:
Chuck Abbott

Contact: Chuck Abbott P.E.
Contact No. 770-815-7160
chuck@abbottconcepta.com
3480 Lawrenceville Hwy
Ste 309
Tucker, GA 30084

Concepts & Design, Inc.

DESIGN ENGINEER LEVEL
IF CERTIFICATION
CHARLES M. ABBOTT JR. P.E.
GWSWC # 000041686
EXPIRES 04/11/2019

OWNER/DEVELOPER:
**NEWHALL LAND CO,
INC.**
2974 Hardman C.L.N.E
Atlanta, GA 30305
Contact person: Don Donnelly
phone: 770-675-6479
e-mail: dondonnelly@hedgewoodhomes.com

INITIAL RELEASE: April 1, 2010		
REVISIONS:		
Rev	Date	Description
1		
2		
3		
4		
5		

SITE PLAN FOR:
Voysey at Alpharetta Downtown
AND LOT 748, 1ST DISTRICT, 2ND SECTION &
LAND LOT 1268, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
ADDRESS 11605 HAYMES BROOK ROAD
Parcel ID
COUNTY PROJ # 150717462 LDP # D16006



Seed:	for the term AC&D
Job #.	18008
Cod File	18008PNE1
Plot File	d-07
Sheet	

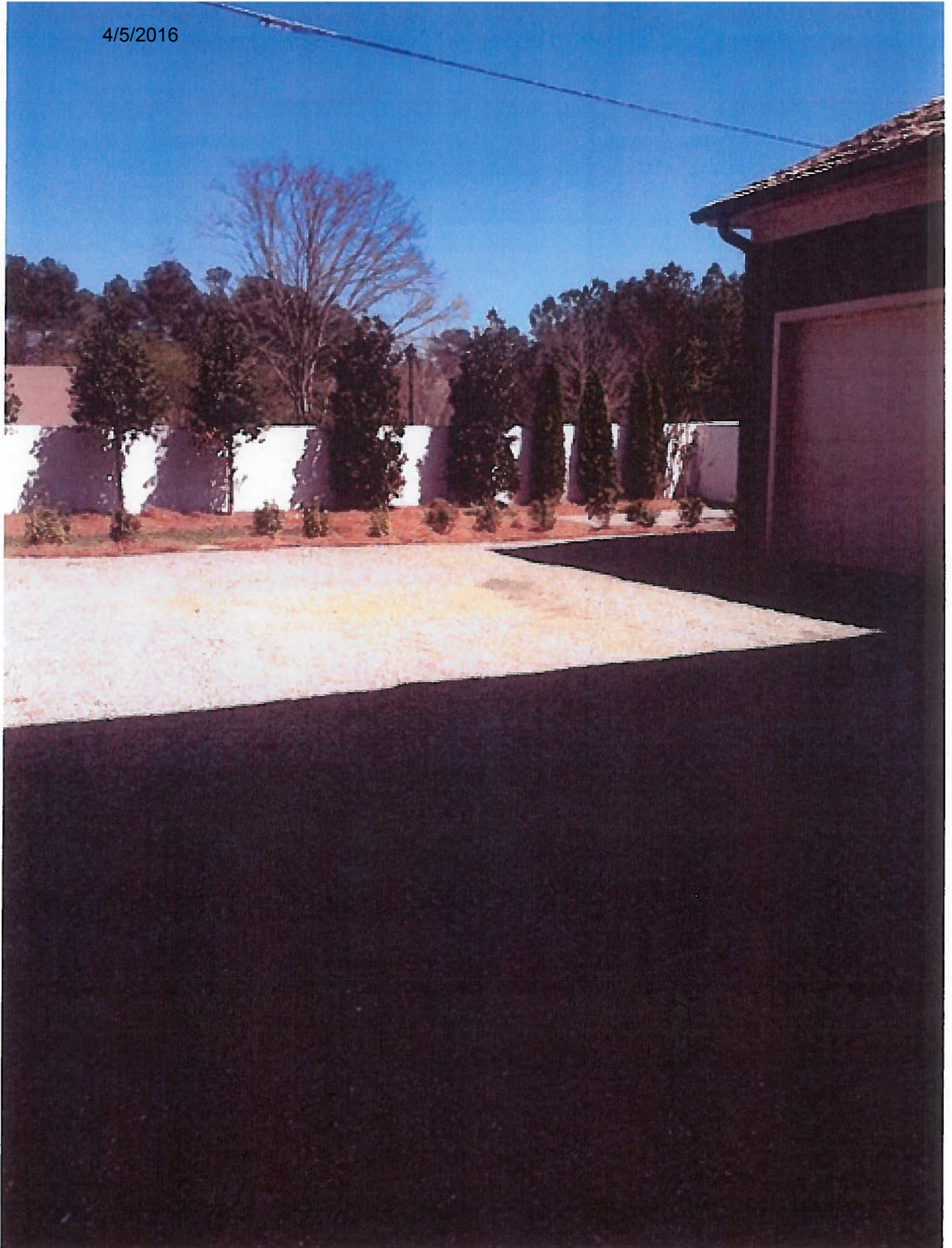
C3

Maintenance for the gravel - It is estimated that the gravel may need to be replaced annually at a cost of \$2500.

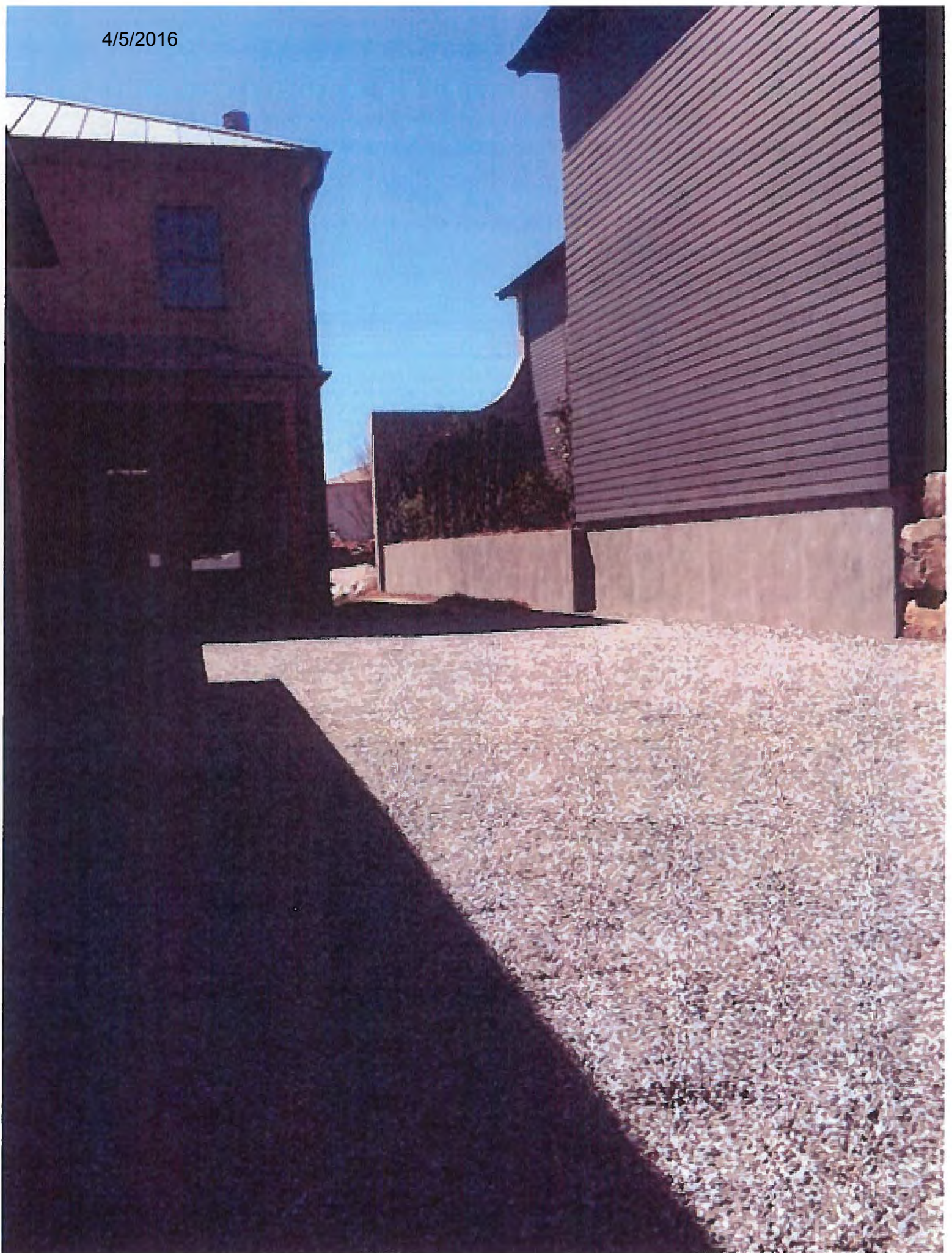
4/5/2016



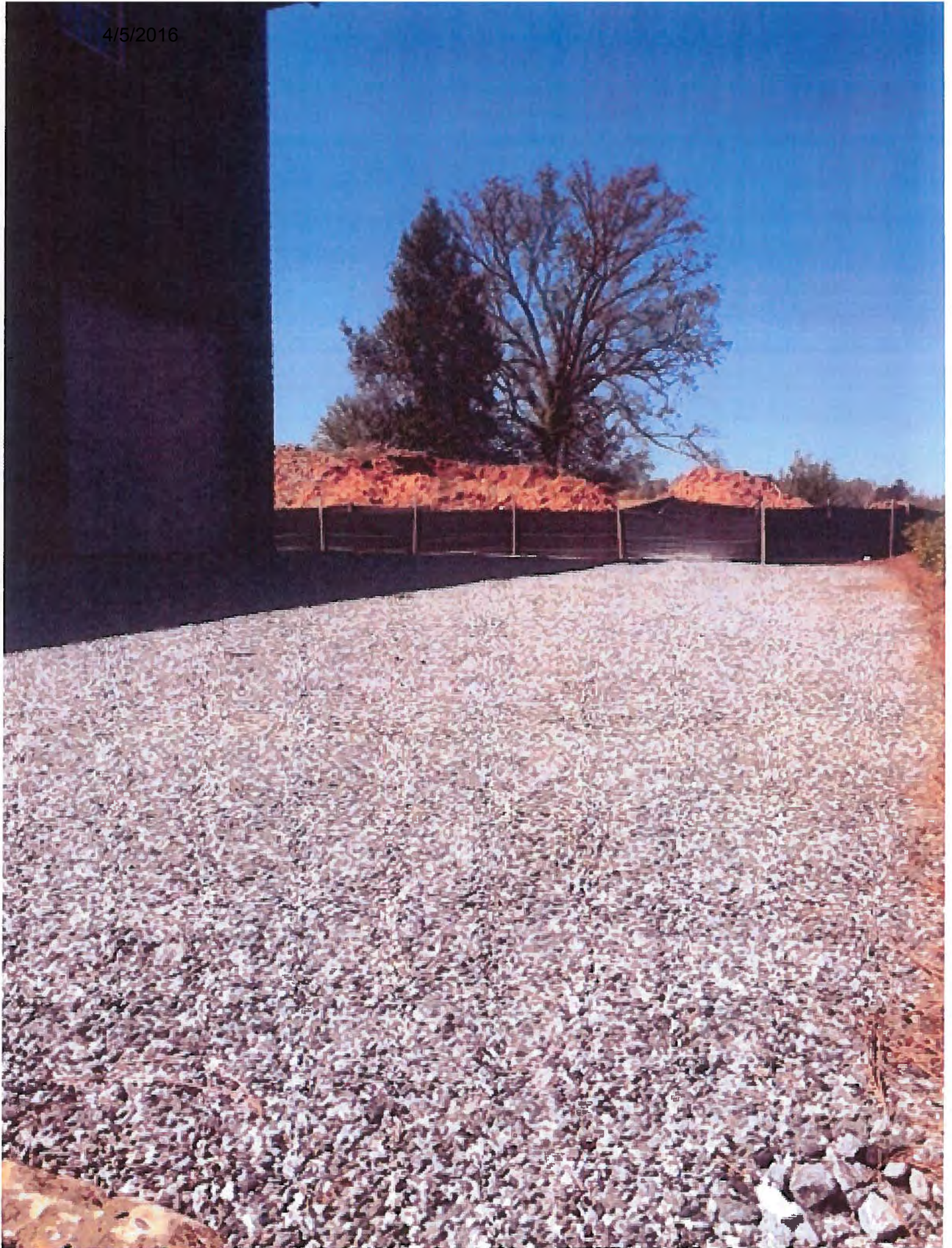
4/5/2016



4/5/2016



4/5/2016



4/5/2016



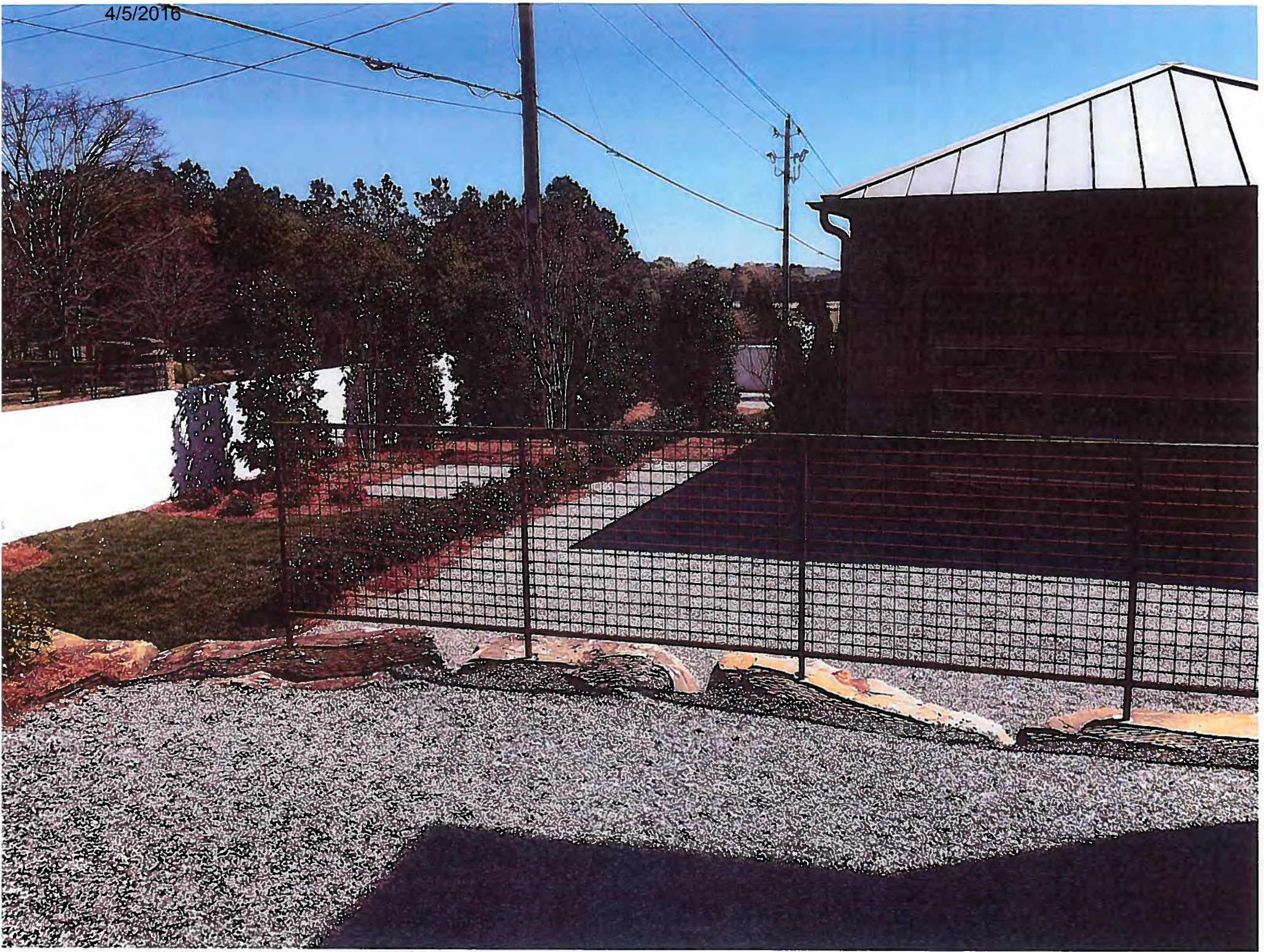
4/5/2016



4/5/2016



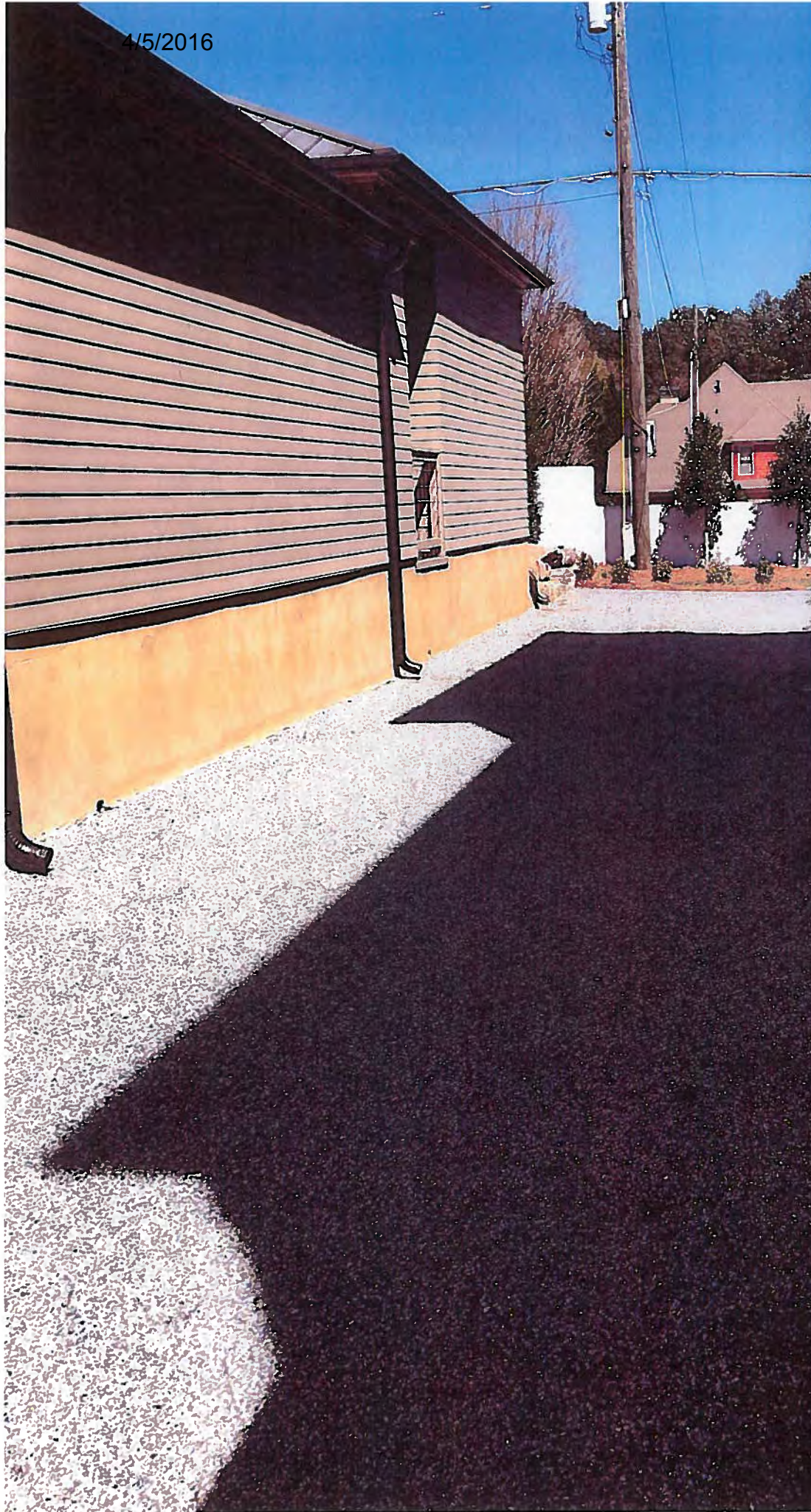
4/5/2016

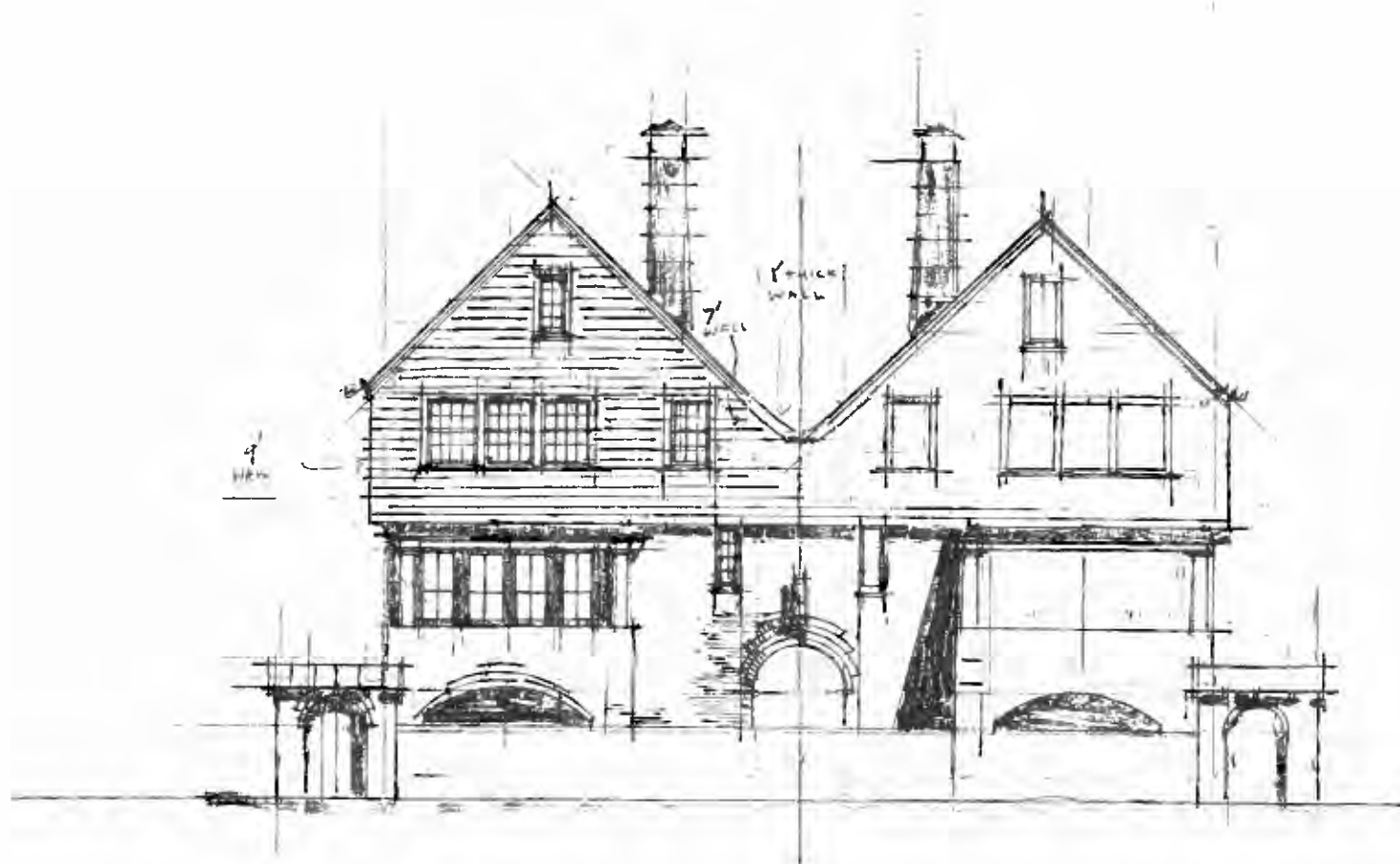


4/5/2016



4/5/2016





NOTES

- METAL CHIMNEY
- METAL RIDGE CAP
- CANTILEVER UPPER LEVEL 1' & FRONT 2 1/4" @ JOE
- FRONT DOOR ENTERS BELOW FRONT PORCH

04/18/16

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: Voysey @ Alpharetta Downtown

Contact Name: James W Donnelly Jr

Telephone: 770 616 8479

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.

MR TAD HANSOPHER REQUESTED A COPY OF
THE SITE PLAN - THIS WAS EMAILED TO HIM.

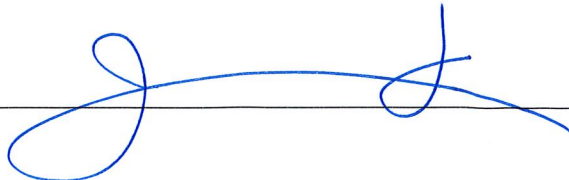
Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ 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: _____

4.1.16

Print Form

Owners within 500ft of the Downtown Alpharetta Community

Tax Parcel	Property Address	Owner	Mailing Address	Date Letter sent
12 270307480784	11855 Haynes Bridge Rd	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
12 270307480503	56 Thompson St	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
12 270307480511	Thompson St Rear	Aycock, Elvin L	185 Thompson St Alpharetta Ga 30004	8-Mar-16
12 270307480404	Thomspn St	Aycock, Elvin L	185 Thompson St Alpharetta Ga 30004	
12 270307480396	72 Thompson St	Dreyfus Properties LLC	6094 Odell St Cumming, GA 30040	8-Mar-16
12 270307480701	82 Thompson St	Ransopher, Tad D	82 Thompson St Alpharetta Ga 30004	8-Mar-16
12 270307480719	92 Thompson St	Ransopher, Tad D	82 Thompson St Alpharetta Ga 30004	
12 270307480776	112 Thompson St	Moss, Leslie	112 Thompson St Alpharetta Ga 30004	8-Mar-16
12 270307480768	122 Thompson St	Jones, Keith and Jill	122 Thompson St Alpharetta Ga 30004	8-Mar-16
12 270407490014	144 Thompson St	Stephens, Harold and Peggy	319 Canton St Alpharetta, GA 30009	8-Mar-16
12 270407490022	154 Thompson St	Fuqua, Dorothy Todd	260 Shady Grove Ln Alpharetta Ga 30004	8-Mar-16
12 270407480667	145 Thompson St	Kaldani, Narden	145 Thompson St Alpharetta, Ga 30004	8-Mar-16
12 270307480800	2400 Old Milton Pky	United States Postal Service	1735 North Brown Ste 200 Lawrenceville, Ga	8-Mar-16
12 270307480818	2380 Old Milton Pkwy	State Bank and Trust Company	4219 Forsyth Rd Macon, Ga 31208	8-Mar-16
12 270307480743	83 Thompson St	Sullivan, Beverly A	138 Mossland Dr Perry, Ga 31069-9213	8-Mar-16
12 270307480479	2300 Old Milton Pkwy	Stature Properties Inc	675 Seminole Ave Ste 301 Atlanta 30307	8-Mar-16
12 270307480321	71 Thompson St	Blackwell, Bert and Joyce	71 Thompson St Alpharetta 30004-1723	8-Mar-16
12 270307480487	2270 Old Milton Pkwy	McKnight, Carolyn	4040 Dungan Rd Gainesville, Ga 30507-8018	8-Mar-16
12 270307480305	2260 Old Milton Pkwy	Buckley, Kerry	1985 Southers Cir Suwanee, Ga 30024	8-Mar-16
12 270307480610	61 Thompson St	Cochran, Katy and Melvin	61 Thompson St Alpharetta 30004	8-Mar-16
12 270307480693	51 Thompson St	Cochran, Katy and Melvin	51 Thompson St Alpharetta 30004	8-Mar-16
12 270307480685	132 Brook St	HOM LLC	11785 Northfall Ln Ste 510 Alpharetta 30009	8-Mar-16
12 270307480529	2240 Old Milton Pkwy	HOM LLC	11785 Northfall Ln Ste 510 Alpharetta 30009	
12 270307480537	2220 Old Milton Pkwy	HOM LLC	11785 Northfall Ln Ste 510 Alpharetta 30009	
22 498512680018	Tiffany Sq Dr	Tiffany Square HOA	4004 Tiffany Sq Alpharetta, Ga 30009-3768	8-Mar-16
22 498412680407	11935 Haynes Bridge rd	Walden, William M	11935 Haynes Bridge Rd Alpharetta 30009	8-Mar-16
22 498412680415	11945 Haynes Bridge rd	Stephens, Betty R	11945 Haynes Bridge Rd Alpharetta, 30009	8-Mar-16
22 498412680423	11955 Haynes Bridge Rd	Adams, Jeff W	80 Denna Pl Alpharetta 30004-1305	8-Mar-16
22 498412680548	11965 Haynes Bridge Rd	Enslow, Peggy Turner	708 E Gadsden Pensacola, FL 32501	8-Mar-16
22 498312670284	Academy St	Academy Park Neighbourhood Assoc	P. O. Box 87363 Atlanta, GA 30337	8-Mar-16

22 498412680258	99 Webb Bridge Rd	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680241	89 Webb Bridge Rd	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680233	78 Webb Bridge Rd	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680225	69 Academy St	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680753	Haynes Bridge Rd	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680266	25 Brooke St	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680274	33 Brooke St	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680563	73 Brooke St	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
12 258406950765	126 Norcross St	Publix Super Markets Inc	P.O. Box 32018 Lakeland, FL 33802-2018	8-Mar-16
12 258406950963	11800 Haynes Bridge Rd	Publix Super Markets Inc	P.O. Box 32018 Lakeland, FL 33802-2018	
12 258406950955	118 Norcross St	Publix Super Markets Inc	P.O. Box 32018 Lakeland, FL 33802-2018	
22 498412680761	84 Norcross St	Publix Super Markets Inc	P.O. Box 32018 Lakeland, FL 33802-2018	
22 498412680142	80 St Hwy 9	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680209	77 Brooke St	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680134	50 State Hwy 9	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680696	30 Main St	City of Alpharetta	2 S Main St Alpharetta Ga 30009	
22 498412680746	Haynes Bridge Rd	City of Alpharetta	2 S Main St Alpharetta Ga 30009	

Alpharetta Zoning Variance Request
4-18-16

Letter of Intent—Voysey at Alpharetta Downtown

The streets within our community are private streets to be maintained by the Voysey HOA. We are requesting the use of crushed stone drives and streets at our 42-home community at the corner of Haynes Bridge Rd and Thompson St. The concept for this neighborhood derives from the art, architecture and landscapes of C.F.A. Voysey, the English architect and designer from the early twentieth century.

The architecture of the homes at Voysey will be influenced by Voysey's ideas and the scale of the homes and the gardens and roads is intended to evoke the feeling of an English Cottage community.

Our intent is to avoid the harsh concrete and/or asphalt paving that has become so prominent in new-home development and instead provide a more natural paving surface that will fit with the architecture and public and private gardens planned for the community.

The roads will be built with an engineered grid supporting the travel lanes as shown on the attachments below. The storm drains will be placed in the center of the travel lanes. Trees and shrubs and other plants will be planted in the stone surface outside the travel lanes to create a very "cottage" feel.



CRUSHED STONE
DESIGN AND INFO I



15003PN13 - rev.pdf



10, 11
voysey-04182016133

APPLICANT REQUEST AND INTENT

4/5/2016

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

42 residential single family units

Applicant's Request (Please itemize the proposal):

To use crushed stone for internal private driveways.

TO ALLOW A MULCH TRAIL AROUND THE DETENTION POND AND
THROUGH PARK ADJACENT TO THE MULTI USE TRAIL.

NOTE THAT THESE TRAILS ARE IN ADDITION TO THE 10 FT WIDE
MULTI USE TRAIL REQUIRED BY ZONING.

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

Would allow for historically correct surface, low carbon impact (no asphalt or concrete), traffic calming, and add interest to the project.

THE MULCH TRAILS (AS SHOWN IN ATTACHED SITE PLAN) WILL
ALLOW RESIDENTS ACCESS TO THE MULTI USE TRAIL.

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: Don Donnelly

Telephone: 770-616-8479

Address: 2974 Hardman Ct.

Suite: _____

City Atlanta, GA 30305

State: GA

Zip: 30305

Fax: _____

Mobile Tel: 770-616-8479

Email: dondonnelly@hedgewoodhomes.com

Subject Property Information:

Address: N. E. Corner of Haynes Bridge Road and Thomson Street.

Current Zoning: MU

District: 1

Section: 2

Land Lot: 1268

Parcel ID: 12-2703-0748-050-3 - being combined.

Proposed Zoning: _____

Current Use: _____

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

42 residential single family units

Applicant's Request (Please itemize the proposal):

To use crushed stone for internal private driveways.

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

Would allow for historically correct surface, low carbon impact (no asphalt or concrete), traffic calming, and add interest to the project.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Newhall Land Company

Telephone: 770-616-8479

Address: 2974 Hardman Ct.

Suite:

City Atlanta

State: GA

Zip: 30305

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: DON DONNELLY

Telephone: 770 616 8479

Address: 2974 HARDMAN CT

Suite:

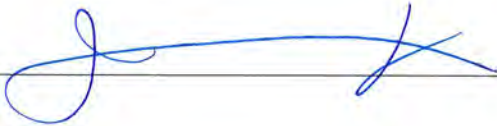
City ATLANTA

State: GA

Zip: 30305

So Sworn and Attested:

Owner Signature:



Date: 1-20-16

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: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: 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: 1.20.16

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

THIS PROPERTY HAS A MULTI-USE PUBLIC TRAIL BISECTING THE PROPERTY. WE BELIEVE THE NATURAL CRUSHED STONE DRIVEWAYS WILL ENHANCE THE NATURAL FEELING OF THE TRAIL AND STREAM NATURAL AREA.

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

WE EXPECT THE NATURAL STONE DRIVEWAYS TO POSITIVELY AFFECT THE PROPERTY VALUES AND TO COMPLEMENT THE ARCHITECTURE

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

YES. WE ARE TRYING TO LESSEN THE IMPACT OF MASS PAVING BY USING CRUSHED STONE SURFACES FOR THE DRIVEWAYS

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

NO INCREASE IN POPULATION. WE BELIEVE THE CRUSHED STONE DRIVEWAYS WILL SLOW VEHICLE TRAFFIC WITHIN THE DEVELOPMENT PROVIDING A SAFER ENVIRONMENT.

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

NO IMPACT TO SCHOOLS. WE BELIEVE THERE WILL BE LESS RAIN RUNOFF DUE TO SEMI-PERVIOUS DRIVEWAYS WITH THE CRUSHED STONE

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

NO CHANGE TO LAND USE.

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

THE PROPOSED CRUSHED STONE DRIVEWAYS ARE IN KEEPING WITH THE DESIGN AND PLACEMENT OF THE HOMES. THE LAND PLAN APPROVED AT ZONING WAS DEVELOPED ASSUMING THE DRIVEWAYS WOULD BE CRUSHED STONE.

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.



BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

No.

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

It would take away from the historically correct design of the site that the developer is trying to achieve.

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

No.

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

No, the public good would still have access and not be harmed in any fashion with the approval of this request, and the crushed stone and subgrade will be professional designed to handle it's designated residential use.

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☐ No

N/A

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☐ No

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: VOYSEY AT ALPHARETTA DOWNTOWN

Contact Name: DON DONNELLY Telephone: 770-616-8479

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.

TIFFANY SQUARE HOA

ELVIN L. AYCOCK

TAD RANSOPHER

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.

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: _____

Contact Name: _____ Telephone: _____

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: _____



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: April 25, 2016

- I. AGENDA ITEM TITLE:** PH-16-04: UDC CHANGES DESIGN REVIEW BOARD GUIDELINES
THIS ITEM HAS BEEN TABLED BY THE PLANNING COMMISSION AND WILL BE NEITHER HEARD NOR DISCUSSED AT THIS MEETING.
CONSIDERATION OF UPDATES TO THE DESIGN REVIEW BOARD GUIDELINES REGARDING THE REVIEW PROCESS FOR PROJECTS LOCATED WITHIN DOWNTOWN ALPHARETTA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: PH-16-06: HAYNES BRIDGE ROAD REMNANT RIGHT-OF-WAY ABANDONMENT

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Resolution, EXHIBIT A 2015 IMAGERY, EXHIBIT A 2010 IMAGERY, Application



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: PH-16-06 Haynes Bridge Road Remnant ROW
Abandonment

City Council: April 25, 2016

STAFF RECOMMENDATION

Approve PH-16-06 Haynes Bridge Road Remnant ROW Abandonment

REPORT-IN-BRIEF

The application requests a remnant of Haynes Bridge Road, City right-of-way, be abandoned. The roadway is being incorporated into the approximately 26 acre City Center development.

DISCUSSION

No access is being denied from the proposed road abandonment.

CONCURRENCES

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

Attachments

Site Map
Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA PROVIDING FOR THE
ABANDONMENT AND DISPOSITION OF A CERTAIN PUBLIC RIGHT OF WAY
(Haynes Bridge Road Remnant)

WHEREAS, the City of Alpharetta approved the Z-15-02/CU-15-02/V-15-13 City Center a 26 acre development; and has received an application for the abandonment of a portion of a public right-of-way known as Haynes Bridge Road, located in Land Lots 1268, 2nd District, 2nd Section; and Land Lot 748 1st District, 2nd Section, Fulton County, Georgia.

WHEREAS, after due consideration and investigation, the Mayor and Council for the City of Alpharetta (the "City Council") have determined that the right-of-way of Haynes Bridge Road described in the attached Exhibit "A" has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, the City has notified the public and the abutting property owners of its intention to abandon said right-of-way;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby resolves that Haynes Bridge Road described in the attached Exhibit "A" is hereby abandoned as a public road and shall no longer be part of the City street system and the Mayor and such other City officials as may be appropriate are hereby authorized to dispose of Haynes Bridge Road described in the attached Exhibit "A": as stipulated as a result of the public hearing process in accordance with the provisions of applicable law.

SO RESOLVED this _____ day of _____ 2016.

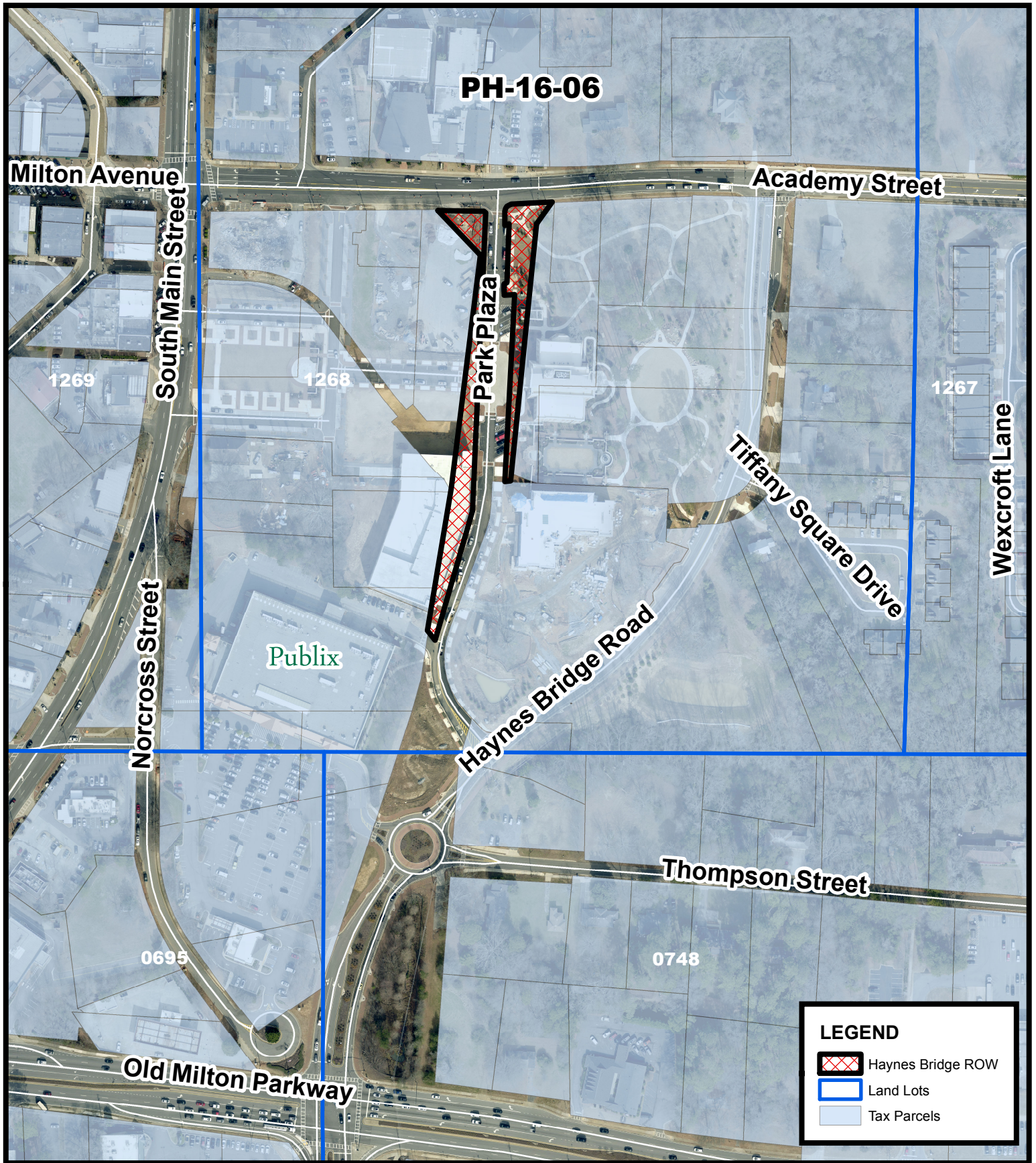
CITY OF ALPHARETTA

BY: _____
David Belle Isle, Mayor

Council Members:

_____	_____
_____	_____
_____	_____

ATTEST: _____
City Clerk

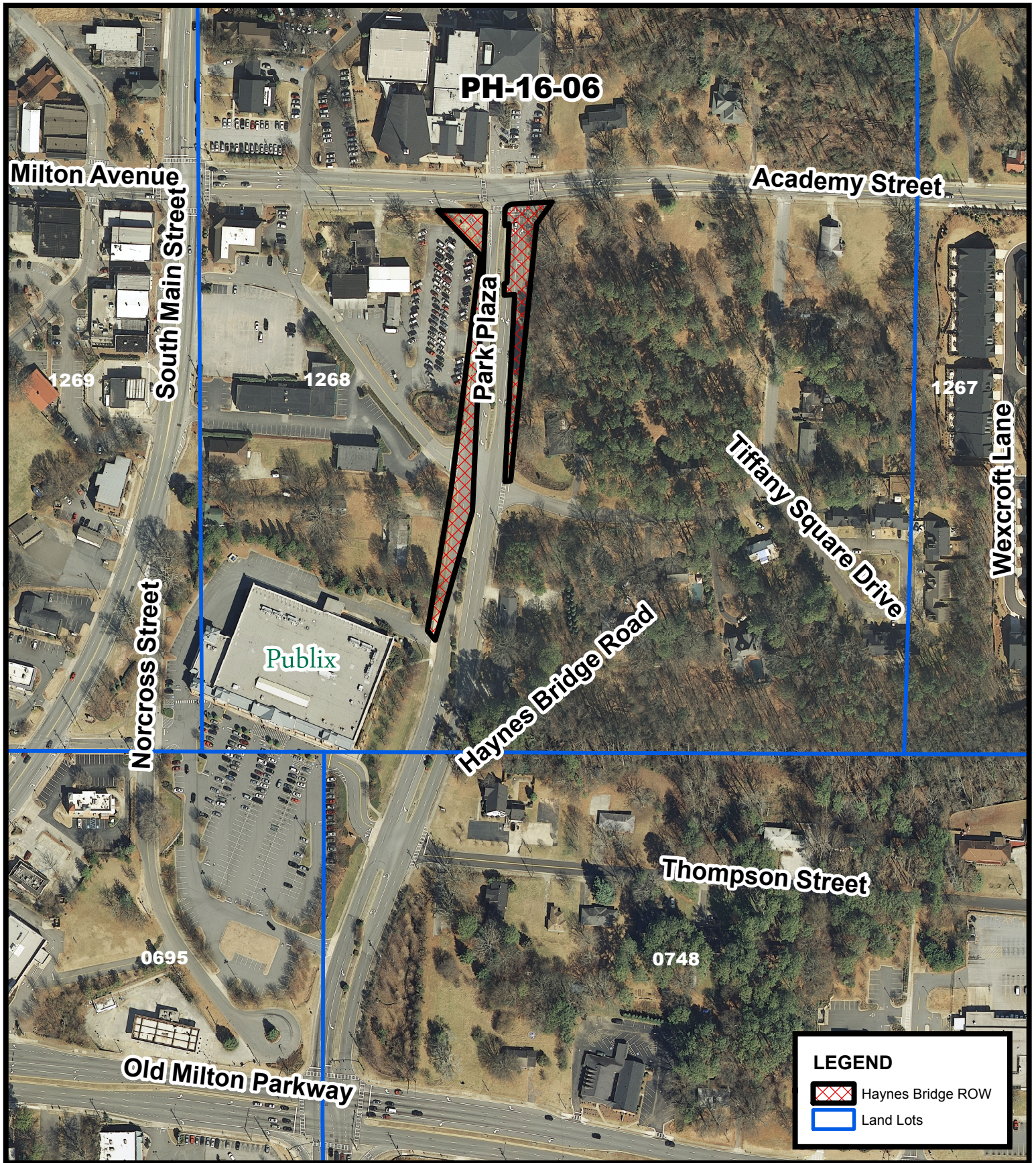


Location Map (2015 Imagery)
Haynes Bridge Rd.
ROW Abandonment
EXHIBIT A

PH-16-06
D/LL: 1/2/748
2/2/1268
CC Date: 4/25/16

Location Map Provided by:
Community Development - GIS





Location Map (2010 Imagery)

Haynes Bridge Rd.

ROW Abandonment

EXHIBIT A

PH-16-06
D/LL: 1/2/748
2/2/1268
CC Date: 4/25/16

Location Map Provided by:
Community Development - GIS





Updated March 2016

CITY OF ALPHARETTA

ROAD ABANDONMENT REQUEST FORM

Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately and that all required supporting materials have been supplied before signing this form.

Please make your check payable to "City of Alpharetta". The application fee is \$400, which must be submitted at the time of application.

Remit application and fee to the Department of Community Development, 2 Park Plaza, Alpharetta, GA 30009. If you have questions, please contact the department by calling 678-297-6070.

FOR OFFICE USE ONLY

Case # PH-16-06

Date In _____

Date Out _____

☐ \$400 Fee Paid

Applicant Information:

Contact Name Bob Regus

Company Name City of Alpharetta

Mailing Address 2 Park Plaza

City Alpharetta State GA Zip Code 30009

Telephone 678-997-6012 Fax _____

Email Address bregus@alpharetta.ga.us

Property Information:

Current Road Name Haynes Bridge Road

Land Lot(s) 1268, 748 District / Section 2/2 and 1/2

The subject property for which abandonment is being requested is identified by (select one):

☐ Survey Dated _____ Prepared By _____

☒ Other Plat Specify See attached map

Reason For Request:

In the space provided, please explain the reason for which you are requesting abandonment of the subject property. Please attach additional pages if necessary.

The Applicant is requesting that a remnant of Haynes Bridge Road, be abandoned. The Roadway is being incorporated into the City Center Development.

Please list all property owners, including address and telephone number, who have property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone

Please list anyone, including address and telephone number, who presently resides on property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
Publix Super Markets		

In the space provided, please describe the efforts that you have undertaken to notify the aforementioned property owners and residents of your request to abandon the subject road. If such notification was in writing, please attach a sample of the letter or other document used. If such notification was mailed, please attach proof of mailing.

Is any of the property abutting the subject road for sale?

☒ Yes

☐ No

Is the sale of the property contingent upon the road abandonment?

☒ Yes

☐ No

☐ N/A

Is any portion of the subject road to be included in the sale of property? ☒ Yes ☐ No ☐ N/A

Please describe the location and the acreage involved.

The City Center Development property is approximately 26 acres and is generally described as being located east of Main Street and south of Academy Street, north of Thompson Street, near the intersection of Haynes Bridge. The property is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, and Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

Is an alternate road proposed in lieu of the road to be abandoned? If "yes", please attach a site plan indicating the location of the proposed substitute road. ☐ Yes ☒ No

Will access be denied to any property as a result of this road abandonment? If "yes", please list these properties by address, including owner's name and telephone number. Attach additional sheets if necessary. ☐ Yes ☒ No

Name	Address	Telephone

For properties that have frontage on the subject road, are there alternate points of access to enter and exit these properties? If yes, please identify alternate points of access for each property. Attach additional sheets if necessary. ☐ Yes ☐ No

Address	Alternate Access Point

Please provide twenty (20) copies of a boundary survey showing the proposed road abandonment, all utility locations, existing rights-of-way, acreage and contiguous property owners. Include a location map on the survey and a legal description of the subject roadway.

Please be advised that the City of Alpharetta may require a traffic study and property appraisal in conjunction with this petition.



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: PH-16-07: MARIETTA STREET REMNANT RIGHT-OF-WAY ABANDONMENT

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Resolution, Exhibit A, Application



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: PH-16-07 Marietta Street Remnant ROW Abandonment

City Council: April 25, 2016

STAFF RECOMMENDATION

Approve PH-16-07 Marietta Street Remnant ROW Abandonment

REPORT-IN-BRIEF

The application requests a remnant of Marietta Street, City right-of-way, be abandoned. The roadway is being incorporated into the approximately 26 acre City Center development.

DISCUSSION

No access is being denied from the proposed road abandonment.

CONCURRENCES

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

Attachments

**Site Map
Resolution**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA PROVIDING FOR THE
ABANDONMENT AND DISPOSITION OF A CERTAIN PUBLIC RIGHT OF WAY
(Marietta Street Remnant)

WHEREAS, the City of Alpharetta approved the Z-15-02/CU-15-02/V-15-13 City Center a 26 acre development; and has received an application for the abandonment of a portion of a public right-of-way known as Marietta Street, located in Land Lots 1268, 2nd District, 2nd Section; and Land Lot 748 1st District, 2nd Section, Fulton County, Georgia.

WHEREAS, after due consideration and investigation, the Mayor and Council for the City of Alpharetta (the "City Council") have determined that the right-of-way of Marietta Street described in the attached Exhibit "A" has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, the City has notified the public and the abutting property owners of its intention to abandon said right-of-way;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby resolves that Marietta Street described in the attached Exhibit "A" is hereby abandoned as a public road and shall no longer be part of the City street system and the Mayor and such other City officials as may be appropriate are hereby authorized to dispose of Marietta Street described in the attached Exhibit "A": as stipulated as a result of the public hearing process in accordance with the provisions of applicable law.

SO RESOLVED this _____ day of _____ 2016.

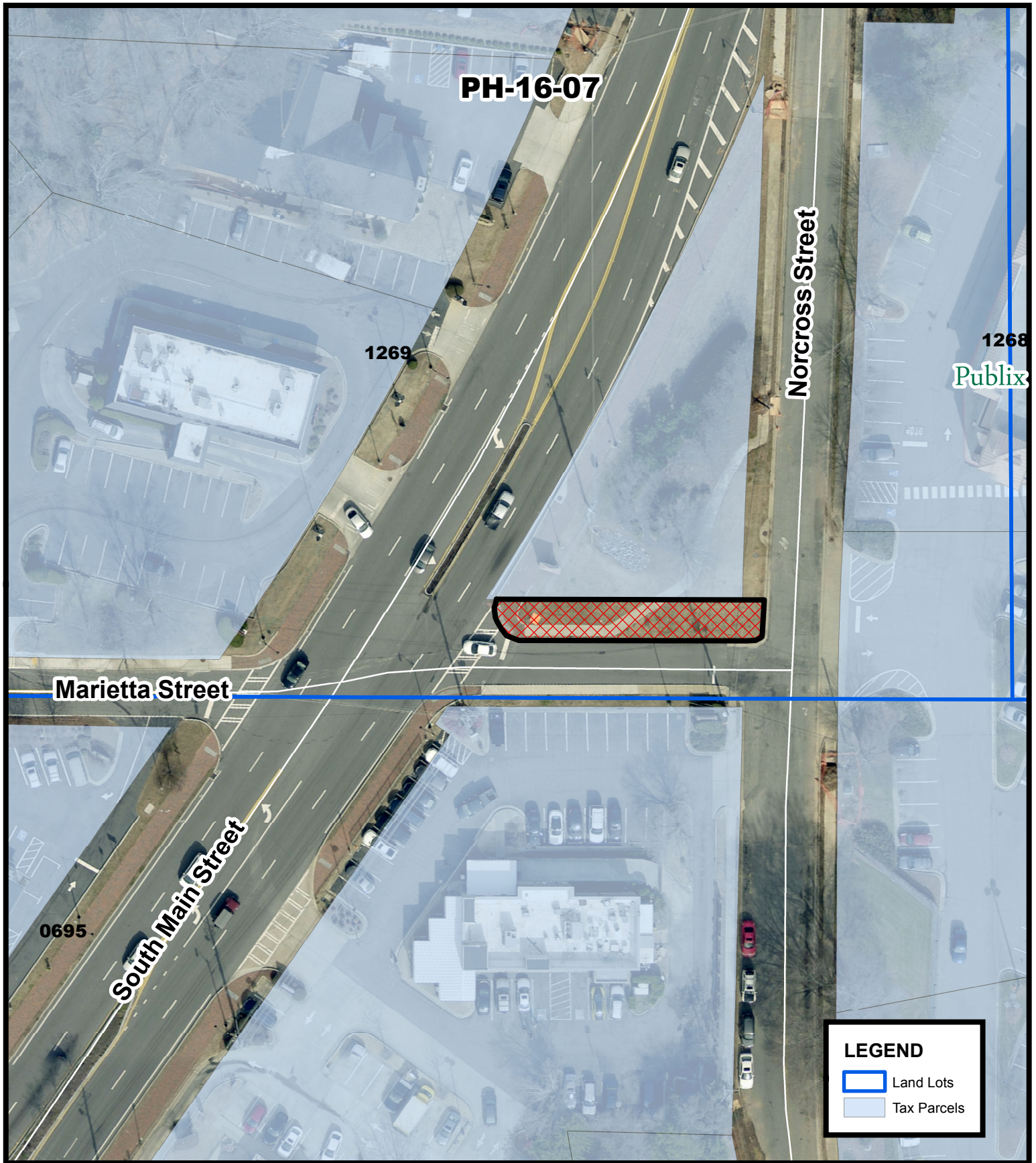
CITY OF ALPHARETTA

BY: _____
David Belle Isle, Mayor

Council Members:

_____	_____
_____	_____
_____	_____

ATTEST: _____
City Clerk



Location Map

Marietta St. ROW Abandonment

PH-16-07
D/LL: 2/2/1269
CC Date: 4/25/16



EXHIBIT A

Location Map Provided by:
Community Development - GIS



Updated March 2016

CITY OF ALPHARETTA

ROAD ABANDONMENT REQUEST FORM

Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately and that all required supporting materials have been supplied before signing this form.

Please make your check payable to "City of Alpharetta". The application fee is \$400, which must be submitted at the time of application.

Remit application and fee to the Department of Community Development, 2 Park Plaza, Alpharetta, GA 30009. If you have questions, please contact the department by calling 678-297-6070.

FOR OFFICE USE ONLY

Case # PH-16-07

Date In _____

Date Out _____

☐ \$400 Fee Paid

Applicant Information:

Contact Name Bob Regus

Company Name City of Alpharetta

Mailing Address 2 Park Plaza

City Alpharetta State GA Zip Code 30009

Telephone 678-997-6012 Fax _____

Email Address bregus@alpharetta.ga.us

Property Information:

Current Road Name Marietta Street

Land Lot(s) 1269 District / Section 2/2

The subject property for which abandonment is being requested is identified by (select one):

☐ Survey Dated _____ Prepared By _____

☒ Other Plat Specify See attached map

Reason For Request:

In the space provided, please explain the reason for which you are requesting abandonment of the subject property. Please attach additional pages if necessary.

The Applicant is requesting that a remnant of Marietta Street, be abandoned. The Roadway is being incorporated into the City Center Development.

Please list all property owners, including address and telephone number, who have property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone

Please list anyone, including address and telephone number, who presently resides on property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone

In the space provided, please describe the efforts that you have undertaken to notify the aforementioned property owners and residents of your request to abandon the subject road. If such notification was in writing, please attach a sample of the letter or other document used. If such notification was mailed, please attach proof of mailing.

Is any of the property abutting the subject road for sale?

☒ Yes

☐ No

Is the sale of the property contingent upon the road abandonment?

☒ Yes

☐ No

☐ N/A

Is any portion of the subject road to be included in the sale of property? ☒ Yes ☐ No ☐ N/A

Please describe the location and the acreage involved.

The City Center Development property is approximately 26 acres and is generally described as being located east of Main Street and south of Academy Street, north of Thompson Street, near the intersection of Haynes Bridge. The property is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, and Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

Is an alternate road proposed in lieu of the road to be abandoned? If "yes", please attach a site plan indicating the location of the proposed substitute road. ☐ Yes ☒ No

Will access be denied to any property as a result of this road abandonment? If "yes", please list these properties by address, including owner's name and telephone number. Attach additional sheets if necessary. ☐ Yes ☒ No

Name	Address	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

For properties that have frontage on the subject road, are there alternate points of access to enter and exit these properties? If yes, please identify alternate points of access for each property. Attach additional sheets if necessary. ☐ Yes ☐ No

Address	Alternate Access Point
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please provide twenty (20) copies of a boundary survey showing the proposed road abandonment, all utility locations, existing rights-of-way, acreage and contiguous property owners. Include a location map on the survey and a legal description of the subject roadway.

Please be advised that the City of Alpharetta may require a traffic study and property appraisal in conjunction with this petition.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA PROVIDING FOR THE
ABANDONMENT AND DISPOSITION OF A CERTAIN PUBLIC RIGHT OF WAY
(Marietta Street)

WHEREAS, the City of Alpharetta approved the Z-15-02/CU-15-02/V-15-13 City Center a 26 acre development; and has received an application for the abandonment of a portion of a public right-of-way known as Marietta Street , located in Land Lot 1269 2nd District, 2nd Section, Fulton County, Georgia.

WHEREAS, after due consideration and investigation, the Mayor and Council for the City of Alpharetta (the "City Council") have determined that the right-of-way of Marietta Street described in the attached Exhibit "A" has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, the City has notified the public and the abutting property owners of its intention to abandon said right-of-way;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby resolves that Norcross Street described in the attached Exhibit "A" is hereby abandoned as a public road and shall no longer be part of the City street system and the Mayor and such other City officials as may be appropriate are hereby authorized to dispose of Norcross Street described in the attached Exhibit "A": as stipulated as a result of the public hearing process in accordance with the provisions of applicable law.

SO RESOLVED this _____ day of _____ 2016.

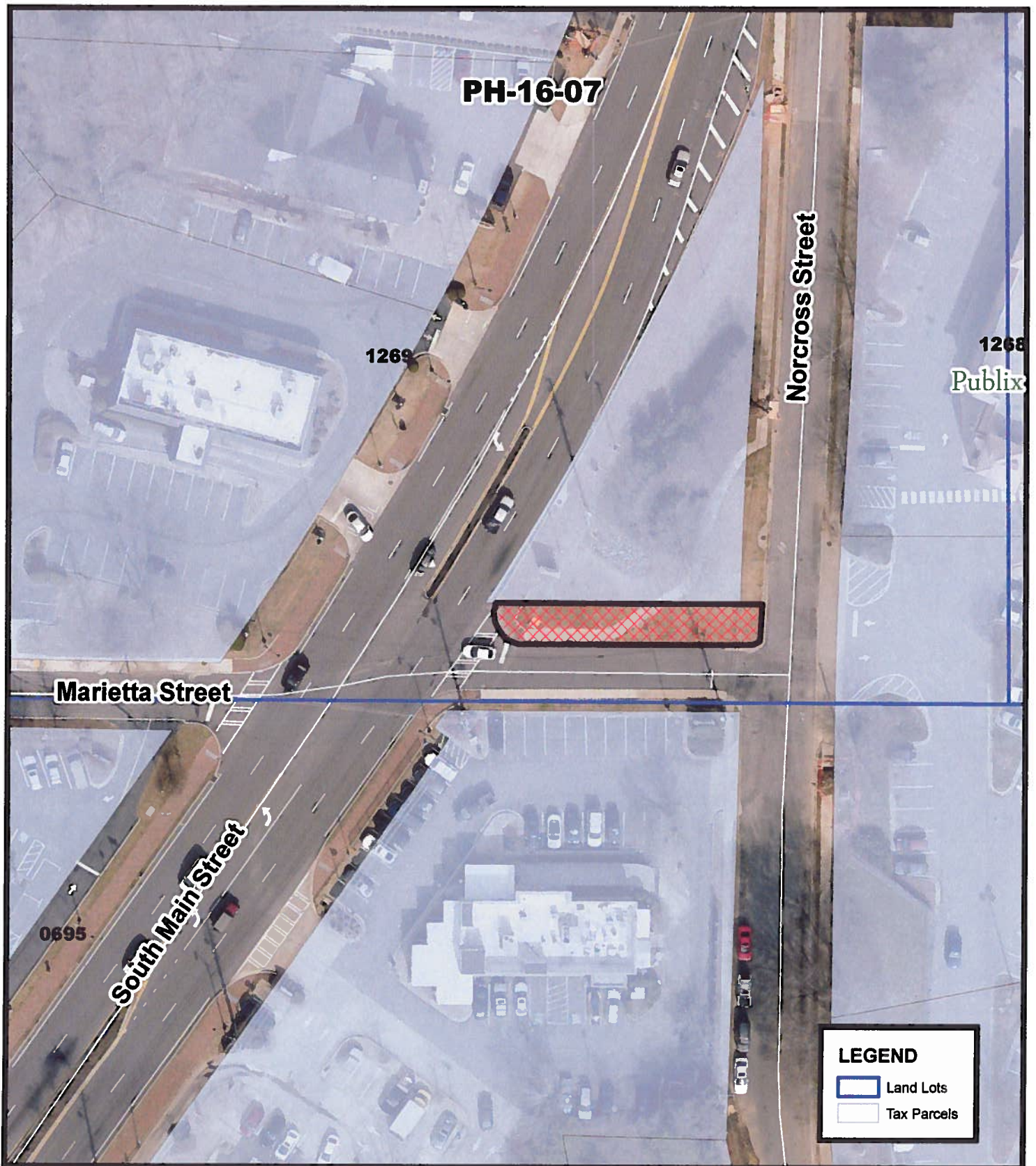
CITY OF ALPHARETTA

BY: _____
David Belle Isle, Mayor

Council Members:

_____	_____
_____	_____
_____	_____

ATTEST: _____
City Clerk



Location Map Marietta St. ROW Abandonment

PH-16-07
D/LL: 2/2/1269
CC Date: 4/25/16



EXHIBIT A

Location Map Provided by:
Community Development - GIS



STAFF REPORT

Submitting Department: Legal
Submitted By: Sam Thomas, City Attorney
Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: CONFERENCE CENTER: SUPPLEMENTAL BOND RESOLUTION
A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ALPHARETTA, GEORGIA TO APPROVE THE FINAL TERMS OF AN INTERGOVERNMENTAL CONTRACT WITH THE DEVELOPMENT AUTHORITY OF ALPHARETTA; TO APPROVE THE AMOUNTS THE CITY IS OBLIGATED TO PAY UNDER SUCH INTERGOVERNMENTAL CONTRACT; TO APPROVE THE USE AND DISTRIBUTION OF AN OFFICIAL STATEMENT WITH RESPECT TO CERTAIN REVENUE BONDS OF THE DEVELOPMENT AUTHORITY OF ALPHARETTA; TO APPROVE THE SALE OF SUCH REVENUE BONDS PURSUANT TO NOTICE OF SALE; TO RATIFY THE PROVISIONS OF CERTAIN PRIOR RESOLUTIONS; AND FOR OTHER PURPOSES.

II. RECOMMENDATION:

The City Attorney recommends approval of a resolution of the Mayor and City Council of Alpharetta, Georgia to approve the final terms of an intergovernmental contract with the Development Authority of Alpharetta; to approve the amounts the City is obligated to pay under such intergovernmental contract; to approve the use and distribution of an official statement with respect to certain revenue bonds of the Development Authority of Alpharetta; to approve the sale of such revenue bonds pursuant to notice of sale; to ratify the provisions of certain prior resolutions; and for other purposes.

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:

The City Attorney will present a Supplemental Bond Resolution related to the Conference Center Project. The purpose of the resolution is to approve the final wording of the intergovernmental contract, the final Official Statement, and approving the sale to the winning bidder.

Approving this resolution formalizes and memorializes decisions and actions that have previously been voted upon and approved by City Council.

The resolution and any associated materials will be provided during the meeting by the City Attorney.

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Public Safety
Submitted By: Tom Patton, Police Captain
Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: PURCHASE OF POLICE VEHICLES

II. RECOMMENDATION:

Approve the purchase of eight Chevrolet Impala PPV sedans from Hardy Chevrolet at a total cost of \$169,093.12 (State Contract 99999-SPD-ES40199409-0002).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: \$169,093.12 (STATE CONTRACT
99999-SPD-ES40199409-0002)

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Public Safety Fleet (30131150-542200-C1202)	\$169,093.12
Public Safety Cardiac Monitor Replacements (30131150-542100-C1315)	(\$112,000.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The Department of Public Safety has used Chevrolet Impalas as its primary patrol vehicle since 2003. The Impala has been an effective and efficient patrol car. Its V-6 engine and front-wheel drive platform is well-suited to a community like Alpharetta, it's roomier than most other police sedans, and it is by far the least expensive pursuit-rated vehicle on the market. Unfortunately, General Motors permanently ended production of the Police Impala earlier this year and availability is now limited to a few that remain on dealer lots.

The Department has completed its vehicle purchases for FY 2016 but recently learned that Hardy Chevrolet, the Georgia State Contract Chevrolet dealer, has eight Impalas in inventory that meet Alpharetta's specifications. These are available at the State Contract price of \$21,136.64 each (State Contract 99999-SPD-ES40199409-0002). The Department anticipates needing 12 to 15 new patrol vehicles in FY 2017 and sees substantial advantages in buying these now in anticipation of next year's needs.

Most importantly, the Impala is at least \$5,000 per vehicle cheaper than any other suitable vehicle available. Also, there are logistical and maintenance advantages in staying with a make and model already in the fleet. And because model year 2017 will be a transition year for General Motors police vehicles, the purchase would go a long way toward bridging the gap into 2018. In short, this initiative will save the City a minimum of \$40,000 (\$5,000 minimum price difference between the Impala and an alternate patrol vehicle * eight vehicles) by moving forward with the purchase now.

Funding for this initiative is requested from (1) existing appropriations within the Department's fleet account (\$57,093.12) and (2) a reallocation of funding from the Department's cardiac monitors replacement account (\$112,000.00; which would fund replacement of approximately four units). The Department plans on requesting replacement of the City's nine cardiac monitors through an operating lease arrangement within the

FY 2017 Budget. Replacing all the cardiac monitors at once provides tangible benefits to our customers and staff in terms of technological capabilities and training and releases the capital funds for reallocation towards the fleet acquisitions. The Department's FY 2017 fleet requests will be lowered to reflect the vehicle purchases set forth herein.

V. ALTERNATIVES:

The Department can wait until FY 2017 to begin vehicle purchases for that year. The minimum cost of a comparable vehicle at that time will be approximately \$26,000, or roughly \$5,000 more than the recommended Impala.

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Public Works

Submitted By: John Maloney

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: FY 2016 LOCAL MAINTENANCE AND IMPROVEMENT GRANT - OFF SYSTEM SAFETY PROGRAM

II. RECOMMENDATION:

Adopt the attached resolution providing approval of the submission of the FY 2016 Local Maintenance and Improvement Grant application to the Georgia Department of Transportation.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL
IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN
CURRENT FY
OPRT.
BUDGET: NO

TOTAL PROJECT COST:

IF AWARDED FUNDING THROUGH THE FY 2016 LOCAL MAINTENANCE AND IMPROVEMENT GRANT (LMIG) PROGRAM, THE CITY WILL BE REQUIRED TO CONTRIBUTE A 30% MATCH. THE ESTIMATED COST OF BOTH PROJECTS SUBMITTED WITH THE GRANT APPLICATION IS \$363,000.00. IF BOTH PROJECTS ARE AWARDED FULL FUNDING, THIS WOULD RESULT IN AN ALLOCATION OF \$279,230.77 FROM GEORGIA DEPARTMENT OF TRANSPORTATION REQUIRING A MATCH OF \$83,769.23 FROM THE CITY. THESE FUNDS ARE AVAILABLE IN THE DEPARTMENT OF PUBLIC WORKS' CAPITAL BUDGET AS SET FORTH BELOW.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Traffic Control Equipment (2016 LMIG; 34041100-541410-C1220)	\$279,230.77
Traffic Control Equipment (City Match; 30141100-541410-C1220)	\$83,769.23
Traffic Control Equipment (30141100-541410-C1220)	(\$42,224.23)
Traffic Calming Equipment (30141100-541410-C1217)	(\$17,863.00)
Minor Intersection Upgrades (30141100-541410-C1407)	(\$23,682.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Traffic Control Equipment (2016 LMIG; 34041100-334310-C1220)	\$279,230.77
-	\$0.00
-	\$0.00
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG) Program is receiving additional funding from the State's FY 2016 supplemental budget. The GDOT Commissioner has requested that a portion of these additional funds be allocated for GDOT's Off System Safety Program (OSS). The OSS Program focuses on low-cost safety improvements that can be implemented within the existing rights of way of Off-System routes that are likely to reduce the frequency and severity of crashes.

Applications for this supplemental LMIG funding were due by April 15 to permit the local GDOT District time to review the

applications and select projects to be funded. The local District will then submit their selected projects to GDOT's main office downtown by May 15. The downtown office must then authorize funding through this program by June 30, 2016. Projects awarded funding through this grant must be under contract or completed by December 31, 2016. Public Works staff has submitted an application in accordance with established timelines but can cancel the application if this initiative is not approved by City Council.

The Department of Public Works has identified two traffic signal upgrade projects that could benefit from this funding and be accomplished within the required timeframe. The first of these projects calls for upgrading up to 66 intersections through the replacement of existing protected/permissive left turn signal heads with four-section Flashing Yellow Arrow (FYA) signal heads centered in front of the turn lanes. The second project involves upgrading up to 16 intersections through the replacement of protected only left turn signal heads with four-section T-shaped left turn arrow signal heads centered in front of the turn lanes. A list of proposed intersections involved in each project is attached.

Note: GDOT asked for applications to be submitted by April 15. If not approved for submission, the City's application will be pulled from consideration for funding.

V. ALTERNATIVES:

None

VI. ATTACHMENTS:

Resolution, Intersection List, Flashing Yellow Project Map, Dual Indications Project Map, Dual Indication Signal Head



A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO SUBMIT A FY 2016 LOCAL MAINTENANCE AND IMPROVEMENT GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Georgia Department of Transportation made available funding under the FY16 Local Maintenance and Improvement Grant Program; and

WHEREAS, such funding may be used to fund transportation safety improvement projects such as traffic signal improvements, pavement markings, or roadway signage; and

WHEREAS, the City of Alpharetta will submit a project application for this funding; and

WHEREAS, the City of Alpharetta must include an additional 30% match for the project; and

WHEREAS, the City of Alpharetta desires to use this funding to perform traffic signal upgrades at seventy-one intersections within the City; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW, THEREFORE BE IT SO RESOLVED, this 25th day of April, 2016, by the Mayor and Council of the City of Alpharetta that the submission of the FY 2016 Local Maintenance and Improvement Grant application is hereby approved; and the Mayor is hereby authorized to execute the necessary award package with directives under the Local Maintenance and Improvement Grant Program.

Adopted this _____ day of _____ 2016.

CITY OF Alpharetta, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

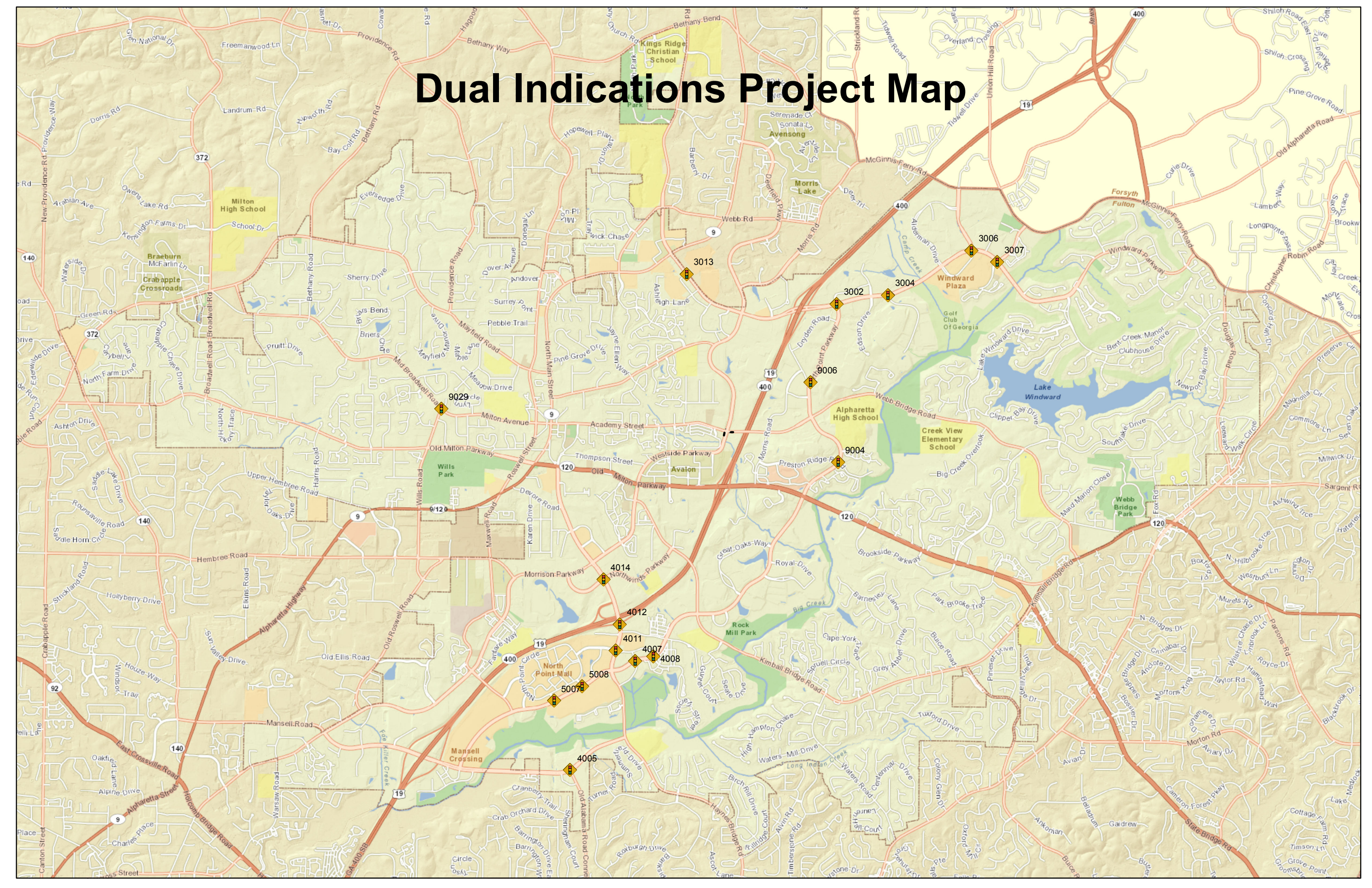
Attest: _____
City Clerk

Priority	Intersection		
	Main Street	Side Street	Map ID
1	Flashing Yellow Arrow Signal Head Intersection Upgrade Project		
1.01	Old Milton Parkway	Roswell Street	2015
1.02	Old Milton Parkway	Wills Road	2016
1.03	Windward Parkway	North Point Parkway	3002
1.04	Windward Parkway	Alderman Drive	3005
1.05	Windward Parkway	Windward Concourse	3006
1.06	Windward Parkway	Westside Pkwy/Deerfield Pkwy	3009
1.07	Windward Parkway	HP/The Plaza Driveways	3010
1.08	Windward Parkway	Home Depot Driveway	3012
1.09	Windward Parkway	Jordan Court (Walmart/Costco)	3013
1.10	Windward Parkway	McGinnis Ferry	9011
1.11	Mansell Road	Mansell One Driveway	4006
1.12	Mansell Road	Davis Drive	5012
1.13	Mansell Road	Duke Drive	5013
1.14	Mansell Road	Kingswood Place	5014
1.15	Haynes Bridge Road	North Point Parkway	4001
1.16	Haynes Bridge Road	Georgia Lane	4002
1.17	Haynes Bridge Road	Mansell Road	4003
1.18	Haynes Bridge Road	Haynes Bridge Middle School	4004
1.19	Haynes Bridge Road	North Point Drive	4011
1.20	Haynes Bridge Road	Lakeview Pkwy/Northwinds Pkwy	4014
1.21	Haynes Bridge Road	Morrison Rd/Westside Pkwy	4015
1.22	Haynes Bridge Road	Woodhaven Way	4017
1.23	Haynes Bridge Road	Rainwater Blvd	4018
1.24	Haynes Bridge Road	Devore Road	4019
1.25	Haynes Bridge Road	Alpha Crossing	4020
1.26	North Point Parkway	Georgia Lane	4007
1.27	North Point Parkway	Rock Mill Road	4009
1.28	North Point Parkway	Kimball Bridge Road	4010
1.29	North Point Parkway	Mansell Crossing South	5002
1.30	North Point Parkway	Mansell Crossing Middle	5003
1.31	North Point Parkway	Mansell Crossing North	5004
1.32	North Point Parkway	North Point Mall D'way (South)	5007
1.33	North Point Parkway	North Point Mall D'way (North)	5008
1.34	North Point Parkway	North Point Court	5009
1.35	North Point Parkway	Great Oaks Way (South)	9002
1.36	North Point Parkway	Great Oaks Way (North)	9003
1.37	North Point Parkway	Morris Road	9006
1.38	North Point Parkway	Webb Bridge Road	9005
1.39	North Point Parkway	Alpharetta H.S. Driveway	9033
1.40	Westside Parkway	Colonial Center	5016
1.41	Westside Parkway	Encore Parkway	9015
1.42	Westside Parkway	Hembree Road	9017
1.43	Westside Parkway	Kimball Bridge Road	2018
1.44	Westside Parkway	Cumming Street	3016
1.45	Westside Parkway	Maxwell Road	9016
1.46	Webb Bridge Road	Lake Windward	9018
1.47	Webb Bridge Road	Alpharetta H.S. Driveway	9032
1.48	Webb Bridge Road	Park Bridge Parkway	9019

Priority	Intersection		
	Main Street	Side Street	Map ID
1.49	Webb Bridge Road	Park Glenn Drive	9020
1.50	Webb Bridge Road	Webb Bridge M.S. Driveway	9021
1.51	Webb Bridge Road	Webb Bridge Way	9022
1.52	Webb Bridge Road	Westside Parkway	9040
1.53	Webb Bridge Road	Morris Road	9041
1.54	Academy Street	Haynes Bridge Road	1007
1.55	Milton Avenue	Canton Street	1002
1.56	Canton Street	Mayfield Road	1003
1.57	Kimball Bridge Road	Rock Mill Road	9031
1.58	Kimball Bridge Road	Waters Road	9034
1.59	Kimball Bridge Road	Tuxford Road	9036
1.60	Kimball Bridge Road	Buice Road	9038
1.61	Cumming Street	Henderson Parkway	9030
1.62	Maxwell Road	Hembree Road	4021
1.63	McGinnis Ferry	Windward Concourse	9013
1.64	Upper Hembree Road	Harris Road	9027
1.65	Rucker Road	Broadwell Road	9035
1.66	Mayfield Road	Providence Road	9037
2	Dual Indications Signal Head Intersection Upgrade Project		
2.01	Windward Parkway	Jordan Court (Walmart/Costco)	3013
2.02	Windward Parkway	North Point Parkway	3002
2.03	Windward Parkway	Marconi Drive	3004
2.04	Windward Parkway	Windward Concourse	3006
2.05	Windward Parkway	Union Hill Road	3007
2.06	North Point Parkway	Morris Road	9006
2.07	North Point Parkway	Preston Ridge Road	9004
2.08	Mid-Broadwell Road	Wills Road	9029
2.09	Haynes Bridge Road	Lakeview Parkway	4014
2.10	Haynes Bridge Road	GA 400 NB Ramps	4012
2.11	Haynes Bridge Road	North Point Drive	4011
2.12	North Point Parkway	North Point Drive	4008
2.13	North Point Parkway	Georgia Lane	4007
2.14	North Point Parkway	North Point Mall D'way (North)	5008
2.15	North Point Parkway	North Point Mall D'way (South)	5007
2.16	Mansell Road	Old Alabama Connector	4005

Flashing Yellow Arrow Project Map

Dual Indications Project Map





Intersection with 4-Section T-Shaped (Dual Indication) Left Turn Signal Head

(Westside Parkway at Sanctuary Parkway / Top Golf)



STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: April 25, 2016

I. AGENDA ITEM TITLE: PRESENTATION AND DISCUSSION OF THE RECOMMENDED FISCAL YEAR 2017 BUDGET (OPERATIONS/CAPITAL)

II. RECOMMENDATION:

The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2017 Budget") and allow for a question and answer dialogue.

III. REPORT IN BRIEF:

The Fiscal Year 2017 Budget was distributed electronically to the City Council on April 25, 2016, and is available on the City's website.

Tom Harris, Finance Director, will be presenting an overview of the FY 2017 Budget.

IV. ALTERNATIVES:

V. ATTACHMENTS: