



FEBRUARY 4, 2019

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE TO THE FLAG**
- IV. CONSENT AGENDA**
 - A. Council Meeting Minutes (Meeting of 1-28-2019)**
 - B. Alcoholic Beverage License Applications**
 - PH-19-AB-02 Chartwell Hospitality, LLC**
d/b/a Hilton Garden Inn Atlanta North/Alpharetta
4025 Windward Plaza
Alpharetta, GA 30005

Owner: Robert G. Schaedle III
Registered Agent: Michael Sard
 - PH-19-AB-03 I8LITE INC**
d/b/a Burger IM
5530 Windward Pkwy Ste. C-310
Alpharetta, GA 30004

Owner: George Mikhail
Registered Agent: George Mikhail
 - C. Financial Management Report: Month Ending December 31, 2018**
- V. PROCLAMATIONS AND PRESENTATIONS**
 - A. Heart Health Month Proclamation**
 - B. Bicycle Friendly Community**
 - C. Bicycle Friendly Business: Honda**
 - D. Service Awards - Brian Martin (20-years) and Carl Hall (30-years)**
- VI. OLD BUSINESS**

A. PH-18-19: Unified Development Code Text Amendments – Definitions, C-2 Uses And Driveways *Second Reading*

Consideration of text amendments to Unified Development Code, Articles I, II and III to remove 'Dwelling', 'For-Rent' as a conditional use and 'Congregate Housing' as a permitted use in the C-2 zoning district, amend the definitions of 'Greenspace' and 'Open Space' and add regulations addressing minimum length of a residential driveway.

VII. NEW BUSINESS

A. Board and Commission Appointments: Alpharetta Development Authority

VIII. WORKSHOP

A. Criminal Justice Reform Bill SB407

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION



STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: February 4, 2019

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 1-28-2019)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting Minutes Draft 1-28-19



City Council Meeting
January 28, 2019
Office of the City Clerk
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder
 - o Ben Burnett
 - o John Hipes
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Sam Thomas, City Attorney
 - o Erin Cobb, City Clerk
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Director of Public Safety
 - o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - o Kathi Cook, Director of Community Development
 - o Michael Woodman, Senior Planner

- o Eric Graves, Senior Traffic Engineer

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

- Council Meeting Minutes (Meeting of 1/14/2019)
- A Resolution Authorizing the Execution of an Amendment to an Employment Agreement Between the City of Alpharetta and the City Administrator
- A Resolution of the Mayor and Council of the City of Alpharetta, Georgia Appointing Erin Cobb as City Clerk of the City of Alpharetta
- ❖ Council Member Merkel offered a motion to approve the Consent Agenda
- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously 7-0

V. PUBLIC HEARING

A. Z-18-07 / CU-18-05 / V-18-09: Silver Oaks / Northside Medical Office

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council approve Z-18-07/CU-18-05/V-18-09 Silver Oak Northside Hospital/Old Milton Parkway, subject to the following conditions (Planning Commission changes in RED):
 1. The site, consisting of approximately 5.9 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Long Engineering, Inc., dated 11/19/2018, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. 'Clinic' shall be added as a conditional use at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway, limited to no more than 80,000 square feet ~~and excluding pain clinics.~~
 3. Conditional use approval shall be limited to Northside Hospital, Inc. and its affiliates; ~~no additional clinic businesses or subleasing shall be permitted within the approved space.~~
 4. Hours of operation of the 'Clinic' shall be Monday – Sunday 6:00 AM to 8:00 PM.
 5. Maximum building height shall be 3 stories and 44'.
 6. Maximum building footprint of the 60,000 square foot building shall be 20,000 square feet.
 7. Buildings shall have a minimum 20' front setback along Old Milton Parkway.

8. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Parking deck elevations shall be treated with comparable architecture, materials and finishes as the building it serves, subject to approval by the DRB. Parking deck shall be screened from Old Milton Parkway and the Alpha Loop with aesthetic evergreen landscape material to break up the view of the parking deck, as approved by DRB.
9. Developer shall improve Old Milton Parkway streetscape, including an 8' sidewalk, 6' planting strip and decorative pedestrian-scale lighting. Street trees shall be required in the planting strip (as approved by GDOT), as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
10. Existing utilities and easements shall not conflict with landscape strip and front yard landscaping requirements.
11. Amenity and civic space shall meet the minimum requirements and shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. Landscape shall include plant selections promoting the historic district.
12. Foundation plantings shall be provided to accommodate shrubs and vines, as approved by Staff.
13. Project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
14. Developer shall save trees as depicted on the plan prepared by Sears Smith & Associates, dated 12/10/2018. 26" Black Walnut shall be re-evaluated in the spring to determine if the tree is a good tree save. Applicant shall make a reasonable effort to save 7" Magnolia and 7.5" Hemlock at the southeast corner of the property.
15. Developer shall dedicate permanent easement and construct minimum 8' concrete, accessible multi-use trail (Alpha Loop) in the location depicted on the site plan prepared by Sears Smith & Associates, dated 12/10/2018, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. A crosswalk shall be provided across Old Milton Parkway, at the signalized intersection, and shall be constructed of a material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape, hardscape and trail entrance gateways/arches at Old Milton Parkway and at southern property line. Wayfinding signage shall be placed at key locations along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff pursuant to the requirements of O.C.G.A. Section 36-71-7(b) and those sections of the Impact Fee Ordinance not in conflict therewith. There is no obligation on Northside to grant any easement or to complete construction of any improvement until the time for final inspection for either of the medical office buildings.

16. Decorative paver apron shall be required at project driveway, as approved by Staff.
17. Applicant shall provide a City-approved MARTA bus shelter at the bus stop in front of the City's Public Safety building or at an alternative location approved by MARTA.
18. ~~Overhead~~ Utilities directly serving the development shall be placed underground.
19. Site driveway improvements shall incorporate an eastbound deceleration lane along Old Milton Parkway; a southbound ingress lane; a northbound combined left and through lane; and a northbound right-turn lane.
20. As recommended by the applicant's traffic study, a traffic signal shall be installed at the intersection of Old Milton Parkway with Park Street/site access drive. Traffic signal design to be approved by Alpharetta Public Works Traffic Signals group and shall meet City standards, including communication with the city central control system, fire preemption, and camera mounted on luminaire extension arm. Applicant shall obtain all required GDOT permits for signal and right-of-way encroachment.
21. Pedestrian amenities including sidewalks, lighting, benches and bike parking shall be provided throughout the development.
- ~~22. Fire Department access shall meet IFC 2012 Chapter 5 and Appendix D and the Alpharetta City Code., regarding turnaround on west side of the property.~~
23. Location of stormwater outfalls shall be approved at Land Disturbance Permit. Outfall shall be directed away from public park or built as decorative feature, as approved by Staff.
 - The applicant, Silver Oak Assets, LLC, is requesting a rezoning of 5.9 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of a 3-story, 60,000 square foot medical office building, 2-story, 20,000 square foot medical office building and a 3-level parking deck. A conditional use is requested to allow 'Clinic' and 2 variances and an exception are requested to increase the maximum building footprint, eliminate a 50' undisturbed buffer and increase the building height. The subject property is located at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway on the south side of Old Milton Parkway across from Park Street.
 - The submitted request, if approved, would allow for the construction of a 3-story, 60,000 square foot medical office building, 2-story, 20,000 square foot medical office building and 3-level parking deck on 5.9 acres.
 - The applicant proposes rezoning of the property from R-12 to DT-LW, a conditional use to allow 'Clinic' and two (2) variances and an exception to increase the maximum building footprint, eliminate a 50' undisturbed buffer and increase building height. The subject property is located at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway on the south side of Old Milton Parkway across from Park Street.
 - The applicant's property represents five (5) parcels of land, of which two (2) are developed with single-family detached homes and the remaining properties are undeveloped. The property located at 2465 Old Milton Parkway was also previously used for a fruit and vegetable stand.

- Surrounding properties are zoned MU (Mixed Use) to the north, R-10M (Dwelling 'For-Rent' or 'For-Sale', Residential) to the east, R-10M and R-4A (Dwelling, 'For-Sale' Attached Residential – Low Density) to the south and O-P (Office-Professional) to the west. The Foundry mixed-use development is located to the north, AMLI Northwinds to the east and south, Haynes Park Subdivision detention pond to the south and Quality Orthodontic Care (1-story medical office building) to the west.
- The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use Live Work'. As shown in the table below, the applicant's proposed non-residential density is less than other Downtown developments. The applicant proposes 80,000 square feet of medical office use on the 5.9-acre property, which represents a non-residential density of 13,559 square feet per acre. The applicant proposes structured parking, which allows for more greenspace and open space.
- The applicant is requesting two (2) variances and an exception. A variance is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 3.7.5 to increase the maximum building footprint in the DT-LW district from 10,000 square feet to 20,000 square feet for the 60,000 square foot office and to approximately 38,000 square feet for the 3-level parking deck. The WellStar medical office building directly across Old Milton Parkway has a building footprint of 20,000 square feet.
- Staff does not believe the intent of the Downtown Code was to regulate structured parking footprints as it could discourage the use of structured parking. However, out of an abundance of caution, staff advertised a building footprint variance for the proposed 3-level parking deck. The proposed parking deck falls within the maximum parking deck footprints approved in the Downtown. If approved, conditions are recommended addressing architectural and design requirements, as well as screening of the parking deck.
- A variance is requested from UDC Subsection 3.2.8(B)(1) to eliminate a required 50' undisturbed buffer adjacent to Haynes Park Subdivision, which is zoned R-4A and located to the south. Haynes Park HOA has agreed to deed the 2.5-acre property to the south of the applicant's site to the City for the purpose of developing the City's Alpha Loop project. The proposed Alpha Loop alignment through the adjacent property. Although the 2.5-acre property has residential zoning, there are no residential uses on the property that could be impacted by the elimination of the undisturbed buffer. The required undisturbed buffer adjacent to AMLI Northwinds is provided on the AMLI property.
- An exception is requested from Appendix A: Alpharetta Downtown Code to increase the maximum building height allowed in the DT-LW district, which is three (3) stories and 40'. The 60,000 square foot building is proposed to be three (3) stories and 44'. The applicant states that the need for the larger building height is due to the specialized equipment for imaging and surgery. The ground floor is proposed to be 14.5', 2nd floor is 14' and 3rd floor is 15.5'.
- Building heights along Old Milton Parkway and Thompson Street typically do not exceed 40'. However, there are a few exceptions including the Kairos Old Milton property that recently received approval for a height exception to allow two (2) office

buildings to be 3-stories and 44', Old Milton Holdings – The Foundry allows up to 45' and Thompson Street Flats was approved for a height exception allowing up to 48'.

- According to the applicant, leasing of the clinic has not occurred and therefore, the applicant is unable to provide specifics regarding the variety of services to be offered. Northside Hospital, Inc. intends for the building to be primarily used for physician offices, outpatient surgery center and an imaging center. The anticipated hours of operation of the clinic are 6:00 AM – 8:00 PM, Monday – Sunday.
- The submitted site plan depicts a 3-story, 60,000 square foot office building fronting a 3-level parking deck and surface parking on the western half of the property. A 2-story, 20,000 square foot office building with surface parking is depicted on the eastern half of the property. The 3-story office building has a 20,000 square foot building footprint and the parking deck has a 38,000 square foot footprint, of which a variance has been requested to exceed the 10,000 square foot maximum.
- One (1) project driveway is depicted on Old Milton Parkway and aligned with Park Street to the north. While not depicted on the site plan, the applicant provided a signal warrant study showing that a traffic signal is needed at the site entrance/intersection of Old Milton Parkway and Park Street. 400 parking spaces are provided on the site, of which 106 are surface parking spaces and 294 are proposed within the parking deck. The UDC requires a total of 240 parking spaces for the two (2) office buildings.
- The proposed excess parking would not have impacts to greenspace and open space since nearly 75% of the parking is provided in a structured parking deck. Proposed minimum building setbacks are consistent with the DT-LW development standards and other developments located along Old Milton Parkway, which typically have a 20' or greater building setback from the road. If approved, it is recommended that the minimum front setback along Old Milton Parkway be at least 20'.
- The site plan calls out 27,255 square feet (0.63 acres) of amenity space and 27,106 square feet (0.62 acres) of civic space. However, the site plan depicts civic and amenity space within required setbacks and landscape strips, which is contrary to UDC open space regulations. DT-LW requires a minimum 10% of the site be set aside as civic space (sites over 5 acres) and 10% of the site be set aside as amenity space, of which 0.59 acres of civic space and 0.59 acres of amenity space would be required. According to the applicant, civic space will consist of a pocket park surrounding a tree save area, as well as the Alpha Loop connection through the site. The pocket park will consist of a sidewalk, landscaping and seating area. The Alpha Loop connection is depicted connecting to the City's Alpha Loop alignment on the property to the south before coming through the middle of the site to the new intersection at Old Milton Parkway and Park Street.
- Amenity areas are proposed to be improved as lawns, which are located at the front of both buildings and at the rear of the 2-story building. The amenity area at the rear of the site includes a tree save and seating area for employees. If approved, the site plan should meet the minimum open space requirements and a crosswalk should be provided for the Alpha Loop crossing Old Milton Parkway.
- There are several trees on the subject property, consisting of Hardwoods, Pines and Magnolias. A tree save area is depicted at the northwest corner of the site, consisting

of two (2) Magnolias (26" and 34") and a Water Oak (25"). Tree saves are also depicted to the east and south of the 2-story office building, consisting of a Magnolia, American Elm and Black Walnut. If approved, the developer should identify and save significant tree groupings and trees of quality.

- Stormwater facilities are depicted to be underground, underneath the parking deck on the western half of the property and underneath the surface parking lot on the eastern half of the property.
- According to the applicant, the proposed office buildings reflect a Mercantile/Mill architectural style. Buildings are depicted to be primarily brick with a stone base and accents. The applicant provided the revised building elevations below and the following description of the architectural style and materials:
- "In our redesign of the Silver Oak buildings we wanted to design towards the Mercantile/Mill aesthetic. To accomplish this, we changed the rhythm of the metal mullions. Historically large expanses of glass were difficult to produce, and so by adding more vertical mullions we can break up the glass into smaller pieces and evoke this more historical image. In addition, in historical construction windows were capped by an arch. This was to take the weight of the brick above around the non-structural glass element. While this is no longer necessary in modern construction, by adding these arches the building evokes this classic construction method.
- The other major change to the façade is at the entrance. By enlarging the tower element we've made it more prominent. The arch that forms the entrance spans multiple glass elements through the application of curved mullions. To further differentiate the entrance, we accentuated its height and capped it with a traditional stone parapet. This stone parapet, while common on historical mill buildings, also evokes architectural ideas found in the Italianate and Beaux Arts Styles.
- To continue to adhere to other zoning requirements we maintained the stone veneer base with brick above from the previous design. We also maintained the level differentiation with the use of spandrel versus vision glass as well as by breaking up some of the vertical windows. We maintained the general Building Massing by having the entrance project beyond the main building form and having a small section recede. This creates 7 distinct masses along the façade with the entrance and corner tower elements being the most prominent."
- The City's Downtown Consultant reviewed the proposed building elevations with the following comments and markups based on the latest revised building elevations above:
- Curtain wall glazing is not a permitted material in the Downtown.
- Applicant should be reminded of these words from the Downtown Design Guidelines: ". . . design that are consistent with the design of the traditional Main Street as seen in small to medium sized towns throughout the United States, most of which were built during the 19th century up through the early part of the 20th century."
- Top of building is weak. Modify the parapet to historically inspired traditional elements that visually transition to the sky. Plenty of ideas in the Downtown Design Guidelines.

- Massing and proportions look pretty good.
- Need material details that will make it look good and comply with the Downtown Design Guidelines.
- The parking deck is not very attractive, and no attempt to disguise it. Applicant should be directed to the City's new Milton Avenue Parking Deck for ideas.
- Downtown Consultant markups below apply to both buildings.
- The applicant provided a traffic study and signal warrant study to identify the impacts of the proposed development. The trip generation estimates show that the 80,000 square foot medical office use would generate 273 PM Peak Hour trips, as shown in the table below. The impact of the additional traffic is primarily concentrated at the site driveway.
- To mitigate this impact, the study recommends an intersection improvement consisting of a new traffic signal located on Old Milton Parkway and the existing intersection with Park Street to the north and the proposed development driveway to the south. In addition, an eastbound deceleration lane is proposed along Old Milton Parkway and the site egress is recommended to include a right-turn lane and a through/left-turn lane.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning, conditional use, variance and exception. The zoning proposal is consistent with the vision in the City's Downtown Master Plan and Comprehensive Plan and the site plan adequately addresses access, parking and other development regulations to accommodate the proposed conditional use. The request to increase the building height by four-feet (4') is related to the applicant's need to accommodate specialized imaging and surgery equipment.
- The variance request to increase the maximum building footprint is reasonable given that Old Milton Parkway is less walkable than other areas of the Downtown and the WellStar medical office building, directly across the street, was approved with a 20,000 square foot building footprint. The 50' undisturbed buffer is not necessary, since the adjacent property is not developed with residential uses and is being deeded to the City for improvement for the Alpha Loop.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The Community Zoning Information Meeting (CZIM) was held on September 12, 2018 and October 10, 2018. One (1) citizen signed-in asking to be informed of public hearing dates.
- Julie Sellers, came forward as the attorney on behalf of the applicant
- Charlie Dickhaus with Northside came forward to speak on behalf of the applicant
- Council Member Binder called Eric Graves, Senior Traffic Engineer, to discuss the staff recommendation regarding an additional traffic signal

- **Public Comment**

- o None

- ❖ Council Member Richard offered a motion to approve Z-18-07/CU-18-05/V-18-09 Silver Oak Northside Hospital/Old Milton Parkway, with the conditions as reviewed by staff and the following changes:

- #15. Developer shall dedicate permanent easement and construct minimum 8' concrete, accessible multi-use trail (Alpha Loop) in the location depicted on the site plan prepared by Sears Smith & Associates, dated 12/10/2018, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. A crosswalk shall be provided across Old Milton Parkway, at the signalized intersection, and shall be constructed of a material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape, hardscape and trail entrance gateways/arches at Old Milton Parkway and at southern property line. Wayfinding signage shall be placed at key locations along the trail. Alpha Loop improvements shall be eligible for impact fee credits, pursuant to the requirements of O.C.G.A. Section 36-71-7(b) and those sections of the Impact Fee Ordinance not in conflict therewith. There is no obligation on Northside to grant any easement or to complete construction of any improvement until the time for final inspection for either of the medical office buildings. The City and Developer will work together for a mutually acceptable location.
 - #22. Fire Department access shall meet IFC 2012 Chapter 5 and Appendix D and the Alpharetta City Code.
 - The motion received a second from Council Member Burnett

- ❖ Mayor Gilvin offered a friendly amendment to add a final sentence to condition #20:

- #20. As recommended by the applicant's traffic study, a traffic signal shall be installed at the intersection of Old Milton Parkway with Park Street/site access drive. Traffic signal design to be approved by Alpharetta Public Works Traffic Signals group and shall meet City standards, including communication with the city central control system, fire preemption, and camera mounted on luminaire extension arm. Applicant shall obtain all required GDOT permits for signal and right-of-way encroachment. If it is determined that the traffic signal is warranted, all costs associated with purchase and installation of said signal shall be born entirely by the developer, and no impact fee credits may be applied to offset the cost.
 - Council Member Richard and Council Member Burnett accepted the amendment
 - The motion was approved unanimously 7-0

B. PH-18-14: 360 Tech Village

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff recommends Mayor and Council approve PH-18-14 360 Tech Village/Change to Previous Conditions of Zoning, subject to the following conditions (RED text below indicates a change from the previous conditions):
 1. The 62.47-acre property shall be zoned MU. Except as provided in paragraph 2. below, the site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 10/31/18 (SP-13), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application (attached as Exhibit A) with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff.
 2. Development regulations shall be amended as follows:
 - d. Delete.
 - f. 'For-Rent' Residential – After May 27, 2018, up to 276 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with the retail located on the ground floor of the 'For-Rent' building and foundations and concrete or steel building frame (excluding roof parapets and roofing) for a minimum 60,000 square feet of office use. Building permits for this initial retail space and the foundations and concrete or steel building frame (excluding roof parapets and roofing) for a 60,000 square foot office shall be secured concurrently with the building permit for the 'For-Rent' units. A Certificate of Occupancy shall not be issued for rental units until foundations and concrete or steel building frame (excluding parapets and roofing) for a 60,000 square feet of office has been constructed. Additionally, a Certificate of Occupancy shall not be issued for rental units until an LDP and model home building permits have been secured for the initial 'For-Sale' units along the boulevard. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. 'For-Rent' architectural style shall be substantially similar to that shown in the 'Heights at Brookleigh' submission. If a building permit is not issued by December 31, 2019 residential units shall revert to 'For-Sale' only.
 43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by December 31, 2019.

- The applicant, TPA Group, LLC, requests changes to previous conditions of zoning on a 62.47-acre property approved for a mixed-use development. The requested changes would allow for an extension to the reversion clause associated with the 'For-Rent' product and to eliminate a 200-room hotel. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- The submitted request, if approved, will allow for changes to previous conditions of zoning related to the 360 Tech Village (TPA/Fuqua) Master Plan. The proposed changes would allow for an extension to the reversion clause associated with the 'For-Rent' product and to eliminate a 200-room hotel. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- The property was approved on May 22, 2017 for a master plan amendment, rezoning, conditional use and variance to allow a mixed-use development, including office, retail/restaurant, hotel, 'For-Sale' residential and 'For-Rent' residential on 62.47 acres. As shown below, the applicant proposes the following changes to previous conditions of zoning related to file # PH-17-34 360 Tech Village and MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot
- Don Rolader, 1865 Lockeway Drive Suite 601 Alpharetta, GA came forward as the attorney on behalf of the applicant
- Chris Hayes, with TPA Group, 1776 Peachtree Street Atlanta, GA came forward on behalf of the applicant
- Richard Munger, Partner and Senior Vice President of North America Properties, 550 Trowbrook Road, Sandy Springs, GA came forward on behalf of the applicant.
- **Public Comment**
 - o Martine Zurinkas, 8070 Willow Tree Way, Alpharetta, GA came forward to speak in opposition to the applicant's request
- ❖ Council Member Richard offered a motion to deny PH-18-14 360 Tech Village/Change to Previous Conditions of Zoning
 - The motion received a second from Council Member Binder
 - The motion to deny passed by 6-1 vote; Mayor Pro Tem Mitchell voting in opposition

C. E-18-11: Edison Sign Exception

NOTE: This item has been deferred by the Applicant and will be neither heard nor considered during this meeting. Its consideration has been placed on the March 4, 2019 City Council Agenda.

D. **PH-18-19: Unified Development Code Text Amendments – Definitions, C-2 Uses And Driveways**

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council approve amendments to the Unified Development Code as it relates to C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses, greenspace and open space definitions and residential parking.
- Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions, Subsection 2.2.14 C-1 Neighborhood Commercial, Subsection 2.2.15 C-2 General Commercial, Section 2.5 Parking and Loading, Subsection 3.3.2 Stormwater Management Definitions, and Appendix A: Alpharetta Downtown Code, Section 2.4 Parking and Loading.
- C-1/C-2 Uses: Staff proposes to delete 'Dwelling, 'For-Rent' as a conditional use in the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts and to delete 'Dwelling, 'For-Sale Attached in a Vertically Mixed Use Building Over Retail or Restaurant' as a conditional use in the C-2 zoning district.
- Open Space/Greenspace: Staff proposes to add a definition for 'Greenspace' to Article I, Section 1.4, Definitions and to delete the definition of 'Greenspace' from Article III, Subsection 3.3.2, Stormwater Management Definitions. Staff also proposes amendments to the definition of 'Open Space' in Article I, Section 1.4 for the purpose of maintaining consistency with the regulations in the Downtown Overlay and North Point Overlay.
- Parking: Staff proposes text amendments to Section 2.5 Parking and Loading and Appendix A: Alpharetta Downtown Code, Section 2.4 Parking and Loading requiring all 'For-Sale' dwelling units to have a minimum 18' long and 10' wide driveway. In addition, regulations are proposed addressing tandem parking.
- City Attorney, Sam Thomas, read the Ordinance aloud
- **Public Comment**
 - o None
- ❖ Council Member Richard offered a motion to approve the Ordinance as read by City Attorney, Sam Thomas, with the following changes:
 - Section 2.5.1 Including the residential parking spaces required by the Ordinance shall be standard parking spaces; 9 feet by 19 feet
 - Section 2.5.4, Locational Criteria, Section B, the driveway minimums are 18 feet by 10 feet
 - Section 2.4.1, regarding parking ratio for 'For-Sale' attached, increase ratio from .15 to .5 for visitor space per unit
 - The motion received a second from Council Member Hipes

- The motion was approved unanimously 7-0

VI. WORKSHOP

A. Atlanta Audubon Society Bird Friendly Habitat Restoration

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to introduce Nikki Belmonte, Executive Director of the Atlanta Audubon Society, to discuss their bird friendly habitat restoration project

B. Rucker Road Project: Considerations Regarding Network Lighting Controls vs. Smart City Opportunities

- Director of Public Works, Pete Sewczwicz, came forward to present the item and provide an overview of the street light options for the Rucker Road Project

VII. PUBLIC COMMENT

- None

VIII. REPORTS

- Council Member Binder appointed Mike Perry for the Board of Ethics Commission
- Council Member Richard thanked staff and MKSK for the placemaking open house that was held last Wednesday night
- Mayor Gilvin appointed Gerard Henry and Ruth Ann Tatum for the Board of Ethics Commission

IX. ADJOURNMENT

- ❖ With no further business to be conducted or items to be considered, Mayor Gilvin adjourned the meeting at 8:43 PM.

Respectfully submitted,



Erin Cobb, City Clerk



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: February 4, 2019

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

PH-19-AB-02 CHARTWELL HOSPITALITY, LLC
D/B/A HILTON GARDEN INN ATLANTA NORTH/ALPHARETTA
4025 WINDWARD PLAZA
ALPHARETTA, GA 30005

OWNER: ROBERT G. SCHAEDELE III
REGISTERED AGENT: MICHAEL SARD

PH-19-AB-03 I8LITE INC
D/B/A BURGER IM
5530 WINDWARD PKWY STE. C-310
ALPHARETTA, GA 30004

OWNER: GEORGE MIKHAIL
REGISTERED AGENT: GEORGE MIKHAIL

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: Finance

Submitted By:

Meeting Date: February 4, 2019

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING DECEMBER 31, 2018

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending December 31, 2018 (period 6 of Fiscal Year 2019).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

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

In addition, this report includes:

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

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (December 2018)

City of Alpharetta, GA

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports



**for the month ending
December 31, 2018
(period 6 of 12 – unaudited)**

Financial Management Reports

Fiscal Year 2019

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2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*
DATE: FEBRUARY 4, 2019
RE: FINANCIAL MANAGEMENT REPORTS AS OF DECEMBER 31, 2018

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending December 31, 2018.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2019 revenues are budgeted at \$66 million (net of Carryforward Fund Balance totaling \$6 million). As of December 31, 2018, actual revenue collections total 67% or \$44 million.

Early collection trends indicate a net gain over budget of \$3.5 million with the detail as follows:

• Property Taxes (current)	\$1,400,000
• Building Permit Fees	700,000
• Plan Review Fees	175,000
• Development Permits/Fees	135,000
• Local Option Sales Tax	350,000
• Hotel Tax (City portion)	356,250
• Franchise Taxes	134,994
• Court Fines	(325,000)
• Other	<u>544,081</u>
	\$3,470,325

The FY 2019 budget for current year property taxes (non-motor vehicles) totals \$22.7 million and is based on a billable digest of \$4.9 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2018 based on staff forecasts of property values (including new construction estimates). The actual growth in the tax digest exceeded the conservative budget estimate resulting in an estimated additional \$1.4 million in tax revenue. This estimate is still in flux and will be heavily influenced by the appeal process.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY ADMINISTRATOR
ROBERT J. REGUS

Building Permit Fee collections is trending 59% higher than FY 2018 and is conservatively estimated to total \$2.3 million by year-end (\$2.2 million was collected in FY 2018) which is \$700,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2019 and will be adjusted accordingly in future reports.

Plan Review Fee collections is trending 74% higher than FY 2018 and is conservatively estimated to total \$875,000 by year-end (\$719,380 was collected in FY 2018) which is \$175,000 greater than budget. Plan review fee collections are variable but will likely exceed the estimate for FY 2019 and will be adjusted accordingly in future reports.

Development Permit Fee collections is trending 178% higher than FY 2018 and is conservatively estimated to total \$285,000 by year-end (\$187,353 was collected in FY 2018) which is \$135,000 greater than budget. Development permit fee collections are variable but will likely exceed the estimate for FY 2019 and will be adjusted accordingly in future reports.

Local Option Sales Taxes is trending 6% higher than FY 2018 and is conservatively estimated to total \$16 million by year-end (\$15.9 million was collected in FY 2018) which is \$350,000 greater than budget.

Hotel/Motel tax trends are discussed in detail under the Hotel/Motel Fund write-up contained later in this report.

Franchise Tax collections are estimated to total \$6.3 million in FY 2019, which represents an increase over budget of \$134,994. Collections in FY 2018 totaled \$6.2 million. The growth in FY 2019 is due primarily to the partial-year impact of raising the Cable Franchise Fee from 3% to 5% effective January 1, 2019. The largest portion of Franchise Fees comes from GA Power and Suwanee (electric) and is estimated to remain flat with 2018 collections (\$4.5 million). However, trends for the last three years have seen this revenue segment decline despite growth in the number of residences/businesses served. As such, this forecast will be revisited in February as estimates for electric franchise fee revenues become available from the utility providers.

Municipal Court Fine collections is trending -8% lower than FY 2018 and is estimated to total \$1.7 million by year-end (\$1.8 million was collected in FY 2018) which is -\$325,000 less than budget. This revenue source has been in steady decline for multiple years with the trend accelerating in FY 2018. Revenue collections this year are on pace to match a 13-year low stretching back to fiscal year 2006. Factors for the decline include a combination of reduced tickets/citations and law changes that reduce collectability of court fines.

The Other revenue category is exceeding budget through a combination of recreation fees (non-resident fees, aquatics fees, etc.), development related revenue growth (e.g. occupancy permit fees, impact fee administration charges, etc.) and general tax/revenue growth (e.g. motor vehicle title fees, insurance premium taxes, real estate transfer tax, investment earnings, etc.).

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

As of December 31, 2018, city departments (not including General Government¹) have encumbered and expensed 53%, or \$31.9 million, of their FY 2019 budget appropriations. Overtime expenses are trending 38% higher than FY 2018 due to multiple situations including coverage for vacant positions.

Contingency: The General Fund contingency balance totals \$705,158.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2019 revenues are budgeted at \$7.7 million (net of carryforward fund balance totaling \$1.8 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.3 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$979,963 for debt service on the Series 2016 Convention Center Bonds, \$465,804 for eligible initiatives such as the Arts Center and Equestrian Center, and \$256,124 in non-allocated); and the city (37.5% or \$2.9 million). Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.5 million (funded in prior years and represents the remaining portion of the carryforward fund balance figure referenced above).

As of December 31, 2018, the city has collected 49% or \$3.8 million (five-months of collections). All collections have been distributed to the participating entities based on their proportionate share.

Hotel Tax collections is trending 26% higher than FY 2018 and is estimated to total \$8.6 million by year-end (\$7.3 million was collected in FY 2018) which is \$950,000 greater than budget. The General Fund's portion is estimated at \$3.2 million, which is \$356,250 greater than budget.

E-911 Fund: FY 2019 revenues are budgeted at \$4.1 million (net of carryforward fund balance totaling \$1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of December 31, 2018, the city has collected 34% or \$1.4 million which includes the first quarterly payment under the City of Milton Intergovernmental Agreement.

Expenditures/encumbrances during the same time period total \$3 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

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

Debt Service Fund

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

FY 2019 revenues are budgeted at \$5.1 million (net of carryforward fund balance totaling \$1 million). As of December 31, 2018, actual revenue totaled around in excess of 100% of budget (\$5.3 million).

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$107,303 and represents unencumbered/ unspent project appropriations of \$81,421 and a non-allocated reserve for future projects (grant matches) of \$25,882.

Capital Grants Fund (Fund 340): Available funding totals \$4.8 million and represents unencumbered/ unspent capital project appropriations of \$4.4 million and a non-allocated reserve for future capital projects (grant matches) of \$472,939.

Capital Project Funds

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

General Capital Project Fund (Fund 301): Available city funding totals \$15.6 million and represents unencumbered/unspent capital project appropriations of \$14 million and a non-allocated reserve for future capital projects of \$1.6 million.

Available ABC (Alpharetta Business Community) funding totals \$59,873 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$891,227 and represents unencumbered/ unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Construction costs are fully expensed. Residual funds will be allocated towards debt service on the Series 2016 Bonds.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$24.7 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$15.9 million.

Enterprise Fund

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

Solid Waste Fund: FY 2019 revenues are currently budgeted at \$4 million (net of carryforward fund balance totaling \$341,192 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of December 31, 2018, the city has collected \$3.2 million, which represents the 1st-3rd quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$3.9 million and represent general operations/blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2019 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of December 31, 2018 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 9,000	\$ 3,398	\$ 5,602
Post #1: Donald Mitchell	\$ 5,000	\$ 3,364	\$ 1,636
Post #2: Ben Burnett	\$ 5,000	\$ 1,448	\$ 3,552
Post #3: Karen Richard	\$ 5,000	\$ 208	\$ 4,792
Post #4: John Hipes	\$ 5,000	\$ 299	\$ 4,701
Post #5: Jason Binder	\$ 5,000	\$ 286	\$ 4,714
Post #6: Dan Merkel	\$ 5,000	\$ 568	\$ 4,432

Development Authority² (Component Reporting Unit)

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

As of December 31, 2018, the Development Authority has \$95,892 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

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

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



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended December 31, 2018

	Current Fiscal Year					Prior Fiscal Year		
	2019 Budget	2019 YTD	% Collected	2019 Estimated	Variance	2018 Actual	2018 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 22,680,000	\$ 23,383,655	103.1%	\$ 24,080,000	\$ 1,400,000	\$ 21,154,929	\$ 10,765,122	50.9%
Delinquent	237,000	43,143	18.2%	237,000	-	410,211	135,294	33.0%
Motor Vehicle Tax	115,000	65,768	57.2%	115,000	-	182,797	84,780	46.4%
Motor Vehicle Title Fee	900,000	421,039	46.8%	1,000,000	100,000	933,613	366,970	39.3%
Local Option Sales Tax	15,650,000	6,909,703	44.2%	16,000,000	350,000	15,907,320	6,516,037	41.0%
Franchise Tax	6,200,000	446,907	7.2%	6,334,994	134,994	6,177,460	606,445	9.8%
Insurance Premium Tax	3,900,000	4,112,996	105.5%	3,976,911	76,911	3,813,796	3,813,796	100.0%
Alcohol Beverage Excise Tax	2,200,000	974,409	44.3%	2,200,000	-	2,210,031	907,943	41.1%
Building Permit Fees	1,600,000	1,684,249	105.3%	2,300,000	700,000	2,232,284	1,062,892	47.6%
Business and Occupational Tax	1,150,000	198,440	17.3%	1,150,000	-	1,120,188	162,801	14.5%
Municipal Court Fines	1,975,000	865,600	43.8%	1,650,000	(325,000)	1,793,974	945,061	52.7%
Recreation/Special Event Fees	2,832,739	1,148,631	40.5%	2,884,260	51,521	2,740,903	1,008,383	36.8%
Hotel/Motel Tax (City portion)	2,868,750	1,418,247	49.4%	3,225,000	356,250	2,874,701	1,125,425	39.1%
subtotal	\$ 62,308,489	\$ 41,672,788	66.9%	\$ 65,153,164	\$ 2,844,675	\$ 61,552,208	\$ 27,500,950	44.7%
Other Revenues	4,192,237	2,783,801	66.4%	4,817,887	625,650	4,438,617	2,078,885	46.8%
Total Revenues	\$ 66,500,726	\$ 44,456,589	66.9%	\$ 69,971,051	\$ 3,470,325	\$ 65,990,825	\$ 29,579,835	44.8%
Carryforward Fund Balance	6,100,065							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended December 31, 2018

	Current Fiscal Year						Prior Fiscal Year		
	2019 Budget	2019 Encumbrances	2019 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2018 Exp. (Total)	2018 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 364,389	\$ 1,019	\$ 180,620	\$ 182,750	49.8%	49.6%	\$ 292,533	\$ 160,245	54.8%
City Administration	2,174,084	22,887	896,976	1,254,220	42.3%	41.3%	2,181,453	1,138,958	52.2%
Finance	3,366,136	71,894	1,832,816	1,461,426	56.6%	54.4%	3,319,528	1,868,128	56.3%
City Attorney	690,000	-	358,452	331,548	51.9%	51.9%	725,172	289,647	39.9%
Information Technology	1,742,223	11,236	888,481	842,506	51.6%	51.0%	1,602,409	830,788	51.8%
Human Resources	430,846	5,442	209,867	215,538	50.0%	48.7%	367,541	194,235	52.8%
Municipal Court	1,096,466	136,738	513,169	446,559	59.3%	46.8%	983,191	499,297	50.8%
Public Safety	28,422,171	539,788	14,295,527	13,586,856	52.2%	50.3%	26,161,349	13,572,262	51.9%
Public Works	8,821,264	516,302	4,022,218	4,282,745	51.4%	45.6%	7,770,820	3,762,032	48.4%
Recreation, Parks & Cultural Svcs	9,954,497	1,184,259	4,618,373	4,151,865	58.3%	46.4%	8,586,625	3,980,564	46.4%
Community Development	3,162,560	40,816	1,545,461	1,576,283	50.2%	48.9%	2,793,574	1,384,960	49.6%
subtotal	\$ 60,224,636	\$ 2,530,381	\$ 29,361,958	\$ 28,332,297	53.0%	48.8%	\$ 54,784,195	\$ 27,681,113	50.5%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ 10,000	\$ 10,000	100.0%
Insurance Premiums (Risk)	689,500	-	344,750	344,750	50.0%	50.0%	665,000	332,500	50.0%
Gwinnett Tech Bond P&I	286,590	-	53,295	233,295	18.6%	18.6%	286,840	55,920	19.5%
Transfer(s) to other Funds	10,600,065	-	5,300,033	5,300,033	50.0%	50.0%	14,022,363	7,011,182	50.0%
Contingency	800,000	-	94,843	705,158	11.9%	11.9%	45,697	21	0.0%
subtotal	\$ 12,376,155	\$ -	\$ 5,792,920	\$ 6,583,235	46.8%	46.8%	\$ 15,029,900	\$ 7,409,622	49.3%
Total Expenditures	\$ 72,600,791	\$ 2,530,381	\$ 35,154,878	\$ 34,915,532	51.9%	48.4%	\$ 69,814,095	\$ 35,090,735	50.3%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended December 31, 2018

	Current Fiscal Year						Prior Fiscal Year		
	2019 Budget	2019 Encumbrances	2019 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2018 Exp. (Total)	2018 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 26,734,823	\$ -	\$ 11,656,039	\$ 15,078,784	43.6%	43.6%	\$ 24,851,331	\$ 11,496,502	46.3%
Overtime	1,291,499	-	927,881	363,618	71.8%	71.8%	1,627,910	670,231	41.2%
Group Insurance	8,039,454	-	3,954,873	4,084,581	49.2%	49.2%	7,012,482	3,663,770	52.2%
FICA and Social Security	2,133,206	-	908,844	1,224,362	42.6%	42.6%	1,911,771	878,664	46.0%
Defined Benefit Pension	2,599,935	-	2,599,935	-	100.0%	100.0%	2,500,954	2,500,954	100.0%
401(A) Retirement/Match	1,808,371	-	940,259	868,112	52.0%	52.0%	1,557,303	868,938	55.8%
(2) Other	1,382,841	-	976,461	406,380	70.6%	70.6%	763,999	383,862	50.2%
subtotal	\$ 43,990,129	\$ -	\$ 21,964,291	\$ 22,025,838	49.9%	49.9%	\$ 40,225,750	\$ 20,462,922	50.9%
Maintenance & Operations:									
Professional Services	\$ 2,890,002	\$ 775,862	\$ 1,331,806	\$ 782,334	72.9%	46.1%	\$ 2,465,138	\$ 1,174,319	47.6%
Legal Services	690,000	-	358,452	331,548	51.9%	51.9%	725,172	289,647	39.9%
Vehicle Fuel/Maintenance	973,150	2,506	411,594	559,050	42.6%	42.3%	946,260	424,241	44.8%
Maintenance Contracts	2,394,847	1,038,383	921,455	435,009	81.8%	38.5%	1,983,110	828,847	41.8%
IT Professional Services	1,437,923	301,809	844,248	291,866	79.7%	58.7%	1,409,769	950,396	67.4%
General Supplies	1,052,376	85,183	435,285	531,909	49.5%	41.4%	987,269	465,002	47.1%
Utilities	2,834,704	-	1,066,382	1,768,322	37.6%	37.6%	2,362,169	1,020,642	43.2%
Other	3,196,012	326,638	1,308,892	1,560,482	51.2%	41.0%	2,843,355	1,303,835	45.9%
subtotal	\$ 15,469,014	\$ 2,530,381	\$ 6,678,112	\$ 6,260,520	59.5%	43.2%	\$ 13,722,242	\$ 6,456,928	47.1%
Capital:									
OSSI/Fire Truck Leases	\$ 628,550	\$ -	\$ 630,405	\$ (1,855)	100.3%	100.3%	\$ 578,654	\$ 578,654	100.0%
Software Leases	76,943	-	76,942	1	100.0%	100.0%	180,944	180,944	100.0%
Other	60,000	-	12,207	47,793	20.3%	20.3%	76,604	1,664	2.2%
subtotal	\$ 765,493	\$ -	\$ 719,555	\$ 45,938	94.0%	94.0%	\$ 836,202	\$ 761,263	91.0%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ 10,000	\$ 10,000	100.0%
Insurance Premiums (Risk)	689,500	-	344,750	344,750	50.0%	50.0%	665,000	332,500	50.0%
Gwinnett Tech Bond P&I	286,590	-	53,295	233,295	18.6%	18.6%	286,840	55,920	19.5%
Transfer(s) to other Funds	10,600,065	-	5,300,033	5,300,033	50.0%	50.0%	14,022,363	7,011,182	50.0%
Contingency	800,000	-	94,843	705,158	11.9%	11.9%	45,697	21	0.0%
subtotal	\$ 12,376,155	\$ -	\$ 5,792,920	\$ 6,583,235	46.8%	46.8%	\$ 15,029,900	\$ 7,409,622	49.3%
Total Expenditures	\$ 72,600,791	\$ 2,530,381	\$ 35,154,878	\$ 34,915,532	51.9%	48.4%	\$ 69,814,095	\$ 35,090,735	50.3%

Notes:

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



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GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of December 31, 2018

			Project Snapshot		FY 2019					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenues										
Public Safety										
22031150-371000	G1407	BAC PEDAL CAR WALMART 2013	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -		\$ -
22031150-331110	C1617	2015/16 BULLETPROOF VEST (DOJ)	34,201	32,298	1,903	-	1,903	1,902		1
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	13,178	-	13,178	-	13,178	367		12,811
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	-	15,375	-	15,375	-		15,375
22031150-331110	C1910	TURNOUT GEAR WASHER	22,728	-	22,728	-	22,728	-		22,728
		subtotal			\$ 53,184	\$ -	\$ 53,184	\$ 2,269		\$ 50,915
Recreation, Parks & Cultural Services										
22061150-336000	C1837	2018 CAMP HAPPY HEARTS	4,622	-	4,622	-	4,622	4,623		(1)
		subtotal			\$ 4,622	\$ -	\$ 4,622	\$ 4,623		(1)
General Government										
22090200-391100		TRANSFER IN/GENERAL FUND (MATCH)			\$ -	\$ 30,000	\$ 30,000	\$ 15,000		\$ 15,000
22090200-361000		INTEREST EARNINGS			-	-	-	329		(329)
22090200-395000		CARRYFORWARD FUND BALANCE			45,046	-	45,046	-		45,046
		subtotal			\$ 45,046	\$ 30,000	\$ 75,046	\$ 15,329		\$ 59,717
		Total			\$ 102,852	\$ 30,000	\$ 132,852	\$ 22,220		\$ 110,632
Expenditures										
Public Safety										
22031150-531600	G1407	BAC PEDAL CAR WALMART 2013	\$ 2,500	\$ 687	\$ 1,813	\$ -	\$ 1,813	\$ -	\$ -	\$ 1,813
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	68,400	65,988	2,412	-	2,412	2,412	-	-
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	26,356	-	26,356	-	26,356	14,398	-	11,958
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,750	-	30,750	-	30,750	-	-	30,750
22031150-542100	C1910	TURNOUT GEAR WASHER	25,000	-	25,000	-	25,000	-	-	25,000
		subtotal			\$ 86,331	\$ -	\$ 86,331	\$ 16,810	\$ -	\$ 69,521
Recreation, Parks & Cultural Services										
22061150-531100	C1815	2017 CAMP HAPPY HEARTS	\$ 14,550	\$ 14,549	\$ 1	\$ -	\$ 1	\$ -	\$ -	\$ 1
22061150-531100	C1837	2018 CAMP HAPPY HEARTS	9,245	-	9,245	-	9,245	8,739		506
		subtotal			\$ 9,246	\$ -	\$ 9,246	\$ 8,739	\$ -	\$ 507
Non-Allocated										
(1) 22090200-579000		RESERVE FOR CITY GRANT MATCHES			\$ 7,275	\$ 30,000	\$ 37,275	\$ -	\$ -	\$ 37,275
		subtotal			\$ 7,275	\$ 30,000	\$ 37,275	\$ -	\$ -	\$ 37,275
		Total			\$ 102,852	\$ 30,000	\$ 132,852	\$ 25,549	\$ -	\$ 107,303

Notes:

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



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of December 31, 2018

			Project Snapshot		FY 2019					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenue										
Public Works										
34041100-331350	C0005	GDOT TE GRANT-ENCORE BRIDGE	\$ 779,701	\$ 779,701	\$ -	\$ -	\$ -	\$ -		\$ -
34041100-331351	C0005	GDOT GRANT-ENCORE BRIDGE	7,600,000	7,406,078	193,922	-	193,922	311,990		(118,068)
34041100-336001	C0005	NFCID SR TA-ENCORE BRIDGE	1,000,000	1,000,000	-	-	-	-		-
34041100-336002	C0005	NFCID-ENCORE BRIDGE	2,788,114	2,703,589	84,525	-	84,525	84,524		1
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	3,371,177	2,769,200	601,977		601,977	601,977		0
34041100-331350	C1525	SR 9 OPERATIONAL IMPROVEMENTS	978,228	978,228	-	-	-	-		-
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)	2,317,942	-	2,317,942	-	2,317,942	-		2,317,942
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)	1,433,200	-	1,433,200	-	1,433,200	-		1,433,200
		subtotal			\$ 4,631,566	\$ -	\$ 4,631,566	\$ 998,491		\$ 3,633,075
Community Development										
34074150-334310	C1816	ARC NORTHPOINT LCI UPDATE	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -		\$ -
34074150-331150	C1921	NORTHPOINT PLACEMAKING PLAN	75,000	-	75,000	-	75,000	-		75,000
		subtotal			\$ 75,000	\$ -	\$ 75,000	\$ -		\$ 75,000
General Government										
34090200-391100		TRANSFER IN/GENERAL FUND MATCH			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-361000		INTEREST EARNINGS			-	-	-	3,454		(3,454)
34090200-395000		CARRYFORWARD FUND BALANCE			215,502	-	215,502	-		215,502
		subtotal			\$ 215,502	\$ -	\$ 215,502	\$ 3,454		\$ 212,048
		Total			\$ 4,922,068	\$ -	\$ 4,922,068	\$ 1,001,945		\$ 3,920,123
Expenditures										
Public Works										
34041100-541410	C0005	ENCORE PKWY GREENWAY	\$ 11,917,500	\$ 11,915,240	\$ 2,260	\$ -	\$ 2,260	\$ 2,259	\$ -	\$ 1
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	3,371,177	2,769,200	601,977	-	601,977	-	-	601,977
34041100-541410	C1927	WINDWARD TRIPLE LEFTS	3,751,142	-	3,751,142	-	3,751,142	-	-	3,751,142
		subtotal			\$ 4,355,379	\$ -	\$ 4,355,379	\$ 2,259	\$ -	\$ 4,353,120
Community Development										
34074150-521200	C1816	ARC NORTHPOINT LCI UPDATE	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34074150-52100	C1921	NORTHPOINT PLACEMAKING PLAN	93,750	-	93,750	-	93,750	-	93,726	24
		subtotal			\$ 93,750	\$ -	\$ 93,750	\$ -	\$ 93,726	\$ 24



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of December 31, 2018

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Non-Allocated									
(1) 34090200-579000	RESERVE FOR CITY MATCHES			\$ 472,939	\$ -	\$ 472,939	\$ -	\$ -	\$ 472,939
	<i>subtotal</i>			<i>\$ 472,939</i>	<i>\$ -</i>	<i>\$ 472,939</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 472,939</i>
	Total			\$ 4,922,068	\$ -	\$ 4,922,068	\$ 2,259	\$ 93,726	\$ 4,826,083

Notes:

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



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CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of December 31, 2018

Account #		Project		Project Snapshot		FY 2019											
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available						
Revenue																	
30141100-336000	C0005	FULTON-ENCORE (WATERLINE)		\$	534,906	\$	519,567	\$	15,339	\$	-	\$	-				
30141100-336000	C1410	RUCKER RD WATERLINE			1,782,350	-			1,782,350		1,023,808		758,542				
30141100-371000	C1410	RUCKER RD-WEITZ SEWER LINE			68,080	-			68,080		68,080		-				
30141100-371000	C1712	ALPHALOOP (AVALON)			1,000,000	-			1,000,000		-		1,000,000				
30141100-371001	C1712	ALPHALOOP (CID)			250,000	-			250,000		-		250,000				
30141100-336000	C1714	BETHANY/MID BROADWELL ROUNDABOUT			292,195	-			292,195		-		292,195				
30141100-336000	C1715	BETHANY/MAYFIELD ROUNDABOUT			436,492	-			436,492		-		436,492				
30141100-336000	C1828	WARSAW SIDEWALKS (ROSWELL)			83,914	-			83,914		-		83,914				
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)			490,517	-			490,517		-		490,517				
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)			160,137	-			160,137		-		160,137				
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)			500,000	-			500,000		-		500,000				
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION			2,905,158	-			2,905,158		-		2,905,158				
30161150-371000	C1834	NUTCRACKER PROGRAM			31,500	-			31,500		31,500		-				
30174150-371000	C0019	DOWNTOWN PARKING FUND			175,000	-			175,000		175,000		-				
30174150-337000	C0910	CONTRIBUTION (TREE BANK)			373,600	255,200			118,400		118,400		-				
30176100-371000	C1442	MAIN ST. IMPROVEMENTS (ABC)			1,812,724	1,774,772			37,952		-		37,952				
30176100-371000	C1712	ALPHALOOP (ABC)			444,002	309,187			134,815		20,002		114,813				
		subtotal						\$	8,481,849	\$	-	\$	8,481,849	\$	1,452,129	\$	7,029,720
Non-Departmental																	
30190200-395000		CARRYFORWARD FUND BALANCE						\$	11,391,447	\$	2,750,000	\$	14,141,447	\$	-	\$	14,141,447
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)							-		8,695,065		8,695,065		4,347,533		4,347,533
30190200-361000		INTEREST EARNINGS							-		-		-		117,145		(117,145)
		subtotal						\$	11,391,447	\$	11,445,065	\$	22,836,512	\$	4,464,677		18,371,835
		Total						\$	19,873,296	\$	11,445,065	\$	31,318,361	\$	5,916,807		25,401,554



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of December 31, 2018

Account #Project			Project Snapshot		FY 2019						Funds Available
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances		
Expenditures											
Administration											
30113230-544100	C1130	DOWNTOWN FACADE GRANT PROGRAM	\$ 180,753	\$ 176,024	\$ 4,729	\$ -	\$ 4,729	\$ 4,728	\$ -	\$ 1	
30113230-542400	C1222	RECORDS MANAGEMENT	35,001	32,616	2,385	-	2,385	-	-	2,385	
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	296,159	158,159	13,000	125,000	138,000	11,600	-	126,400	
30113230-541300	C1501	HISTORY ROOM (CITY CENTER)	327,315	314,794	12,521	-	12,521	-	9,800	2,721	
30113230-544200	C1527	VETERANS MEMORIAL	105,511	75,785	29,726	-	29,726	-	-	29,726	
30113230-571000	C1532	ATC OPERATIONAL FUNDS	201,336	95,000	(12,000)	118,336	106,336	83,334	-	23,002	
30113230-544200	C1614	THE STORIES PROJECT	75,000	50,000	25,000	-	25,000	-	-	25,000	
30113230-544100	C1822	AG TECH SPONSORSHIP	37,000	25,000	12,000	-	12,000	12,000	-	-	
subtotal					\$ 87,361	\$ 243,336	\$ 330,697	\$ 111,662	\$ 9,800	\$ 209,235	
Finance											
30115150-542400	C1101	ARCHIVE FILING & SCANNING	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ -	\$ 5,809	
30115150-542400	C1102	FINANCE SOFTWARE IMPROVEMENT	87,002	85,117	1,885	-	1,885	-	1,885	0	
30115150-542400	C1141	TYLER ERP SYSTEM	355,505	313,179	42,326	-	42,326	2,337	1,415	38,574	
subtotal					\$ 50,020	\$ -	\$ 50,020	\$ 2,337	\$ 3,300	\$ 44,383	
Information Technology											
30117400-542400	C0900	CISCO DATA NETWORK	\$ 300,001	\$ 144,058	\$ 155,943	\$ -	\$ 155,943	\$ 11,693	\$ -	\$ 144,250	
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	25,487	24,514	-	24,514	-	1,700	22,814	
30117400-542400	C1103	NETWORK AND VOIP	167,678	112,961	54,717	-	54,717	-	9,893	44,824	
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	475,874	34,128	-	34,128	-	-	34,128	
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	1,962,366	1,358,489	303,877	300,000	603,877	316,572	151,831	135,474	
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,503	202,215	5,288	210,000	215,288	-	-	215,288	
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	415,001	87,779	177,222	150,000	327,222	-	-	327,222	
30117400-542400	C1725	CITY FIBER RELOCATION	30,000	7,695	22,305	-	22,305	-	-	22,305	
30117400-542400	C1809	GIS PARCEL CORRECTIONS	80,000	26,300	53,700	-	53,700	11,250	42,450	-	
subtotal					\$ 831,694	\$ 660,000	\$ 1,491,694	\$ 339,516	\$ 205,874	\$ 946,304	
Public Safety											
30131150-542200	C1202	FLEET REPLACEMENT	\$ 5,068,284	\$ 4,039,615	\$ 20,669	\$ 1,008,000	\$ 1,028,669	\$ 711,160	\$ 316,103	\$ 1,406	
30131150-542400	C1205	SEC CAMERA SY	75,000	-	-	75,000	75,000	-	-	75,000	
30131150-541300	C1229	PS ROOF REPAIR	90,000	-	-	90,000	90,000	2,223	65,235	22,542	
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	650,671	477,681	28,290	144,700	172,990	32,862	7,983	132,145	
30131150-541300	C1630	PS HQ EXPANSION	2,524,446	2,459,446	-	65,000	65,000	63,257	-	1,743	
30131150-541300	C1706	RAPSTC IMPROVEMENTS	216,693	-	216,693	-	216,693	-	-	216,693	
30131150-544200	C1707	LICENSE PLATE REC GRANT	80,000	-	80,000	-	80,000	-	-	80,000	
30131150-544200	C1832	ICMA PS Study	125,000	44,000	81,000	-	81,000	51,261	29,739	-	



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of December 31, 2018

Account #	Project	Project Snapshot		FY 2019					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30131150-541410	C1907 TRAFFIC PREEMPTIVE SYSTEM	150,000	-	-	150,000	150,000	-	-	150,000
30131150-542100	C1910 TUR-OUT GEAR	25,000	-	-	25,000	25,000	-	-	25,000
<i>subtotal</i>				\$ 426,652	\$ 1,557,700	\$ 1,984,352	\$ 860,764	\$ 419,060	\$ 704,529
Public Works									
30141100-541410	C0005 COA/FULTON-ENCORE BRIDGE	\$ 636,289	\$ 636,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30141100-541410	C0041 TRAFFIC SIGNAL INTERCONNECT	279,779	29,778	250,001	-	250,001	8,000	-	242,001
30141100-541410	C0042 STREET LIGHTING	50,000	-	-	50,000	50,000	-	-	50,000
30141100-541200	C0910 TREE REPLACEMENT FUND	1,277,248	449,221	828,027	-	828,027	2,520	633	824,874
30141100-541200	C1008 CEMETERY AUTHORITY-MAINTENANCE	458,254	96,997	361,257	-	361,257	10,050	31,005	320,202
30141100-541410	C1207 BRIDGE MAINTENANCE	1,278,383	1,088,172	15,211	175,000	190,211	-	-	190,211
30141100-541410	C1208 MAST ARM MAINTENANCE	453,040	418,346	9,694	25,000	34,694	-	-	34,694
30141100-541410	C1215 STRIPING & SIGNAGE	1,198,586	846,777	171,809	180,000	351,809	108,295	79,859	163,655
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	253,583	210,369	8,214	35,000	43,214	17,749	7,680	17,785
30141100-541410	C1218 TRAFFIC SIGNAL SYSTEM MAINTENANCE	404,265	273,243	31,022	100,000	131,022	56,499	34,144	40,379
30141100-541410	C1219 MILLING AND RESURFACING	14,070,951	10,737,249	1,408,702	1,925,000	3,333,702	751	100,418	3,232,534
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	587,489	458,837	28,652	100,000	128,652	39,488	10,346	78,818
30141100-541410	C1221 DESIGN SERVICES	709,308	499,730	94,578	115,000	209,578	4,006	15,315	190,257
30141100-542200	C1223 FLEET REPLACEMENT	965,649	696,811	24,338	244,500	268,838	33,529	201,836	33,473
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	658,315	484,732	73,583	100,000	173,583	4,805	20,580	148,198
30141100-541200	C1311 DOWNTOWN ENHANCEMENTS	110,002	97,087	12,915	-	12,915	-	-	12,915
30141100-541420	C1325 RUCKER SIDEWALK (DEVPR CONTR)	50,000	5,000	45,000	-	45,000	-	45,000	-
30141100-541410	C1407 MINOR INTERSECTION UPGRADES	112,168	77,104	35,064	-	35,064	13,072	-	21,992
30141100-541410	C1410 RUCKER RD CORRIDOR IMPROVEMENTS	2,610,000	1,082,035	1,527,965	-	1,527,965	866,954	636,011	25,000
30141100-541420	C1512 SIDEWALK IMPROVEMENTS	824,801	627,545	197,256	-	197,256	61,891	17,680	117,685
30141100-541200	C1515 DOWNTOWN WASTE COMPACTOR	50,000	-	50,000	-	50,000	-	49,940	60
30141100-541410	C1606 MAJOR INTERSECTION IMPROVEMENTS	149,427	64,760	84,667	-	84,667	-	-	84,667
30141100-541300	C1632 WEST PARKING LOT CONSTRUCTION	122,191	81,190	41,001	-	41,001	-	-	41,001
30141100-541410	C1637 OLD ROSWELL ST PEDESTRIAN IMP	150,000	-	150,000	-	150,000	-	150,000	-
30141100-541300	C1704 WEST PARKING GARAGE	7,573,774	1,555,906	6,017,868	-	6,017,868	2,808,870	3,029,028	179,970
30141100-541420	C1712 ALPHALOOP	1,328,368	9,000	1,319,368	-	1,319,368	59,675	41,178	1,218,515
30141100-541410	BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	292,195	-	292,195	-	-	292,195
30141100-541410	C1715 BETHANY/MAYFIELD ROUNDABOUT	436,492	-	436,492	-	436,492	-	-	436,492
30141100-541430	C1721 MAYFIELD RD CULVERT	420,001	12,146	407,855	-	407,855	396,960	10,894	1
30141100-541420	C1801 SIDEWALK MAINTENANCE/REPAIR	300,000	-	100,000	200,000	300,000	-	49,000	251,000
30141100-541420	C1808 CITY CTR SIDEWALKS/UTILITIES	563,435	563,435	(26,079)	26,079	-	(9,878)	-	9,878
30141100-541420	C1828 WARSAW SIDEWALKS (ROSWELL)	83,914	-	83,914	-	83,914	83,914	-	0
30141100-541300	C1836 PARKING GARAGE REPAIRS	206,815	-	206,815	-	206,815	63,408	63,408	80,000
30141100-541410	C1900 PARK PAVEMENT PRESERVATION	250,000	-	-	250,000	250,000	-	-	250,000



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of December 31, 2018

Account #	Project	Project Snapshot		FY 2019					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	50,000	-	-	50,000	50,000	-	-	50,000
30141100-541300	C1902 FIRE STATION RENOVATIONS	125,000	-	-	125,000	125,000	-	4,719	120,281
30141100-541300	C1903 PS HQ RENOVATIONS	70,000	-	-	70,000	70,000	-	-	70,000
30141100-541300	C1904 PW HQ RENOVATIONS	40,000	-	-	40,000	40,000	-	-	40,000
30141100-541300	C1905 GYM RENOVATIONS	35,000	-	-	35,000	35,000	-	-	35,000
30141100-541300	C1906 CITY HALL RENOVATIONS	50,000	-	-	50,000	50,000	-	-	50,000
30141100-541500	C1909 PARK PLAZA SIGNAL	227,700	-	-	227,700	227,700	8,900	25,410	193,390
30141100-541200	C1915 PS HQ PARKING LOT	20,000	-	-	20,000	20,000	-	13,760	6,240
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	125,000	-	-	125,000	125,000	42,219	82,061	720
30141100-541410	C1922 WILLS RD WIDENING	45,540	-	45,540	-	45,540	-	11,040	34,500
30141100-541410	C1923 BUICE RD TRAFFIC CALMING	250,000	-	250,000	-	250,000	-	-	250,000
30141100-541410	C1927 WINDWARD TRIPLE LEFT	1,150,654	-	1,150,654	-	1,150,654	-	-	1,150,654
30141100-5541410	c1928 RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	-	2,905,158	-	2,905,158	-	2,905,158	1
	<i>subtotal</i>			\$ 18,638,736	\$ 4,268,279	\$ 22,907,015	\$ 4,681,675	\$ 7,636,102	\$ 10,589,239
Recreation, Parks & Cultural Services									
30161150-541500	C0922 SYNTHETIC TURF REPLACEMENT	\$ 885,362	\$ 422,841	\$ 12,521	\$ 450,000	\$ 462,521	\$ -	\$ 462,521	\$ -
30161150-541500	C1221 DESIGN SERVICES	142,052	88,855	33,197	20,000	53,197	8,738	8,700	35,759
30161150-541500	C1225 ATHLETIC SCOREBOARDS	196,203	173,836	2,367	20,000	22,367	-	21,932	435
30161150-541300	C1229 REC & PARK BLDG. RE-ROOF	947,039	810,039	-	137,000	137,000	-	18,765	118,235
30161150-541500	C1230 NORTH PARK TENNIS CT RESURFACE	60,000	-	-	60,000	60,000	45,741	11,442	2,816
30161150-542200	C1232 FLEET REPLACEMENT	335,494	306,751	743	28,000	28,743	-	28,339	404
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	392,999	356,999	-	36,000	36,000	36,000	-	-
30161150-541500	C1424 WILLS PK POOL EXPANSION	2,340,452	2,303,807	36,645	-	36,645	10,189	26,021	435
30161150-541500	C1524 ADAPTIVE PLAYGROUND EQUIPMENT	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-544200	C1600 DOWNTOWN SCULPTURE PROGRAM	165,000	120,442	44,558	-	44,558	12,800	1,125	30,633
30161150-541500	C1612 PARK SIGNAGE	55,001	53,141	1,860	-	1,860	1,860	-	-
30161150-541500	C1614 THE STORIES PROJECT	25,000	-	-	25,000	25,000	-	-	25,000
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	102,169	2,169	100,000	-	100,000	87,369	5,100	7,531
30161150-541500	C1641 PARK MASTER PLANS	296,451	154,084	142,367	-	142,367	35,270	46,405	60,692
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	215,895	104,488	11,407	100,000	111,407	36,928	3,500	70,980
30161150-541300	C1805 NP RESTROOM EXPANSION	30,000	-	30,000	-	30,000	-	-	30,000
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	150,001	37,704	12,297	100,000	112,297	5,556	-	106,741
30161150-544100	C1807 PUBLIC ARTS PROGRAM	170,000	62,500	22,500	85,000	107,500	-	22,500	85,000
30161150-531600	C1834 NUTCRACKER PROGRAM	31,500	-	31,500	-	31,500	29,706	-	1,794
30161150-541500	C1908 WAYFINDING SIGNAGE	75,000	-	-	75,000	75,000	4,155	3,099	67,746
30161150-541500	C1920 PARK DEVELOPMENT	566,307	-	286,307	280,000	566,307	10,830	1,350	554,127
30161150-541500	C1924 EMERGENCY CALL BOXES	64,400	-	64,400	-	64,400	63,400	1,000	-
	<i>subtotal</i>			\$ 840,748	\$ 1,416,000	\$ 2,256,748	\$ 388,542	\$ 661,800	\$ 1,206,406



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of December 31, 2018

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	\$ 438,249	\$ 260,748	\$ 177,501	\$ -	\$ 177,501	\$ -	\$ 2,501	\$ 175,000
30174150-542400	C1222 RECORDS MANAGEMENT	50,002	22,169	27,833	-	27,833	4,736	5,264	17,833
30174150-542200	C1433 FLEET REPLACEMENT	230,326	180,326	-	50,000	50,000	22,506	19,512	7,982
30174150-541410	C1603 DESIGN SERVICES	280,002	140,529	59,473	80,000	139,473	33,789	34,798	70,886
30174150-541300	C1824 OFFICE BUILDOUT (CITY HALL)	80,001	34,636	45,365	-	45,365	40,068	1,640	3,657
30174150-541410	C1917 MILTON AVE. CONCEPT DESIGN	40,000	-	-	40,000	40,000	8,477	27,948	3,575
	subtotal			\$ 310,172	\$ 170,000	\$ 480,172	\$ 109,576	\$ 91,663	\$ 278,933
Alpharetta Business Community Sidewalk Projects									
30176100-541420	C1442 MAIN ST IMPROVEMENTS	\$ 1,812,724	\$ 1,774,772	\$ 37,952	\$ -	\$ 37,952		\$ 33,312	\$ 4,640
30176100-541420	C1712 ALPHALOOP	444,002	309,187	134,815	-	134,815	56,681	22,901	55,233
	subtotal			\$ 172,767	\$ -	\$ 172,767	\$ 56,681	\$ 56,213	\$ 59,873
Non-Departmental									
30190200-579000	NON-ALLOCATED			\$ (1,484,854)	\$ 3,129,750	\$ 1,644,896	\$ -	\$ -	\$ 1,644,896
	subtotal			\$ (1,484,854)	\$ 3,129,750	\$ 1,644,896	\$ -	\$ -	\$ 1,644,896
	Total			\$ 19,873,296	\$ 11,445,065	\$ 31,318,361	\$ 6,550,752	\$ 9,083,811	\$ 15,683,798



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of December 31, 2018

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 7,484		\$ (7,484)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			-	1,875,000	1,875,000	937,500		937,500
30290200-395000	CARRYFORWARD FUND BALANCE			543,757	-	543,757	-		543,757
	Total			\$ 543,757	\$ 1,875,000	\$ 2,418,757	\$ 944,984		\$ 1,473,773
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 389,429	\$ 127,080	\$ 112,349	\$ 150,000	\$ 262,349	\$ 22,589	\$ 71,870	\$ 167,890
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	3,049,213	1,557,659	266,554	1,225,000	1,491,554	124,226	1,060,740	306,588
30241100-541430 C1503	STORMWATER STUDIES	200,000	38,923	61,077	100,000	161,077	33,157	27,920	100,000
30241100-541430 C1604	STORMWATER INSPECTIONS	283,420	147,286	36,134	100,000	136,134	23,304	79,670	33,160
30241100-541430 C1721	MAYFIELD RD CULVERT	450,840	383,197	67,643	-	67,643	67,643	-	0
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	300,000	-	-	300,000	300,000	7,044	9,368	283,588
	Total			\$ 543,757	\$ 1,875,000	\$ 2,418,757	\$ 277,963	\$ 1,249,567	\$ 891,227



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of December 31, 2018

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31690200-395000	CARRYFORWARD FUND BALANCE			\$ 374,723	\$ -	\$ 374,723	\$ -		\$ 374,723
31690200-361000	INTEREST EARNINGS			-	-	-	4,017		(4,017)
	Total			\$ 374,723	\$ -	\$ 374,723	\$ 4,017		\$ 370,706
Expenditures									
31690200-579000	NON-ALLOCATED			\$ 374,723	\$ -	\$ 374,723	\$ -	\$ -	\$ 374,723
	Total			\$ 374,723	\$ -	\$ 374,723	\$ -	\$ -	\$ 374,723



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds

Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
As of December 31, 2018

			Project Snapshot		FY 2019					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Revenue										
Non-Departmental										
31790200-395000	CARRYFORWARD FUND BALANCE				\$ 37,792,647	\$ -	\$ 37,792,647	\$ -		\$ 37,792,647
31790200-361000	INTEREST EARNINGS				-	-	-	406,627		(406,627)
	Total				\$ 37,792,647	\$ -	\$ 37,792,647	\$ 406,627		\$ 37,386,020
Expenditures										
31741100-541410	C1410	RUCKER RD CORRIDOR	14,850,001	3,052,006	\$ 11,797,995	\$ -	\$ 11,797,995	\$ 1,166,222	\$ 10,610,951	\$ 20,822
31741100-541420	C1512	SIDEWALK IMP (NON-ALLOCATED)	2,080,035	249,185	1,830,850	-	1,830,850	18,382	3,400	1,809,068
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	1,500,000	400,000	1,100,000	-	1,100,000	-	-	1,100,000
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,000,001	642,719	8,357,282	-	8,357,282	(17,360)	15	8,374,628
31741100-541410	C1703	WINDWARD PKWY IMPROVEMENTS	2,000,001	300,516	1,699,485	-	1,699,485	69,955	20,881	1,608,650
31741100-541420	C1712	ALPHALOOP	500,000	86,927	413,073	-	413,073	78,031	81,404	253,638
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	403,154	-	403,154	-	403,154	43,390	-	359,764
31741100-541420	C1726	SIDEWALKS IMP PHASE 1	356,162	356,162	-	-	-	-	-	-
31741100-541420	C1727	MAYFIELD RD SIDEWALK	915,237	913,204	2,033	-	2,033	2,033	-	-
31741100-541420	C1814	SIDEWALKS IMP PHASE 3	276,441	276,441	-	-	-	-	-	-
31741100-541420	C1818	SIDEWALKS IMP PHASE 4	379,384	276,490	102,894	-	102,894	-	102,894	0
31741100-541420	C1820	SIDEWALKS IMP PHASE 5	209,395	102,516	106,879	-	106,879	106,879	-	1
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	7,400	7,400	-	-	-	(7,400)	-	7,400
31741100-541420	C1828	WARSAW AREA SIDEWALKS	225,489	74,635	150,854	-	150,854	101,571	40,138	9,145
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	1,000	56	944	-	944	229	-	715
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	648,307	-	648,307	-	648,307	-	-	648,307
31761150-541000	C1100	PARK LAND ACQUISITION	4,000,001	3,481,232	518,769	-	518,769	4,558	-	514,211
31761150-541500	C1424	WILLS PK POOL EXPANSION	2,700,000	2,685,197	14,803	-	14,803	4,349	-	10,454
31761150-541500	C1611	ARTS CENTER IMP	1,500,001	1,256,001	244,000	-	244,000	238,632	5,368	-
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	6,500,001	883,671	5,616,330	-	5,616,330	32,151	397,202	5,186,977
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,500,000	-	2,500,000	-	2,500,000	-	-	2,500,000
31761150-541000	C1711	CULTURAL ARTS LAND/PARK LAND	1,450,000	-	1,450,000	-	1,450,000	-	-	1,450,000
31741100-579000		PW RESERVE	503,147	-	503,147	-	503,147	-	-	503,147
31761150-579000		PARKS RESERVE	331,848	-	331,848	-	331,848	-	-	331,848
31790200-584000		BOND ISSUANCE COST (\$2016 BOND)	361,301	361,301	-	-	-	-	-	-
	Total				\$ 37,792,647	\$ -	\$ 37,792,647	\$ 1,841,622	\$ 11,262,252	\$ 24,688,773



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of December 31, 2018

		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 11,793,814	\$ -	\$ 11,793,814	\$ -		\$ 11,793,814
33590200-313400	TSPLOST			-	8,160,000	8,160,000	4,640,644		3,519,356
33541100-361000	INTEREST EARNINGS			-	-	-	140,673		(140,673)
	Total			\$ 11,793,814	\$ 8,160,000	\$ 19,953,814	\$ 4,781,317		\$ 15,172,497
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	\$ 2,395,553	\$ 22,040	\$ (2,169,491)	\$ 4,543,004	\$ 2,373,513	\$ -	\$ -	\$ 2,373,513
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	2,400,000	-	-	2,400,000	2,400,000	-	-	2,400,000
33541100-541410	C1638 ACADEMY ST/WEBB BR RD OP IMP	1,000,001	225,656	774,345	-	774,345	129,360	49,560	595,425
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	474,805	132,139	342,666	-	342,666	69,795	272,870	1
33541100-541410	C1714 BETHANY RD @ MID BROADWELL RD	1,241,614	166,921	357,697	716,996	1,074,693	59,944	1,950	1,012,799
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,768,504	208,911	1,559,593	-	1,559,593	76,566	1,350	1,481,677
33541100-541410	C1716 MORRIS RD OPERATIONAL IMP	3,200,002	367,225	2,332,777	500,000	2,832,777	205,125	2,608,412	19,240
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	1,790,675	212,740	1,577,935	-	1,577,935	398,596	133,372	1,045,966
33541100-541410	C1718 WINDWARD PKWY IMP	2,203,392	185,100	2,018,292	-	2,018,292	-	-	2,018,292
33541100-541410	C1800 HAYNES BRIDGE RD IMP	5,000,000	-	5,000,000	-	5,000,000	-	-	5,000,000
	Total			\$ 11,793,814	\$ 8,160,000	\$ 19,953,814	\$ 939,387	\$ 3,067,514	\$ 15,946,913



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of December 31, 2018

		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE	2,372,386	2,372,386	\$ -	\$ -	\$ -	\$ 269,013		\$ (269,013)
21031110-361000	INTEREST EARNINGS	4,655	4,655	-	-	-	440		(440)
21031110-392100	SALE OF CAPITAL ASSETS (FEDERAL)	14,366	14,366	-	-	-	-		-
21031110-395000	CARRYFORWARD FUND BALANCE	438,992	-	151,485	287,507	438,992	-		438,992
	subtotal			\$ 151,485	\$ 287,507	\$ 438,992	\$ 269,454		\$ 169,538
State									
21031120-351301	CONFISCATION/STATE SEIZURE	180,033	180,033	\$ -	\$ -	\$ -	-		\$ -
21031120-395000	CARRYFORWARD FUND BAL(STATE)	(115,815)	-	(115,815)	-	(115,815)	-		(115,815)
	subtotal			\$ (115,815)	\$ -	\$ (115,815)	\$ -		\$ (115,815)
21031120-336000	C1817 SWAT EQUIP(MILTON/ROSWELL) (STATE)	207,616	65,025	\$ 142,591	\$ -	\$ 142,591	\$ 142,590		\$ 1
	subtotal			\$ 142,591	\$ -	\$ 142,591	\$ 142,590		\$ 1
	Total			\$ 178,261	\$ 287,507	\$ 465,768	\$ 412,044		\$ 53,724
Expenditures									
DEA									
21031110-51*	PERSONNEL SERVICES	1,523,439	1,235,932	\$ -	\$ 287,507	\$ 287,507	\$ 142,409	\$ -	\$ 145,098
21031110-52*	MAINTENANCE AND OPERATIONS	116,925	105,938	10,987	-	10,987	7,075	-	3,912
21031110-542100	C1401 MACHINERY AND EQUIPMENT	47,246	28,817	18,429	-	18,429	-	-	18,429
21031110-542100	C1817 SWAT EQUIPMENT	52,633	52,633	-	-	-	-	-	-
21031110-542200	C1817 SWAT EQUIPMENT	101,001	101,001	-	-	-	-	-	-
21031110-579007	NEXT YEAR BUDGET RESERVE	122,070	-	122,070	-	122,070	-	-	122,070
	subtotal			\$ 151,486	\$ 287,507	\$ 438,993	\$ 149,484	\$ -	\$ 289,509
State									
21031120-532400	NON-RECURRING EXPENSES	234,941	214,941	\$ 20,000	\$ -	\$ 20,000	\$ 8,683	\$ -	\$ 11,317
21031110-579000	NON-ALLOCATED	6,775	-	6,775	-	6,775	-	-	6,775
	subtotal			\$ 26,775	\$ -	\$ 26,775	\$ 8,683	\$ -	\$ 18,092
	Total			\$ 178,261	\$ 287,507	\$ 465,768	\$ 158,168	\$ -	\$ 307,600



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of December 31, 2018

		Project Snapshot		FY 2019										
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available					
Account #	Project													
Revenue														
27074110-341321	IMPACT FEES STREETS & HIGHWAYS	\$	1,518,260	\$	-	\$	-	\$	170,432	\$	(170,432)			
27074110-341323	IMPACT FEES RECREATION & PARKS		3,173,623		-		45,000		441,055		(396,055)			
27074110-341324	IMPACT FEES PUBLIC SAFETY		598,001		-		-		112,953		(112,953)			
	subtotal				\$	-	\$	45,000	\$	45,000	\$	724,440	\$	(679,440)
Non-Departmental														
27074110-395000	CARRYFORWARD FUND BALANCE				\$	2,179,187	\$	565,000	\$	2,744,187	\$	-	\$	2,744,187
27074110-361000	INTEREST EARNINGS				-		-		-		24,254			(24,254)
	subtotal				\$	2,179,187	\$	565,000	\$	2,744,187	\$	24,254	\$	2,719,933
	Total				\$	2,179,187	\$	610,000	\$	2,789,187	\$	748,695	\$	2,040,492
Expenditures														
Public Safety														
27031150-541300	C1630 PS HQ EXPANSION	\$	718,750	\$	678,750									
	subtotal													
Public Works														
27041100-541410	C1410 RUCKER RD CORRIDOR	\$	1,150,000	\$	-									
27041100-541410	C1909 PARK PLAZA SIGNAL		72,300		-									
27041100-541410	C1922 WILDD RD WIDENING		14,460		-									
	subtotal													
Recreation, Parks & Cultural Services														
27061150-541500	C1611 ALPHARETTA ARTS CENTER	\$	1,300,001	\$	1,286,395									
27061150-541000	C1711 CULTURAL ARTS LAND/PARK LAND		150,000		-									
27061150-541500	C1808 CITY CTR SIDEWALKS/UTILITIES		300,000		-									
27061150-541500	C1920 PARK DEVELOPMENT		433,693		-									
	subtotal													
Non-Departmental														
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS													
27074110-579002	NON-ALLOCATED RECREATION & PARKS													
27074110-579003	NON-ALLOCATED PUBLIC SAFETY													
	subtotal													
	Total													



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of December 31, 2018

		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
27590150-314100	HOTEL/MOTEL TAXES	41,425,036	33,775,036	\$ -	\$ 7,650,000	\$ 7,650,000	\$ 3,781,993		\$ 3,868,007
27590150-361000	INTEREST EARNINGS	-	-	-	-	-	-		-
	subtotal			\$ -	\$ 7,650,000	\$ 7,650,000	\$ 3,781,993		\$ 3,868,007
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE	1,770,516	-	\$ 1,770,516	\$ -	\$ 1,770,516	\$ -		\$ 1,770,516
	subtotal			\$ 1,770,516	\$ -	\$ 1,770,516	\$ -		\$ 1,770,516
	Total			\$ 1,770,516	\$ 7,650,000	\$ 9,420,516	\$ 3,781,993		\$ 5,638,523
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	18,077,752	14,730,877	\$ -	\$ 3,346,875	\$ 3,346,875	\$ 1,654,622	\$ -	\$ 1,692,253
	subtotal			\$ -	\$ 3,346,875	\$ 3,346,875	\$ 1,654,622	\$ -	\$ 1,692,253
City/Other									
27590150-521200	PROFESSIONAL SERVICES	10,050	7,050	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	15,894,785	13,026,035	-	2,868,750	2,868,750	1,418,247	-	1,450,503
	subtotal			\$ -	\$ 2,871,750	\$ 2,871,750	\$ 1,418,247	\$ -	\$ 1,453,503
Tourism Product Development									
27590150-541500	C1611 ALPHARETTA ARTS CENTER	550,001	385,609	\$ 164,392	\$ -	\$ 164,392	\$ 164,391	\$ -	\$ 1
27590150-541500	C1908 WAYFINDING SIGNAGE	51,412	-	-	51,412	51,412	-	-	51,412
27590150-541500	C1911 EQUESTRIAN CENTER	250,000	-	-	250,000	250,000	-	-	250,000
27590150-579000	RESERVE (TOURIST PRODUCT DEVELOPMENT)	256,124	-	106,124	150,000	256,124	-	-	256,124
27590150-579006	DEBT SERVICE RESERVE	1,500,000	-	1,500,000		1,500,000	-	-	1,500,000
27590151-581100	D1600 PRINCIPAL (2016 CONF CTR BOND)	200,000	-	-	200,000	200,000	-	-	200,000
27590151-582100	D1600 INTEREST PAYMENT (2016 CONF CTR BOND)	2,335,555	1,555,592	-	779,963	779,963	389,981	-	389,982
	subtotal			\$ 1,770,516	\$ 1,431,375	\$ 3,201,891	\$ 554,372	\$ -	\$ 2,647,519
	Total			\$ 1,770,516	\$ 7,650,000	\$ 9,420,516	\$ 3,627,241	\$ -	\$ 5,793,275



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended December 31, 2018

Vendor	Description	Department	\$ Amount
3460 Preston Ridge LLC	Tax Refund	Finance	\$ 5,223.56
A Delightful Biteful LLC	12/18/18 Employee Luncheon	Human Resources	\$ 11,300.00
Ace American Insurance Company	Workers Comp Claims and Monthly Invoice	Risk Management	\$ 41,105.44
Adrenalinpowersports	2019 Polaris Ranger XP900	Public Works	\$ 12,965.60
AECOM Technical Services Inc.	Downtown Walk Study	Public Works	\$ 42,219.42
AECOM Technical Services Inc.	Old Milton Parkway Capacity and Kimball Bridge Road Operational Improvements	Public Works	\$ 151,781.22
AFLAC	Premium Payment	Finance	\$ 11,046.80
Allan Vigil Ford Lincoln	2018 Ford F150	Public Safety	\$ 68,468.00
Alpharetta Convention & Visitors Bureau	Hotel/Motel Occupancy Tax Allocation	Finance	\$ 297,726.56
Alta Planning + Design	Alpha Loop - Westside Parkway to Kimball Bridge Road	Community Development	\$ 14,252.50
American Facility Services Inc.	November 2018 Janitorial Services	Various	\$ 6,417.40
American Facility Services Inc.	November 2018 Janitorial Services	Public Works	\$ 10,087.02
Arts Alpharetta	FY19 Funding	Rec., Parks & Cultural Svcs	\$ 50,000.00
Ashley Banan	December 2018 AGA	Rec., Parks & Cultural Svcs	\$ 10,812.23
AT&T	Final Payment - Relocate Aerial Cables on Academy Rd	Public Works	\$ 158,658.84
AT&T	November 2018 Phone Service	Information Technology	\$ 6,106.26
AT&T Mobility	Annual Rave Smart911 and SmartPrepare Alert	Public Safety	\$ 44,950.00
AT&T/Bellsouth @ 85 Annex	11/11-12/10/18 Telephone Service	Information Technology	\$ 21,829.57
Atkins North America Inc.	Road Improvements	Public Works	\$ 6,620.49
Atkins North America Inc.	Rucker Road Construction Project	Public Works	\$ 31,456.20
Atkins North America Inc.	Road and Operational Improvements	Public Works	\$ 24,503.65
Autaco Development LLC	Retainage Released - Sidewalk Improvements	Public Works	\$ 20,939.45
Avana North Point - Operating	Tax Refund	Finance	\$ 11,881.80
Bank of America Corp	Business License Refund	Finance	\$ 136,085.00
Bennett Fire Products Co Inc.	Boots	Public Safety	\$ 9,336.00
Bovis Kyle and Burch LLC	Professional Services thru July 25, 2018	Legal Services	\$ 62,195.13
Bovis Kyle and Burch LLC	Professional Services from 7/26/18 thru 11/25/18	Legal Services	\$ 296,256.70
Bruce Pinder	Right of Way and Temporary Easement Purchase	Public Works	\$ 5,300.00
Carithers-Wallace-Courtenay	Office Furniture	Public Safety	\$ 83,952.00
Carl Black Buick GMC LLC	Vehicle Maintenance and Repair	Public Safety	\$ 9,995.34
Carr Rahn & Associates Inc.	Providence Road Sidewalk Project	Public Works	\$ 13,000.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended December 31, 2018

Vendor	Description	Department	\$ Amount
Case Systems Inc.	Call Boxes	Rec., Parks & Cultural Svcs	\$ 63,400.00
CBA Sports	Gym Floor	Rec., Parks & Cultural Svcs	\$ 6,675.75
Chadwick Hughes	Right of Way and Temporary Easement Purchase	Public Works	\$ 18,300.00
Cigna (wire)	Monthly Premium	Finance	\$ 35,083.41
Cigna (wire)	Monthly Premium	Finance	\$ 42,341.50
Cigna (wire)	Monthly Premium	Finance	\$ 137,563.02
CW Matthews Contracting Co Inc.	Rucker Road Corridor Improvements and Encore Parkway-Water/Sewer	Public Works	\$ 263,034.01
CW Matthews Contracting Co Inc.	Rucker Road Corridor Improvements	Public Works	\$ 115,522.15
Dana Safety Supply Inc.	Equipment Install on Vehicles and Alterations on SCB Vest	Public Safety	\$ 20,082.93
Data Media Associates Inc.	Business Licenses/Alcohol Renewals/Property Taxes Supplemental	Finance	\$ 7,399.48
Data Media Associates Inc.	Sanitation and False Alarm Statements	Finance	\$ 9,389.00
Dataworks Plus LLC	Annual Livescan Maintenance	Public Safety	\$ 5,159.77
Dau Properties LLC	Right of Way and Temporary Easement Purchase	Public Works	\$ 30,000.00
Diversified Retirement Corporation	Administrative Fees for Retirement Pension Plan	Finance	\$ 7,270.47
Estate of Brantley Jackson Dorris	Right of Way and Temporary Easement Purchase	Public Works	\$ 7,000.00
Flotel De LLC	Tax Refund	Finance	\$ 16,029.85
Friends of the Alpharetta Library	FY19 Donations	Rec., Parks & Cultural Svcs	\$ 10,000.00
Fulton County Board of Education	November 2018 Fuel Bill	Finance	\$ 33,052.69
Fulton County Finance Dept.	November 2018 State Reports-LVAP Fund Disbursements	Municipal Court	\$ 6,748.75
Galls Inc.	Uniforms and Concealed Vests	Public Safety	\$ 6,566.99
Gayle & Marianna McCleskey	Right of Way and Temporary Easement Purchase	Public Works	\$ 6,500.00
Georgia Bureau of Investigation	Alcohol & Liquor Licenses and Private Employment	Public Safety	\$ 7,545.00
Georgia Municipal Assn	2019 Annual Telecommunication Management	City Administration	\$ 11,000.00
Georgia Municipal Assn	2019 Membership Dues	City Administration	\$ 17,088.97
Georgia Power Co	Power Bill	Finance	\$ 158,267.13
Georgia Superior Court Clerks	November 2018 State Reports	Municipal Court	\$ 29,829.81
Guardian Tracking LLC	Annual Internet Access and Support	Public Safety	\$ 5,928.00
Guidepoint Security LLC	Annual Duo Access Edition	Information Technology	\$ 12,826.04
Healthcare Property Managers	Tax Refund	Finance	\$ 5,874.06
J&J Computer Connection Inc.	Contract Equipment	Finance	\$ 5,566.11
Jones Contracting Group LLC	Mansell House Sidewalk Paver Maintenance	Rec., Parks & Cultural Svcs	\$ 11,400.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended December 31, 2018

Vendor	Description	Department	\$ Amount
Krown USA Inc.	Basketball Jersey and Shorts	Rec., Parks & Cultural Svcs	\$ 13,280.00
L-3 Communications Mobile-Vision Inc.	Annual EMA Access Points/Rimage/Back Office Solution	Public Safety	\$ 10,822.00
LD Gymnastics Inc.	Payment 1 of 4 Gymnastics	Rec., Parks & Cultural Svcs	\$ 10,847.14
Li Fan	Right of Way and Temporary Easement Purchase	Public Works	\$ 32,000.00
Luke & Tracy Merriam	Right of Way and Temporary Easement Purchase	Public Works	\$ 6,100.00
Mass Services Inc. (ACI)	November 2018 Wills Park Equestrian Stalls Cleaned	Rec., Parks & Cultural Svcs	\$ 11,857.89
Mauldin & Jenkins LLC	2018 Year End Audit	Finance	\$ 10,000.00
Morton Salt Inc.	Salt for Winter Storms	Public Works	\$ 6,759.57
North Fulton Regional Radio Sys Auth	FY2019 Second Quarter Subsidy Payment	Public Safety	\$ 109,445.50
Peace Officer's Annuity & Benefit Fund of GA	November 2018 State Reports	Municipal Court	\$ 6,503.50
Pindell Glen Community Owners	Right of Way and Temporary Easement Purchase	Public Works	\$ 27,000.00
Pond & Company	Big Creek Greenway	Rec., Parks & Cultural Svcs	\$ 13,520.00
Pond & Company	Alpha Loop and Webb Bridge Road	Public Works	\$ 61,891.70
Pond & Company	Big Creek Greenway/Alpha Loop-Thompson St/Southlake Dr Culvert Replacement	Public Works	\$ 11,552.50
Premier Woodworks Inc.	Balance on the Movable Art Walls @ Art Center	Rec., Parks & Cultural Svcs	\$ 6,075.00
Radarsign LLC	Radar	Public Works	\$ 5,230.00
Ramundsen Superior Holdings LLC	CAD Installation Services	Public Safety	\$ 7,000.00
Replay Systems	Voice Mail Services	Public Safety	\$ 6,885.60
Republic Services #800	Waste Management Services and On Call Waste Services	Various	\$ 334,969.01
Republic Services Inc.	November and December 2018 Waste Services	Finance	\$ 13,357.43
Richard L Wheeler	Right of Way and Temporary Easement Purchase	Public Works	\$ 5,500.00
Rita Marie Eckhart	Right of Way and Temporary Easement Purchase	Public Works	\$ 7,000.00
Ruppert Landscape	November 2018 Landscape Maintenance	Public Works	\$ 28,579.34
Russell Landscape LLC	Rest Haven Cemetery and November 2018 Landscape Maintenance	Public Works	\$ 14,814.17
Sanctuary Acquisitions West	Tax Refund	Finance	\$ 6,732.62
Sanctuary Acquisitions West	Tax Refund	Finance	\$ 7,380.98
Sawnee Electric Membership	Power Bills	Finance	\$ 34,189.35
Silverline Paving & Construction Inc.	Wills Park Trail Repairs	Rec., Parks & Cultural Svcs	\$ 9,552.50
Somerset Capital Group LTD	Tax Refund	Finance	\$ 6,983.23
SunTrust Pcard	Procurement Card Payment	Finance	\$ 119,649.40
SunTrust Pcard	E-Payables Payment	Finance	\$ 103,636.58



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended December 31, 2018

Vendor	Description	Department	\$ Amount
Sustainable Water Planning & Engineering	Stormwater	Public Works	\$ 7,336.00
T5@Atlanta LLC	Tax Refund	Finance	\$ 7,273.88
Tetra Tech	Erosion Control Services	Public Works	\$ 12,974.40
Tetra Tech	Windward Parkway Improvements	Public Works	\$ 58,130.00
The Cincinnati Life Insurance Company	December 2018 Premium	Finance	\$ 6,680.10
Tri Scapes Inc.	November 2018 Landscape Maintenance	Rec., Parks & Cultural Svcs	\$ 25,022.04
TSO Preston Ridge I LP	Tax Refund	Finance	\$ 42,201.20
Veristor Systems Inc.	Palo Alto	Information Technology	\$ 26,172.00
Verizon Wireless Services LLC	11/13/18 thru 12/12/18 Wireless Services and Data Cards	Information Technology	\$ 19,444.35
Wade Ford Inc.	2018 Ford Police Utility Vehicle	Public Safety	\$ 29,094.00
Whigham, Tracey Leigh	Right of Way and Temporary Easement Purchase	Public Works	\$ 6,090.00
XO Communications LLC	Tax Refund	Finance	\$ 7,236.47



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OTHER REPORTS

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



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended December 31, 2018

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
19000349	Guardian Tracking LLC	Public Safety	\$ 5,928.00	Employee performance management software subscription
19000352	Ruppert Landscape	Public Works	\$ 20,523.54	Landscaping installation and watering for culvert replacement project
19000355	Transportation Control Systems	Public Works	\$ 13,800.00	(150) traffic signal head backplates for improved visibility
19000361	Arts Alpharetta	Rec., Parks & Cultural Svcs	\$ 50,000.00	Cultural Arts Group annual funding
19000365	Georgia Municipal Association	Administration	\$ 17,088.97	2019 GMA membership dues
19000366	Bitefull LLC	Human Resources	\$ 11,300.00	Catering services for the employee holiday luncheon
19000367	Academy of Personal Protection and Security	Public Safety	\$ 10,275.00	(3) Handheld ballistic shields for Uniform Patrol Division
19000370	CDW LLC	Information Technology	\$ 9,956.45	Adobe Acrobat license upgrade
19000372	Roswell Signs LLC	Rec., Parks & Cultural Svcs	\$ 6,198.60	Mansell House sign replacement
19000373	Electro-Mech Scoreboard Co	Rec., Parks & Cultural Svcs	\$ 21,932.00	(4) replacement scoreboards for Webb Bridge Park baseball fields
19000374	Bearden Electric	Public Safety	\$ 6,555.00	Install conduit for communication lines for NexGen Project
19000380	Bulletproof-It LLC	Public Safety	\$ 14,225.00	(12) Ballistic vests, helmets, and medic pouches for Special Events Team
19000385	Jones Contracting Group LLC	Rec., Parks & Cultural Svcs	\$ 5,890.00	Webb Bridge Park Baseball Concession/Restroom Stand roofing repair
19000391	Reinhardt University	Public Safety	\$ 7,075.00	Tuition and equipment mandating for arson investigator



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended December 31, 2018

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
18-003		Public Works	SR 400 Ramp at Windward Parkway Phase 2	6/14/2018	7	11/26/2018	Vertical Earth	\$ 4,901,794.38			
	18-109 RFP	Public Safety	Public Safety Emergency Medical Equipment & Supplies	6/21/2018	7	8/6/2018	Southeastern Emergency Equipment	\$ 55,000.00	1		
18-009		Public Works	Morris Road Operational Improvements	7/12/2018	5	8/27/2018	Vertical Earth	\$ 2,600,127.17		12/12/2018	19000368
	19-101 RFP	Com Dev	Creative Placemaking Plan for North Point Area	8/2/2018	7	9/17/2018	MKSK	\$ 93,726.00		10/17/2018	19000288
	19-1001 RFQ	Public Works	Roadway Rating and Pavement Analysis	8/9/2018	5	n/a	Shortlisted to 4 firms for RFP 19-104				
19-002		Public Works	Morrison Parkway Sidewalk Improvements	8/23/2018	5	9/4/2018	Sol Construction, LLC	\$ 618,306.40			
	19-104 RFP	Public Works	Roadway Rating and Pavement Analysis	9/6/2018	4	10/1/2018	Dynatest North America	\$ 329,644.50		10/30/2018	19000309
	19-102 RFP	Public Safety	Fire Department Structural Turnout Gear	9/12/2018	4	10/15/2018	Bennett Fire Products Company, Inc.				
19-003		Public Works	FY 2019 Milling & Resurfacing	9/13/2018	3	10/1/2018	Allied Paving, Inc.	\$ 3,301,963.20			
	19-103 RFP	Rec/Parks	North Park Artificial Turf Replacement	9/13/2018	4	10/15/2018	Sprinturf, LLC	\$ 462,521.00		11/29/2018	19000348
19-004		Public Works	Bethany Road Roundabouts	9/27/2018	6	11/5/2018	CMES, Inc.	\$ 3,225,687.00			
19-006		Public Works	Multiple Sidewalk Improvements	10/25/2018	7	12/10/2018	A1 Contracting, LLC	\$ 926,423.00			
19-007		Public Works	Kimball Bridge Road Corridor Improvements	11/29/2018	6	1/14/2019	CMES, Inc.	\$ 15,691,990.00			
	19-105 RFP	Public Works	Wills Park Stream Restoration	11/29/2018	3						
	19-1002 RFQ	Public Works	On-Call Survey Services	11/16/2018	18	n/a	Shortlisted to 6 firms for future RFP				
19-008		Finance	XEROX Multi-Function Copiers	11/8/2018	3	11/12/2018	Repro Products, Inc.		2		
	19-106 RFP	Rec/Parks	Event Management Services	12/6/2018	5						
	19-1003 RFQ	Public Works	Bid Creek Greenway Extension	12/13/2018	5	n/a	Shortlisted to 3 firms for future RFP				
19-009		Public Works	Alpha Loop Gap - Thompson Street	1/24/2019							
19-010		Public Works	Park Plaza at Academy Street Intersection Improvements	1/24/2019							

Notes:

- 1 Award of \$55,000 is appropriations for medical supplies as needed throughout the fiscal year.
- 2 Award below threshold requiring Council contract award.



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
December 31, 2018**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Center Bond Fund	Construction Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 35,134,797	\$ 13,952,892	\$ 1,100,618	\$ 378,740	\$ 36,807,473	\$ 15,635,745	\$ 12,843,508	\$ 115,853,774
Receivables (net of allowance for uncollectibles)			22,639					\$ 22,639
Taxes Receivable								\$ -
Property Taxes	1,229,072	-		-	-	-	265,175	\$ 1,494,247
Other Taxes	-	-		-	-	-	-	\$ -
Interest	-	-		-	-	-	-	\$ -
Accounts	1,131,022	578,076		-	-	-	-	\$ 1,709,099
Due from Other Funds	-	-	-	-	-	-	-	\$ -
Prepaid Items	-	-		-	-	-	-	\$ -
Cash - Restricted	-	379,693		-	-	-	-	\$ 379,693
Intergovernmental Receivable	-	-		-	-	-	2,650	\$ 2,650
Restricted	-	-		-	-	-	-	\$ -
Total Assets	37,494,892	14,910,661	1,123,257	378,740	36,807,473	15,635,745	13,111,332	\$ 119,462,101
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,172,515	303,443	-	-	\$ 2,185	\$ -	51,059	1,529,202
Retainage Payable	-	474,811		-	447,636	-	159,634	1,082,081
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	32,055	-		-	-	-	3,235	35,290
Due to Other Funds	-	-	-	-	-	-	-	-
Deferred Revenue	2,351,532	578,076	\$ (95,430)	-	-	-	268,907	3,103,085
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-	-		-	-	-	-	-
Non-Current								
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	3,556,102	1,356,331	(95,430)	-	449,821	-	482,835	5,749,658
Fund Balances:								
Restricted for:								
Capital Projects	-	411,990	1,218,687	378,740	36,357,652	15,635,745	3,150,055	57,152,869
Law Enforcement	-	-		-	-	-	577,017	577,017
Emergency Telephone Activities	-	-		-	-	-	816,686	816,686
Grant Projects	-	-		-	-	-	-	-
Debt Service	-	-		-	-	-	4,902,724	4,902,724
Promotion of Tourism	-	-		-	-	-	1,925,267	1,925,267
Assigned for:								
Grant Projects	-			-	-	-	41,876	41,876
Capital Projects		13,142,341						13,142,341
2019 Fiscal year Expenditures	6,100,065	-		-	-	-	-	6,100,065
Unassigned	27,838,725			-	-	-	1,214,873	29,053,598
Total Fund Balances	33,938,790	13,554,331	1,218,687	378,740	36,357,652	15,635,745	12,628,497	113,712,442
Total Liabilities and Fund Balances	\$ 37,494,892	\$ 14,910,661	\$ 1,123,257	\$ 378,740	\$ 36,807,473	\$ 15,635,745	\$ 13,111,332	119,462,100

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended December 31, 2018

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES								
Taxes:								
Property Tax	\$ 23,480,305	-	-	-	-	-	3,781,993	\$ 27,262,298
Local Option Sales Tax	6,909,703	-	-	-	-	-	5,285,685	12,195,388
Transportation Special Purpose Local Option Sales Tax	-	-	-	-	-	4,640,644	-	4,640,644
Other Taxes	6,478,633	-	-	-	-	-	1,380,541	7,859,174
Licenses and permits	2,115,558	-	-	-	-	-	724,440	2,839,998
Intergovernmental	30,000	1,157,547	998,491	-	-	-	269,013	2,455,052
Charges for services	2,738,106	-	-	-	-	-	149,482	2,887,587
Impact Fees	-	-	-	-	-	-	-	-
Fines/Forfeitures	867,587	-	-	-	-	-	87,778	955,365
Investment earnings	263,914	163,973	6,953	4,017	406,627	140,673	-	986,157
Contributions and Donations	-	294,582	-	-	-	-	-	294,582
Other	82,299	-	-	-	-	-	-	82,299
Total revenues	42,966,104	1,616,103	1,005,444	4,017	406,627	4,781,317	11,678,932	62,458,544
EXPENDITURES								
Current:		-	-	-	-	-	-	-
Unallocated	-	-	-	-	-	-	1,654,622	1,654,622
General government	4,880,380	453,515.40	-	-	-	-	1,443,630	6,777,526
Public safety	14,295,527	860,763.65	-	-	-	-	2,642,402	17,798,693
Public works	4,022,218	4,681,674.49	2,259	-	1,561,932	939,387	270,919	11,478,388
Economic and community development	1,545,461	109,575.50	-	-	-	-	-	1,655,036
Alpharetta Business Community	-	56,680.74	-	-	-	-	-	56,681
Culture and recreation	4,618,373	388,542.10	-	-	279,690	-	493,780	5,780,385
Debt service:		-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	389,981	389,981
Other Costs	439,592	-	-	-	-	-	-	439,592
Bond issuance costs	53,295	-	-	-	-	-	-	53,295
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	29,854,845	6,550,752	2,259	-	1,841,622	939,387	6,895,334	46,084,199
Excess (deficiency) of revenues over (under) expenditures	13,111,259	(4,934,649)	1,003,185	4,017	(1,434,995)	3,841,930	4,783,598	16,374,344
OTHER FINANCING SOURCES (USES)								
Transfers in	1,418,247	4,347,533	-	-	-	-	-	5,765,780
Transfers out	(5,300,033)	-	-	-	-	-	(465,747)	(5,765,780)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	65,713	-	-	-	-	-	-	65,713
Sale of non-capital assets	6,524	-	-	-	-	-	-	6,524
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(3,809,548)	4,347,533	-	-	-	-	(465,747)	72,237
Net change in fund balances	9,301,710	(587,117)	1,003,185	4,017	(1,434,995)	3,841,930	4,317,851	16,446,581
Fund balances - beginning	24,637,080	14,141,447	215,502	374,723	37,792,647	11,793,815	8,310,647	97,265,862
Fund balances - ending	\$ 33,938,790	\$ 13,554,331	\$ 1,218,687	\$ 378,740	\$ 36,357,652	\$ 15,635,745	\$ 12,628,497	\$ 113,712,442

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 22,922,000	\$ 23,480,305	\$ 558,305
Local Option Sales Tax	15,650,000	6,909,703	(8,740,297)
Other Taxes	15,739,500	6,478,633	(9,260,867)
Licenses and Permits	2,023,250	2,115,558	92,308
Intergovernmental	460,000	30,000	(430,000)
Charges for Service	4,393,439	2,738,106	(1,655,333)
Fines/Forfeitures	1,987,500	867,587	(1,119,913)
Investment Earnings	150,000	263,914	113,914
Contributions and Donations			-
Other	186,974	82,299	(104,675)
Total revenues	63,512,663	42,966,104	(20,546,559)
EXPENDITURES			
Current:			
General government			
City Administration	2,174,084	919,864	1,254,220
Finance	3,366,136	1,904,710	1,461,426
Human Resources	430,846	215,309	215,538
Legal	690,000	358,452	331,548
Mayor and Council	364,389	181,639	182,750
Municipal Court	1,096,466	649,907	446,559
Information Technology	1,742,223	899,717	842,506
Non-Departmental	689,500	344,750	344,750
Contingency/OP Onitiative Reserve	800,000	94,843	705,158
Total general government	11,353,644	5,569,189	5,784,455
Public Safety	28,422,171	14,835,315	13,586,856
Public works	8,821,264	4,538,519	4,282,745
Economic and community development	3,162,560	1,586,277	1,576,283
Culture and recreation	9,954,497	5,802,632	4,151,865
Debt Service			
Principal	180,000	-	180,000
Interest	106,590	53,295	53,295
Total expenditures	62,000,726	32,385,227	29,615,499
Excess (Deficiency) of revenues over expenditures	1,511,937	10,580,877	9,068,940
OTHER FINANCING SOURCES (USES)			
Transfers in	2,868,750	1,418,247	(1,450,503)
Transfers out	(10,600,065)	(5,300,033)	5,300,032
Capital leases	-	-	-
Land Sale	-	-	-
Sale of capital assets	75,813	65,713	(10,100)
Sale of non-capital assets	43,500	6,524	(36,976)
Total other financing sources and uses	(7,612,002)	(3,809,548)	3,802,454
Net change in fund balances	(6,100,065)	6,771,328	12,871,393
Fund balances - beginning		24,637,080	
Fund balances - ending		\$ 31,408,408	
Adjustments to GAAP basis:			
Encumbrances		2,530,381	
Misc adj			
Fund balances-ending		\$ 33,938,790	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 6,124,365	\$ 1,157,547	\$ (4,966,818)
Contributions & Donations	1,447,347	294,582	(1,152,765)
Investment earnings	-	163,973	163,973
Misc Revenue	-	-	-
Other	910,137	-	(910,137)
Total revenues	8,481,849	1,616,103	(6,865,746)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	330,697	121,462	209,235
Finance	50,020	5,637	44,383
Information Technology	1,491,694	545,390	946,304
Non-departmental	1,644,896	-	1,644,896
Total general government	3,517,307	672,489	2,844,818
Public Safety	1,984,352	1,279,823	704,529
Engineering & Public Works	22,907,015	12,317,776	10,589,239
Alpharetta Business Community	172,767	112,894	59,873
Economic and community development	480,172	201,239	278,933
Culture and recreation	2,256,748	1,050,342	1,206,406
Total Capital Outlay	31,318,361	15,634,563	15,683,798
Excess (Deficiency) revenue over expenditures	(22,836,512)	(14,018,460)	8,818,052
OTHER FINANCING SOURCES (USES)			
Transfers in	8,695,065	4,347,533	(4,347,533)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	8,695,065	4,347,533	(4,347,533)
Net change in fund balances	(14,141,447)	(9,670,928)	4,470,519
Fund balances - beginning		14,141,447	
Fund balances - ending		\$ 4,470,520	
Adjustments to GAAP basis:			
Encumbrances		9,083,811	
Misc adj-			
Fund balances-ending		\$ 13,554,331	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 4,706,566	998,491	\$ (3,708,075)
Contributions & Donations	-	-	-
Interest Earnings	-	6,953	6,953
Total	4,706,566	1,005,444	(3,701,122)
Expenditures:			
Public Safety	-	-	-
General Government	472,939	-	472,939
Community Development	93,750	93,726	24
Public Works	4,355,379	2,259	4,353,120
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	4,922,068	95,985	4,826,083
Excess (Deficiency) revenue over expenditures	(215,502)	909,459	1,124,961
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	-	-	-
Net change in fund balance	(215,502)	909,459	1,124,961
Fund balance - beginning		215,502	
Fund balance - ending		\$ 1,124,961	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		93,726	
Fund balances - ending		\$ 1,218,687	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	-	-
Investment Earnings	-	4,017	4,017
Total revenues	-	4,017	4,017
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	374,723	-	374,723
Total general government	374,723	-	374,723
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			
Over expenditures	(374,723)	4,017	378,740
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(374,723)	4,017	378,740
Fund balances - beginning		374,723	
Fund balances - ending		<u>\$ 378,740</u>	
Adjustments to GAAP basis:			
Encumbrances			
Fund balances-ending		<u>\$ 378,740</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	-
Misc Revenue	-	-	-
Investment Earnings	-	406,627	406,627
Total revenues	-	406,627	406,627
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	27,116,897	12,421,613	14,695,284
Recreation & Parks	10,675,750	682,261	9,993,489
Total general government	37,792,647	13,103,874	24,688,773
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(37,792,647)	(12,697,247)	25,095,400
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(37,792,647)	(12,697,247)	25,095,400
Fund balances - beginning		37,792,647	
Fund balances - ending		\$ 25,095,400	
Adjustments to GAAP basis:			
Encumbrances		11,262,252	
Fund balances-ending		\$ 36,357,652	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 8,160,000	\$ 4,640,644	\$ (3,519,356)
Investment Earnings		140,673	140,673
Total revenues	8,160,000	4,781,317	(3,378,683)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	19,953,814	4,006,901	15,946,913
Recreation & Parks			-
Total general government	19,953,814	4,006,901	15,946,913
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(11,793,814)	774,416	12,568,230
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(11,793,814)	774,416	12,568,230
 Fund balances - beginning		 11,793,815	
 Fund balances - ending		 \$ 12,568,231	
Adjustments to GAAP basis:			
Encumbrances		3,067,514	
Fund balances-ending		\$ 15,635,745	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
December 31, 2018

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	1,207,734
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>1,207,734</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>1,207,734</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables	\$	956,128
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		-
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		<u>956,128</u>
Noncurrent Liabilities:		-
Other Non-Current Liabilities		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>956,128</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		-
Total Net Assets		<u>251,606</u>
Total Liabilities & Net Assets	\$	<u>1,207,734</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 90	\$ (90)
Employer Medical Contribution	6,455,648	3,193,738	(3,261,911)
Employee Medical Contribution	714,809	380,938	(333,871)
Insurance Proceeds	-	-	
Total revenues	7,170,457	3,574,766	(3,595,691)
EXPENDITURES			
Medical Premiums	1,637,589	818,538	819,051
Medical Claims	5,487,755	2,204,683	3,283,072
Contingency	(254,826)	0	(254,826)
Total expenditures	6,870,518	3,023,221	3,847,297
Excess (Deficiency) of Revenues Over expenditures	299,939	551,545	251,606
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	(1,500,000)	(1,500,000)	-
Total other financing sources (uses)	(1,500,000)	(1,500,000)	-
Net change in fund balances	(1,200,061)	(948,455)	251,606
Fund balances - beginning		1,200,062	
Fund balances - ending		<u><u>\$ 251,606</u></u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		<u><u>\$ 251,606</u></u>	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
December 31, 2018

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,436,639
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	194,482
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,631,121</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,631,121</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	3,440
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	254
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	676
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>4,370</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>4,370</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,626,752
Total Net Assets	<u>2,626,752</u>
Total Liabilities & Net Assets	<u>\$ 2,631,121</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended December 31, 2018

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 3,166,520
Misc Revenue	4
Total operating revenues	<u>3,166,524</u>
Operating expenses:	
Administration	3,941,762
Non-departmental	-
Total operating expenses	<u>3,941,762</u>
Operating Gain (loss)	(775,236)
Non-operating revenues (expenses):	
Investment earnings	<u>25,468</u>
Total non-operating revenue (expenses)	<u>25,468</u>
Income (loss) before transfers	(749,768)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(749,768)
Total net assets-beginning	<u>1,186,192</u>
Total net assets-ending (net of encumbrances)	<u>436,425</u>
Adjustments to GAAP basis:	
Encumbrances	2,190,328
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,626,752</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
December 31, 2018

ASSETS

Current Assets:

Cash and Cash Equivalents & Investments	\$ 982,883
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>982,883</u>

Noncurrent Assets:

Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>982,883</u>

LIABILITIES

Current Liabilities:

Accounts Payable	-
Claims Payables	208,069
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>208,069</u>

Current Liabilities Payable from Restricted Assets:

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

Noncurrent Liabilities:

Other Non-Current Liabilities	734,234
Total Noncurrent Liabilities	<u>734,234</u>
Total Liabilities	<u>942,303</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	40,580
Total Net Assets	<u>40,580</u>

Total Liabilities & Net Assets	<u>\$ 982,883</u>
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City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 4,000	\$ 9,242	\$ 5,242
Charges for Service	1,446,500	723,250	(723,250)
Discounts	-	-	-
Insurance Proceeds	-	433	433
Total revenues	1,450,500	732,924	(717,576)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	132,000	99,734	32,266
Auto Liability	170,000	163,093	6,907
Property & Equipment Liability	100,000	87,694	12,306
Fine Art Liability	2,500	2,500	-
General Liability	60,000	57,952	2,048
Law Enforcement Liability	91,500	86,283	5,217
Public Entity Liability	62,733	62,733	0
Workers Comp Excess Liability	107,000	103,259	3,741
Employee Benefits Liability	-	-	-
Criminal Liability	4,500	3,386	1,114
Cyber Liability	7,000	6,805	195
Umbrella Liability	56,000	53,745	2,255
Medical Services	35,000	1,343	33,657
Claims/Judgements	1,451	1,478	(27)
Claims/Vehicle	37,000	7,017	29,983
Claims/General	23,000	0	23,000
Claims/Public Entity	48,497	49,403	(906)
Claims/Workers Comp	512,319	128,058	384,261
Contingency	222,136		222,136
Total expenditures	1,672,636	914,481	758,155
Excess (Deficiency) of Revenues			
Over expenditures	(222,136)	(181,557)	40,579
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(222,136)	(181,557)	40,579

Fund balances - beginning

222,137

Fund balances - ending

\$ 40,580

Adjustments to GAAP basis:

Encumbrances

-

Misc adj

Fund balances-ending

\$ 40,580

City of Alpharetta
Statement of Net Position
OPEB Health Fund
December 31, 2018

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (48,650)
Investments	\$ 1,227,451
	-
Accounts Receivables (net of allowance for uncollectibles)	\$ 21,444
Total Assets	<u>1,200,245</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 10,326
	-
Due to Other Funds	-
Total Current Liabilities	<u>10,326</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>10,326</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,189,919</u>
Total Net Assets	<u>1,189,919</u>
Total Liabilities & Net Assets	<u><u>\$ 1,200,245</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended December 31, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 85,000
Employee Contribution	
Total Contribution	<u>85,000</u>
Investment Income	(6,295)
Net appreciation in FMV	(136,974)
Accrued Interest & Dividends	3,226
Interest and Dividends	22,832
Total Investment Income	<u>(117,211)</u>
Total Additions (Deductions)	<u>(32,211)</u>
Deductions:	
Benefits payments	-
Professional Fees	214
Manager Fees	10
Consulting Fees	1,778
Agent Custody Fees-ADR	26
Total deductions	<u>2,028</u>
Net Increase (Decrease)	<u>(34,239)</u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for pension benefits	
Beginning of year	1,224,157
Total net assets	<u>\$ 1,189,919</u>

**City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
December 31, 2018**

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (7,599)
Investments	\$ 1,854,964
	-
Accounts Receivables (net of allowance for uncollectibles)	\$ 13,088
Total Assets	<u>1,860,454</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 623
	-
Due to Other Funds	-
Total Current Liabilities	<u>623</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>623</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,859,831</u>
Total Net Assets	<u>1,859,831</u>
Total Liabilities & Net Assets	<u><u>\$ 1,860,454</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended December 31, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,050,000
Employee Contribution	
Total Contribution	<u>2,050,000</u>
Investment Income	(13,189)
Net appreciation in FMV	(191,593)
Accrued Interest & Dividends	4,813
Interest and Dividends	<u>13,009</u>
Total Investment Income	<u>(186,960)</u>
Total Additions (Deductions)	<u>1,863,040</u>
Deductions:	
Benefits payments	-
Professional Fees	393
Manager Fees	15
Consulting Fees	2,760
Agent Custody Fees-ADR	<u>41</u>
Total deductions	<u>3,209</u>
Net Increase (Decrease)	<u>1,859,831</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for pension benefits	
Beginning of year	-
Total net assets	<u>\$ 1,859,831</u>

**City of Alpharetta
Statement of Net Position
Pension Trust Fund
December 31, 2018**

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(185,951)
Investments	66,765,506
	-
Accounts Receivables (net of allowance for uncollectibles)	426,140
Total Assets	<u>67,005,695</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	10,158
	-
Due to Other Funds	-
Total Current Liabilities	<u>10,158</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>10,158</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>66,995,537</u>
Total Net Assets	<u>66,995,537</u>
Total Liabilities & Net Assets	<u>\$ 67,005,695</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended December 31, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,699,997
Employee Contribution	163,629
Total Contribution	<u>2,863,626</u>
Investment Gain/Losses	739,426
Net appreciation in FMV	(6,250,441)
Interest and Dividends	686,728
Accrued Interest & Dividends	33,026
Other Receipts	-
Total Investment Income	<u>(4,791,261)</u>
Total Additions (Deductions)	<u>(1,927,635)</u>
Deductions:	
Benefits payments	1,101,941
Custodial Fees	5,170
Administrative Fees	45,082
Legal Fees	4,325
Manager Fees	57,103
Consulting Fees	148,033
Agent Custody Fees-ADR	6,654
	-
Total deductions	<u>1,368,307</u>
Net Increase (Decrease)	<u>(3,295,942)</u>
Net Assets held in trust for pension benefits	
Beginning of year	70,291,479
Total net assets	<u>\$ 66,995,537</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
December 31, 2018

	Special Revenue							Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund	
ASSETS								
Cash / Cash Equivalents / Investments	\$ 1,985,902	\$ 3,254,689	\$ 584,392	\$ 41,876	\$ 844,547	\$ 4,903,807	\$ 1,228,295	\$ 12,843,508
Taxes Receivable	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-		\$ -	-	-	-
Property Taxes						265,175	-	265,175
Intergovernmental Receivable				2,650				2,650
Due From Other Funds								-
Restricted					-			-
Total Assets	1,985,902	3,254,689	584,392	44,525	844,547	5,168,982	1,228,295	13,111,332
LIABILITIES								
Accounts Payable	5,634	-	7,075	-	24,927		13,423	51,059
Retainage Payable	55,000	104,634	-	-	-	-	-	159,634
Intergovernmental Payable					-			-
Arbitrage Payable	-	-	-	-				-
Accounts payable/AR Suspense acct	-	-	-	-				-
Compensated Absences	-	-	-	-				-
Payroll Liabilities	-	-	300	-	2,935			3,235
Due to Other Fund	-	-	-	-	-			-
Deferred Revenue	-	-	-	2,650	-	266,258	-	268,907
Unearned Revenue	-	-	-	-	-			-
Total Liabilities	60,634	104,634	7,375	2,650	27,861	266,258	13,423	482,835
FUND BALANCES								
Restricted:								
Capital Projects		3,150,055	-	-				3,150,055
Law Enforcement	-	-	577,017	-				577,017
Promotion of Tourism	1,925,267	-	-	-				1,925,267
Emergency Telephone Activities	-	-	-	-	816,686			816,686
Debt Service						4,902,724	-	4,902,724
Assigned for: Grant Projects	-	-	-		-			-
Grant Projects				41,876				41,876
Unassigned:	-	-	-		-		1,214,873	1,214,873
Total Fund Balances	1,925,267	3,150,055	577,017	41,876	816,686	4,902,724	1,214,873	12,628,497
Total Liabilities and Fund Balances	\$ 1,985,902	\$ 3,254,689	\$ 584,392	\$ 44,525	\$ 844,547	\$ 5,168,982	\$ 1,228,295	\$ 13,111,332

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending December 31, 2018

	Special Revenue							Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	
REVENUES:								
Hotel Motel Tax	\$ 3,781,993	-	-	-				\$ 3,781,993
Property tax						5,285,685	-	5,285,685
Charges for Service	-	-	-	-	1,380,541			1,380,541
Impact Fees	-	724,440		-				724,440
Forfeiture Income	-	-	269,013	-				269,013
Intergovernmental	-	-	142,590	6,891	-			149,482
Contributions & Donations	-	-	-	-				-
Investment Earnings	-	35,034	404	487	11,656	28,620	11,578	87,778
Other	-	-	-	-			-	-
Total revenues	3,781,993	759,474	412,008	7,378	1,392,197	5,314,305	11,578	11,678,932
EXPENDITURES:								
Tourism	1,654,622	-	-	-	-			1,654,622
Community Development	-	-	-	-	-			-
Culture/Recreation	164,391	313,606	-	8,739	-		7,044	493,780
Public Safety	-	40,000	158,168	16,810	2,427,424			2,642,402
Public Works		-					270,919	270,919
General Government	-	-	-	-	-	1,443,630	-	1,443,630
Debt Service:								
Principal						-	-	-
Interest	389,981					-	-	389,981
Bond Issuance Costs	-					-	-	-
Total expenditures	2,208,994	353,606	158,168	25,549	2,427,424	1,443,630	277,963	6,895,334
Excess (deficiency) of revenues over expenditures	1,572,999	405,868	253,840	(18,171)	(1,035,227)	3,870,675	(266,385)	4,783,598
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(1,418,247)	-	-	15,000	-		937,500	(465,747)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources and (uses)	(1,418,247)	-	-	15,000	-		937,500	(465,747)
Net change in fund balances	154,751	405,868	253,840	(3,171)	(1,035,227)	3,870,675	671,115	4,317,851
Fund balances - beginning	1,770,516	2,744,187	323,177	45,047	1,851,913	1,032,049	543,758	8,310,647
Fund balances - ending	1,925,267	\$ 3,150,055	\$ 577,017	\$ 41,876	\$ 816,686	\$ 4,902,724	\$ 1,214,873	\$ 12,628,497

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 7,650,000	\$ 3,781,993	\$ (3,868,007)
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	7,650,000	3,781,993	(3,868,007)
EXPENDITURES:			
Professional Services	3,000	-	3,000
Recreation Improvements	465,804	164,391	301,413
Alpharetta Convention & Visitor's Bureau	3,346,875	1,654,622	1,692,253
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,500,000		1,500,000
Bond Principal	200,000		200,000
Bond Interest	779,963	389,981	389,982
Contingency	256,124	-	256,124
Total Expenditures	6,551,766	2,208,994	4,342,772
Excess of revenues over expenditures	1,098,234	1,572,999	474,765
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,868,750)	(1,418,247)	1,450,503
Total other financing sources and uses	(2,868,750)	(1,418,247)	1,450,503
Net change in fund balances	(1,770,516)	154,751	1,925,267
Fund balances - beginning	\$ 1,770,516		
Fund balances - ending	\$ 1,925,267		
Enbumbances	\$ -		
Fund balances - ending	\$ 1,925,267		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 45,000	\$ 724,440	\$ 679,440
Investment Earnings	-	35,034	35,034
Total Revenues	45,000	759,474	714,474
EXPENDITURES:			
Public Safety	40,000	40,000	(0)
Public Works	1,236,760	164,460	1,072,300
Recreation & Parks	897,299	313,606	583,693
Community Development	615,128	-	615,128
General Government	-	-	-
Total expenditures	2,789,187	518,066	2,271,121
Excess (deficiency) of revenues over expenditures	(2,744,187)	241,408	(2,985,595)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(2,744,187)	241,408	(2,985,595)
Fund balances - beginning		2,744,187	
Fund balances - ending		\$ 2,985,595	
Encumbrances		164,460	
Fund balances - ending		\$ 3,150,055	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 269,013	\$ 269,013
Investment Earnings	-	404	404
Intergovernmental	142,591	142,590	\$ (1)
Misc Revenue			-
Total Revenues	142,591	412,008	269,417
EXPENDITURES:			
Public Safety	465,768	158,168	307,600
Non-Departmental	-		-
Total expenditures	465,768	158,168	307,600
Excess (deficiency) of revenues over expenditures	(323,177)	253,840	577,017
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(323,177)	253,840	577,017
Fund balances - beginning		<u>323,177</u>	
Fund balances - ending		<u>\$ 577,017</u>	
Adjustments to GAAP basis:			
Encumbrances		-	-
Fund balances - ending		<u>\$ 577,017</u>	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 57,806	\$ 6,891	(50,915)
Contributions & Donations	-	-	-
Discounts Taken	-	-	-
Interest Earnings	-	487	487
Transfers in	30,000	15,000	(15,000)
Contingencies	-	-	-
Total	87,806	22,378	(65,428)
EXPENDITURES:			
General Government	37,275	-	37,275
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	86,331	16,810	69,521
Recreation & Parks	9,246	8,739	507
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	132,852	25,549	107,303
Excess (deficiency) of revenues over expenditures	(45,046)	(3,171)	41,875
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(45,046)	(3,171)	41,875
Fund balance - beginning		45,047	
Fund balance - ending		\$ 41,876	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 41,876	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,055,000	\$ 1,380,541	\$ (2,674,459)
Capital Lease			-
Investment Earnings	11,693	11,656	(37)
Total Revenues	4,066,693	1,392,197	(2,674,496)
EXPENDITURES:			
Public Safety	5,028,605	2,969,218	2,059,387
Total expenditures	5,028,605	2,969,218	2,059,387
Excess (deficiency) of revenues over expenditures	(961,912)	(1,577,021)	(615,109)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(961,912)	(1,577,021)	(615,109)
Fund balances - beginning		1,851,913	
Fund balances - ending		\$ 274,892	
Adjustments to GAAP basis:			
Encumbrances		541,794	
Fund balances - ending		\$ 816,686	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,134,000	\$ 5,285,685	\$ 151,685
Misc Revenue		-	-
Investment earnings	10,000	28,620	18,620
Total revenues	5,144,000	5,314,305	170,305
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,832,100	122,100	2,710,000
Interest	2,636,413	1,319,280	1,317,133
Contingency	702,536	-	702,536
Bond issuance costs	5,000	2,250	2,750
Total debt service	6,176,049	1,443,630	4,732,419
Total expenditures	6,176,049	1,443,630	4,732,419
Excess (Deficiency) of revenues over expenditures	(1,032,049)	3,870,675	4,902,724
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,032,049)	3,870,675	4,902,724
Fund balances - beginning		1,032,049	
Fund balances - ending		\$ 4,902,724	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended December 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	11,578	-
Total Revenues	-	11,578	-
EXPENDITURES:			
Public Works	2,118,757	1,511,118	607,639
Recreation & Parks	300,000	16,412	283,588
Total expenditures	2,418,757	1,527,530	891,227
Excess (deficiency) of revenues over expenditures	(2,418,757)	(1,515,952)	891,227
OTHER FINANCING SOURCES (USES):			
Transfers In	1,875,000	937,500	(937,500)
Transfers Out	-	-	-
Total other financing sources and uses	1,875,000	937,500	(937,500)
Net change in fund balances	(543,757)	(578,452)	(46,273)
Fund balances - beginning		543,758	
Fund balances - ending		\$ (34,694)	
Adjustments to GAAP basis:			
Encumbrances		1,249,567	
Fund balances - ending		\$ 1,214,873	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of December 31, 2018

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ 50,000	\$ 50,000		\$ -
99575100-361000	Investment Earnings	-	105		(105)
99575100-389000	Miscellaneous Revenue	-	100		(100)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1532	ATC Operational Funding (COA)	83,334	83,334		-
99575100-381000-C1535	Innovation Center Operations (ATC)	8,249	8,262	1,673	1,659
	<i>subtotal</i>	\$ 266,583	\$ 141,801	\$ 1,673	\$ 126,455
(1) 99575100-395000	Carryforward Fund Balance	\$ 109,117	\$ -		\$ 109,117
	<i>subtotal</i>	\$ 109,117	\$ -		\$ 109,117
	Total	\$ 375,700	\$ 141,801		\$ 235,572
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	83,334	52,083	-	31,251
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1822	AG Tech Sponsorship	12,000	12,000	-	-
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-531100	General Supplies and Materials	-	350	-	(350)
	<i>subtotal</i>	\$ 273,782	\$ 64,433	\$ -	\$ 209,349
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 3,256	\$ 3,446	\$ 131	\$ (321)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	348	436	-	(88)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	57	56	-	1
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	810	1,588	-	(778)
99575100-531230-C1535	Innovation Center Operations (Electricity)	1,545	2,042	-	(497)
	<i>subtotal</i>	\$ 6,016	\$ 7,568	\$ 131	\$ (1,683)
99575100-579000	Reserve	\$ 95,902	\$ -	\$ -	\$ 95,902
	<i>subtotal</i>	\$ 95,902	\$ -	\$ -	\$ 95,902
	Total	\$ 375,700	\$ 72,001	\$ 131	\$ 303,568

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of December 31, 2018

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 109,118		
Revenues collected to date			141,801		
Expenditures incurred to date			(72,001)		
Fund Balance (current)			\$ 178,918		
Forecasted revenue collections			126,673		
Fund Balance (forecasted)			\$ 305,590		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 95,892		
Non-Spendable (unspent/remaining project allocations)			209,699		
			\$ 305,590		



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GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
December 31, 2018

ASSETS

Current Assets:

Cash and Cash Equivalents	178,090
Investments	828
Receivables	

Restricted Cash for Bond Issuance Costs	-
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Total Assets	<u>178,918</u>
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LIABILITIES

Current Liabilities:

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

Current Liabilities Payable from Restricted Assets:

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

Noncurrent Liabilities:

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

Fund Balance

Restricted	83,026
Unassigned	95,892
Total Fund Balance	<u>178,918</u>

Total Liabilities & Fund Balance	<u><u>\$ 178,918</u></u>
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended December 31, 2018

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 8,262
State Grant	-
Fees	50,000
Contributions & Donations	83,334
Miscellaneous Income-Interest	105
Miscellaneous Revenue	100
	<u> </u>
Total Revenues	<u>141,801</u>
Expenditures	
Economic Development	72,001
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	-
	<u> </u>
Total Expenditures	<u>72,001</u>
Excess (deficiency) of revenues over (under) expenditures	69,800
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u> </u>
Net Change in Fund Balances	69,800
Fund Balance, Beginning of Year	<u>109,118</u>
Fund Balance, End of Year	<u>\$ 178,918</u>





A PROCLAMATION BY THE MAYOR AND COUNCIL
OF THE CITY OF ALPHARETTA, GEORGIA

NATIONAL CHARITY LEAGUE - 2019

- WHEREAS:** **National Charity League ("NCL")** is a national service organization comprised of more than 65,000 mothers and daughters in grades 7 through 12 who serve their communities in 254 Chapters in 27 states; and
- WHEREAS:** **Roswell-Alpharetta Chapter of National Charity League** exists in our community with more than 200 mothers and daughters who are committed to the development of leaders and improving our community through service and volunteerism; and
- WHEREAS:** **National Charity League** works in national partnership with the American Heart Association in recognition of the impact of heart health in our society, cardiovascular disease is the number one killer of men and women in the United States; and
- WHEREAS:** Eighty-percent of cardiovascular diseases may be preventable through lifestyle choices and changes, the **National Charity League** and American Heart Association have joined together to enhance awareness of heart health to improve and save lives; and
- WHEREAS:** February 1, 2019 was National Wear Red Day in observance of the fact that almost half of all cardiovascular related deaths are in women and cardiovascular diseases kill about one woman every 80 seconds; the Roswell-Alpharetta Chapter has petitioned this Honorable City Council to proclaim February 2019 as Heart Health Month to increase awareness of the importance of heart health and prevention of heart disease in our community in an effort to improve and save lives; and
- NOW THEREFORE:** I, the Mayor of the City of Alpharetta, do commend the Roswell-Alpharetta Chapter of the **National Charity League** for its service to our community and dedication to heart health in partnership with the American Heart Association and proclaim the month of February 2019 as Heart Health Month in the City of Alpharetta.

Proclaimed this 4th day of February 2019.

Jim Gilvin, Mayor

Erin Cobb, City Clerk



A PROCLAMATION BY THE MAYOR AND COUNCIL
OF THE CITY OF ALPHARETTA, GEORGIA

‘Bicycle Friendly Community and Business in Alpharetta’

- WHEREAS: on Dec. 6, 2018, the City of Alpharetta was recognized by the League of American Bicyclists with a Bronze Award designation as being a national Bicycle Friendly Community, and;
- WHEREAS: on Aug. 7, 2018, the American Honda Motor Co., Inc. - Honda Power Equipment Division based in Alpharetta was recognized by the League of American Bicyclists with a Bronze Award designation as being a national Bicycle Friendly Business, and;
- WHEREAS: the City of Alpharetta joins the list of 12 communities in the state of Georgia as a Bicycle Friendly Community, and is among only 464 communities across the United States to have earned the designation, and;
- WHEREAS: the Honda Power Equipment Division joins the list of 23 businesses in the state of Georgia as a Bicycle Friendly Business, and is among a growing list of 1,250 companies across the United States to have earned the designation, and is the first business in the north Fulton County to earn this designation; and;
- WHEREAS: the Bicycle Friendly Community designation commends the City of Alpharetta for an investment in infrastructure, education and outreach that enables and inspires people of all abilities and ages to ride bicycles, and;
- WHEREAS: the Bicycle Friendly Community designation acknowledges that the City of Alpharetta is striving to provide its citizens and visitors with active multi-modal transportation options, such as bicycling and walking, that are easily-accessible, promote a healthy lifestyle and provide a safe environment, and;
- WHEREAS: the Bicycle Friendly Community designation culminates from a collaborative effort between City leaders in the departments of Community Development, Public Works, Public Safety, and Recreation, Parks and Cultural Affairs, along with the community leaders of Bike Alpharetta, a Georgia-based 501c3 non-profit that promotes safe cycling, and;
- WHEREAS: the Bicycle Friendly Community designation commends the City of Alpharetta for having a dedicated, full-time bicycle unit, led by Officers Amanda Clay and Allen Elfreth, for enriching the lives of residents and visitors with opportunities for recreation along the Big Creek Greenway, and for including City leaders on a Bicycle Advisory Committee, which meets on a regular basis with Bike Alpharetta and the Roswell-Alpharetta Mountain Bike Organization for continued feedback to keep bicycle routes and trails safe and enjoyable, and,
- WHEREAS: the Bronze designations as a Bicycle Friendly Community and Bicycle Friendly Business are valid for four years and will be up for renewal in 2022, with the City and Honda dedicated to renewing these national distinction at the Bronze level, or improving to the Silver level.

NOW THEREFORE: We, the Mayor and City Council of the City of Alpharetta, Georgia, do hereby proclaim the week of February 4 to 10, 2019 as “Bicycle Friendly Recognition Week” and we encourage our citizens, our businesses and our visitors to continue to enjoy riding bicycles for recreation and transportation throughout the year.

Proclaimed this 4th day of February, 2019.

Jim Gilvin, Mayor

Erin Cobb, City Clerk



A PROCLAMATION BY THE MAYOR AND COUNCIL
OF THE CITY OF ALPHARETTA, GEORGIA

‘Bicycle Friendly Community and Business in Alpharetta’

- WHEREAS: on Dec. 6, 2018, the City of Alpharetta was recognized by the League of American Bicyclists with a Bronze Award designation as being a national Bicycle Friendly Community, and;
- WHEREAS: on Aug. 7, 2018, the American Honda Motor Co., Inc. - Honda Power Equipment Division based in Alpharetta was recognized by the League of American Bicyclists with a Bronze Award designation as being a national Bicycle Friendly Business, and;
- WHEREAS: the City of Alpharetta joins the list of 12 communities in the state of Georgia as a Bicycle Friendly Community, and is among only 464 communities across the United States to have earned the designation, and;
- WHEREAS: the Honda Power Equipment Division joins the list of 23 businesses in the state of Georgia as a Bicycle Friendly Business, and is among a growing list of 1,250 companies across the United States to have earned the designation, and is the first business in the north Fulton County to earn this designation; and;
- WHEREAS: the Bicycle Friendly Community designation commends the City of Alpharetta for an investment in infrastructure, education and outreach that enables and inspires people of all abilities and ages to ride bicycles, and;
- WHEREAS: the Bicycle Friendly Community designation acknowledges that the City of Alpharetta is striving to provide its citizens and visitors with active multi-modal transportation options, such as bicycling and walking, that are easily-accessible, promote a healthy lifestyle and provide a safe environment, and;
- WHEREAS: the Bicycle Friendly Community designation culminates from a collaborative effort between City leaders in the departments of Community Development, Public Works, Public Safety, and Recreation, Parks and Cultural Affairs, along with the community leaders of Bike Alpharetta, a Georgia-based 501c3 non-profit that promotes safe cycling, and;
- WHEREAS: the Bicycle Friendly Community designation commends the City of Alpharetta for having a dedicated, full-time bicycle unit, led by Officers Amanda Clay and Allen Elfreth, for enriching the lives of residents and visitors with opportunities for recreation along the Big Creek Greenway, and for including City leaders on a Bicycle Advisory Committee, which meets on a regular basis with Bike Alpharetta and the Roswell-Alpharetta Mountain Bike Organization for continued feedback to keep bicycle routes and trails safe and enjoyable, and,
- WHEREAS: the Bronze designations as a Bicycle Friendly Community and Bicycle Friendly Business are valid for four years and will be up for renewal in 2022, with the City and Honda dedicated to renewing these national distinction at the Bronze level, or improving to the Silver level.

NOW THEREFORE: We, the Mayor and City Council of the City of Alpharetta, Georgia, do hereby proclaim the week of February 4 to 10, 2019 as “Bicycle Friendly Recognition Week” and we encourage our citizens, our businesses and our visitors to continue to enjoy riding bicycles for recreation and transportation throughout the year.

Proclaimed this 4th day of February, 2019.

Jim Gilvin, Mayor

Erin Cobb, City Clerk



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-18-19 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – C-1 AND C-2 USES, OPEN SPACE AND GREENSPACE DEFINITIONS AND RESIDENTIAL PARKING

CITY COUNCIL: JANUARY 28, 2019

This item was heard at the January 3, 2019 Planning Commission meeting. There were no public comments. After discussion, the Planning Commission recommended to approve the item. Vote (6-0)

II. RECOMMENDATION:

Approve amendments to the Unified Development Code as it relates to C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses, greenspace and open space definitions and residential parking.

III. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions, Subsection 2.2.14 C-1 Neighborhood Commercial, Subsection 2.2.15 C-2 General Commercial, Section 2.5 Parking and Loading, Subsection 3.3.2 Stormwater Management Definitions, and Appendix A: Alpharetta Downtown Code, Section 2.4 Parking and Loading.

C-1/C-2 Uses: Staff proposes to delete 'Dwelling, 'For-Rent' as a conditional use in the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts and to delete 'Dwelling, 'For-Sale Attached in a Vertically Mixed Use Building Over Retail or Restaurant' as a conditional use in the C-2 zoning district.

Open Space/Greenspace: Staff proposes to add a definition for 'Greenspace' to Article I, Section 1.4, Definitions and to delete the definition of 'Greenspace' from Article III, Subsection 3.3.2, Stormwater Management Definitions. Staff also proposes amendments to the definition of 'Open Space' in Article I, Section 1.4 for the purpose of maintaining consistency with the regulations in the Downtown Overlay and North Point Overlay.

Parking: Staff proposes text amendments to Section 2.5 Parking and Loading and Appendix A: Alpharetta Downtown Code, Section 2.4 Parking and Loading requiring all 'For-Sale' dwelling units to have a minimum 18' long and 10' wide driveway. In addition, regulations are proposed addressing tandem parking.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLES I, II, III AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD, DELETE AND AMEND DEFINITIONS FOR GREENSPACE AND OPEN SPACE; TO DELETE ‘DWELLING, ‘FOR-RENT’ AS A CONDITIONAL USE IN THE C-1 AND C-2 ZONING DISTRICTS; TO DELETE ‘DWELLING, ‘FOR-SALE’ ATTACHED AS A CONDITIONAL USE IN THE C-2 ZONING DISTRICT; TO ADD REGULATIONS REQUIRING ‘FOR-SALE’ DWELLING UNITS TO HAVE A MINIMUM SIZE DRIVEWAY; TO ADD REGULATIONS ADDRESSING TANDEM PARKING TO INCREASE GUEST PARKING WITHIN THE DOWNTOWN DISTRICT; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Articles I, II, III and Appendix A: Alpharetta Downtown Code of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Unified Development Code promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: **Subsection 1.4.2** [Defined Terms] of Article I of the Unified Development Code is hereby amended by striking the terms and definitions for “ Greenspace ” and “ Open Space ” and adding the following terms and definitions in their appropriate alphabetical order:

“ Greenspace. All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by man-made materials or structures such as buildings or paving.”

“ Open Space. A privately or publicly owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such

pedestrian oriented improvements as landscaping, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance. There are 2 types of open space: Civic space and Amenity space.

1. *Civic Space*. Portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic space may include the following types: park, square, plaza, pocket park and playground.
2. *Amenity Space*. The covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding civic spaces and required sidewalks. Amenity spaces may include the following types: rooftop deck, balconies, patios and porches, outdoor dining areas, pool areas, athletic courts and similar uses, yards and lawns, gardens, hardscape areas improved for pedestrian enjoyment, wooded areas and runoff reduction measures such as bioretention areas and cisterns.”

Section 2: **Subsection 2.2.14 (C)** [C-1 Neighborhood Commercial – *Conditional Uses*] of Article II of the Unified Development Code is hereby amended by deleting ‘Dwelling, ‘For-Rent’ as a conditional use in the said subsection.

Section 3: **Subsection 2.2.15 (C)** [C-2 General Commercial – *Conditional Uses*] of Article II of the Unified Development Code is hereby amended by deleting ‘Dwelling, ‘For-Rent’ and ‘Dwelling, ‘For-Sale’ Attached in a Vertically Mixed Use Building Over Retail or Restaurant’ as conditional uses in the said subsection.

Section 4: **Subsection 2.5.4(B)** [Location of Required Parking in Residential Districts] of Article II of the Unified Development Code is hereby amended by adding regulations requiring a driveway for all ‘For-Sale’ dwelling units and including a minimum size in the said subsection.

Section 5: **Subsection 2.2.5(J)** [Tandem Parking] of Article II of the Unified Development Code is hereby amended by adding regulations addressing tandem parking in the said subsection.

Section 6: **Subsection 3.3.2** [Definitions] of Article III of the Unified Development Code is hereby amended by deleting the definition of Greenspace in the said subsection.

Section 7: **Subsection 2.4.6** [Vehicle Access and Parking Locations] of Appendix A: Alpharetta Downtown Code of the Unified Development Code is hereby amended by adding regulations requiring a driveway for all ‘For-Sale’ dwelling units and including a minimum size and by adding regulations addressing tandem parking in the said subsection increasing guest parking requirements.

Section 8: **Table 2.2** of Article II of the Unified Development Code, titled “List of Permissible and Conditional Uses,” is hereby amended by inserting, in their appropriate alphabetical order, new rows to read as set forth in Exhibit “A” attached hereto as if fully set forth herein.

Section 9: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City

Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 10: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2019.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

EXHIBIT A:

[illegible]

Sec. 2.4. - Parking and Loading.

2.4.1. Vehicle Parking.

A. Every use must provide and maintain vehicular parking in accordance with the Vehicular Parking Requirements Table.

B. Vehicular Parking Requirements Table.

Use	Parking Space Ratio
Residential Activities	
Dwelling, 'For-Sale,' Attached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.50 visitor space per unit
Dwelling, 'For-Sale,' Detached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.50 visitor space per unit
Dwelling, 'For-Rent'	Min. 1 per bedroom (up to 2 bedrooms), plus 0.50 visitor space per unit
Bed & Breakfast	Min. 1 per guest bedroom
Hotel	Min. 1 space per guest room, plus 1 employee space per 20 guest rooms, plus 1 per 500 sf of convention rooms, conference rooms, ballrooms, restaurant and retail shops
Congregate Housing, Assisted Living Facility	Min. 1 per 2 sleeping rooms
Home-Elderly, Children, Nursing	Min. 1 per 2 sleeping rooms
Business Uses	
Bank, Savings & Loan, Mortgage Company	Min. 3 per 1,000 sf
Day Care Center	Min. 1 per 400 sf, plus stacking for 6 cars on the lot
Funeral Home (with no cemetery or mausoleum)	Min. 1 per 4 seats in chapel or parlor, plus sufficient space to park or store all company vehicles

Medical, dental and optical offices	Min. 3 per 1,000 sf
Professional and business offices not otherwise specifically enumerated	Min. 3 per 1,000 sf
Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries	Min. 3 per 1,000 sf of showroom, sales office or other conditioned space
Restaurant	Min. 1 per 500 sf
Retail businesses, not otherwise specifically enumerated	Min. 1 per 500 sf
Theaters, night clubs and other such places of public assembly	Min. 1 per 4 seats, plus 1 (employee space) per 10 seats
Service and repair establishments not otherwise specifically enumerated	Min. 3 per 1,000 sf, excluding storage
Service Station, Automotive	Min. 2 per fueling station, plus 1 per 250 sf of retail
Technology Centers/Data Processing Centers	Min. 1 per 500 sf of unmanned areas and min. 1 per 300 sf of manned areas
Wholesale/Industrial Uses	
Wholesaling and industrial uses including lumber, brick, coal, junk and supply yards	Min. 1 per 1,000 sf
Public and Semipublic Uses	
Hospital	Min. 1 per bed, plus 1 per 200 sf for outpatient treatment areas
Church, Synagogue, Other Place	Min. 1 per 2 seats in the principal assembly room

of Worship	
Places of assembly or indoor recreation without fixed seats	Min. 1 per 500 sf playing court, rink, playing field and spectator area, plus 1 per 200 sf of patron use areas
Schools, elementary and middle schools	Min. 1 per classroom and administrative office, plus 5 visitor spaces
Schools, senior high	Applicants must submit a parking study (prepared by an independent third party) to determine minimum parking requirements. The study must estimate parking demand based on reliable data collected from comparable uses or on external data from credible research organizations (e.g. Institute of Transportation Engineers or American Planning Association). It must also consider the number of students, staff, classrooms, visitors, and the availability of busing. In no case may the minimum requirement be less than 1 per classroom and administrative office, plus 1 per 4 students (based on the design capacity of the school)
Other public building	Min. 1 per 300 sf

- C. Parking in the following locations may be used to satisfy the minimum requirements of the Vehicular Parking Requirements Table:
1. Off-street parking located on the same site or lot as the use it serves;
 2. On-street parking located adjacent to and on the same side of the street as the site or lot containing the use it serves; and
- D. When a use provides more than 120% of the minimum number of spaces required by the Vehicular Parking Requirements Table, any additional spaces in a surface parking lot must be constructed of pervious paving materials. For the purpose of conforming to this requirement, any on-street spaces or off-street spaces in parking structures must be counted towards satisfying the minimum requirement.
- E. Parking In-Lieu Fees.
1. The city council may authorize vehicular parking requirements to be satisfied through payment of parking in-lieu fees according to the following fee schedule:

Parking In-Lieu Fee Schedule

If the Number of Required Spaces Satisfied through In-Lieu Program is Between:	The Fee Due is:
---	------------------------

1—5 spaces	\$4,500 per space
6—20 spaces	\$22,500 + \$8,000 per space over 5
21—40 spaces	\$142,500 + \$14,000 per space over 20
41 spaces and greater	\$422,500 + \$20,000 per space over 40

2. Applications to use parking in-lieu fees must be made to the city council, which will then hold a public hearing to approve or deny the application. The city council must consider the following in reviewing an application for parking in-lieu:
 - a. The availability of parking in the Downtown Overlay;
 - b. The availability of alternative transportation in the Downtown Overlay;
 - c. The impact on the public health, safety, and general welfare; and
 - d. Other considerations deemed material to the application by city council.
 3. Following approval of a parking in-lieu fee application, the fee must be paid in a lump sum either:
 - a. Prior to the issuance of a building permit; or
 - b. Prior to the issuance of a business license for the use for which the parking is required, if no building permit is required.
 4. When parking in-lieu fees are utilized, the following apply if the use is changed or discontinued:
 - a. If a use is enlarged or replaced by a use that requires more parking, the additional parking requirement may be met by paying additional parking in-lieu fees.
 - b. If a use is reduced in area, or wholly or partially becomes vacant, or is replaced by a use that requires less parking, no additional parking in-lieu fees are required.
 - c. If a use is destroyed, the property owner may count its parking in-lieu fee spaces towards meeting the requirement of new uses built on-site, subject to "a" and "b" above.
 - d. A change of ownership or the dividing or merging of lots will not affect parking in-lieu fees or any determination that parking requirements have been met according to fees paid for a particular use, except when the change of ownership results in one of the conditions identified in "a" through "c" above.
- F. On-Site Parking Special Exceptions.
1. The following applies in place of Section 4.5.4 of the Unified Development Code when some or all of the required on-site parking is not provided and said requirement is not otherwise fully or partially satisfied through the payment of parking in-lieu fees.
 2. Parking special exceptions shall be heard by the Planning Commission and decided by the City Council utilizing the same process required for conditional use applications under Section 4.2.

of the Unified Development Code, except the conditional use standards of Section 4.2.3.C. shall not apply.

3. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking facilities is unnecessary, or when a site is unable to accommodate the required number of parking spaces due to the site's size, shape, topography, existing buildings, existing trees, other natural features, or required buffers.
4. The City Council may impose conditions of approval on the special exception in order to protect the public health, safety, and general welfare.
5. In no case shall a special exception be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council.

([Ord. No. 732](#), § 43, 2-6-2017; [Ord. No. 736](#), § 3, 3-20-2017; [Ord. No. 753](#), § 1(Exh. A), 3-19-2018)

2.4.2. Bicycle Parking.

- A. Facilities that provide or require 25 or more vehicle parking spaces must provide a minimum of 1 bicycle parking space, plus 1 space for each additional 25 provided vehicle parking spaces, provided that no site may have fewer than 3 spaces nor be required to exceed 30 bicycle spaces.
- B. Bicycle parking facilities must comply with the following provisions.
 1. Each required bicycle parking space must be at least 2 feet by 6 feet. Where a bike can be locked on both sides of a bicycle rack without conflict, each side can be counted as a required space.
 2. Bicycle racks must be securely anchored, be easily usable with both U-locks and cable locks, and support a bicycle at 2 points of contact to prevent damage to the bicycle wheels and frame.
 3. Bicycle parking must be provided in a well-lit area.
 4. Spacing of the bicycle racks must provide clear and maneuverable access.
 5. Bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the City Transportation Engineer.
 6. Bicycle parking spaces must be as close as or closer than the nearest vehicle parking space (as measured along a pedestrian walkway from the door of the use the parking serves).

2.4.3. Driveways.

- A. Applicability. The following applies to driveways, including those serving alleys, but not to new streets in conformance with Section 2.3.3.
- B. Width. Unless approved by the City Transportation Engineer or required by the Georgia Department of Transportation along a State highway, the maximum width of curb cuts, not including flares or returns at the throat of the facility, for entrances, exits, service drives and similar facilities shall be 24 feet for two-way entrances and 12 feet for one-way entrances.
- C. Number. The maximum number of driveways allowed on a site shall not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof. All parcels are permitted at least one driveway.
- D. Location. Driveways may not be located on an arterial street when access is available from a collector or local street.

2.4.4. Design of Parking Structures.

- A. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the closest adjacent street (not including an alley). Such active use shall have a minimum depth of 20 feet.
- B. Where upper stories of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not clearly visible from ground level view from the adjacent parcel or the adjacent street (not including an alley).
- C. Structured parking facades adjacent to or visible from any street must have the appearance of a horizontal storied building.

2.4.5. Loading.

- A. On-site loading space is not required.
- B. Loading areas must be located to the rear of buildings. Loading areas must not be placed between a building and the closest adjacent street.
- C. Screening. If a loading area is provided, it must meet the following.
 - 1. Where a loading dock designed for tractor-trailers is placed between a shared lot line or building and the closest adjacent street (not including an alley), the entire length of the loading area must be screened.
 - 2. Screening must consist of either:
 - a. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or
 - b. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

2.4.6. Vehicle Access and Parking Locations.

- A. No driveway or off-street parking lots may be located between a building and the closest street unless an intervening approved building type exists.
 - B. Off-street parking for the following must be accessed from alleys:
 - 1. Townhouses on lots of any width.
 - 2. All other building types on lots less than 50 feet in width.
 - C. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
 - D. Each 'For-Sale' dwelling unit shall have a minimum 18' long and 10' wide paved driveway, as measured from the garage to the back of sidewalk, or back of curb where a sidewalk is not provided.
 - E. Enclosed tandem parking spaces shall only count for one required parking space, since only one space is fully accessible.
-

SECTION 1.4 - DEFINITIONS

1.4.1 Use of words and phrases.

For the purpose of this Ordinance, the following shall apply to the use of words and phrases:

- A. Words used in the present tense include the future tense. Words used in the singular tense include the plural tense, and words used in the plural tense include the singular tense. The masculine person "his" also means "her."
- B. The word "shall" is always mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "and" indicates that all of the conditions, requirements, or factors so connected must be met or fulfilled, whereas the word "or" indicates that at least one condition, requirement, or factor so connected must be met.
- E. The term "such as" is intended to introduce one or more examples in illustration of a requirement or point, and is used herein to mean "including but not limited to the following."
- F. The word "structure" includes the word "building."
- G. The word "lot" shall include the words "plot," "tract," "parcel," and "property."
- H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."
- I. The verbs "zone" and "rezone" have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Ordinance.
- J. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the Zoning Districts established under this Ordinance.
- K. All words and phrases shall be interpreted within the context of the sentence, Section and Article in which they occur.

1.4.2 Defined terms.

Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition. Figures associated with defined terms in this Section are provided for illustration only and do not limit or change the meaning of the term as defined in writing.

Acceleration Lane. An added roadway lane which permits integration and merging of slower moving vehicles into the main vehicular stream.

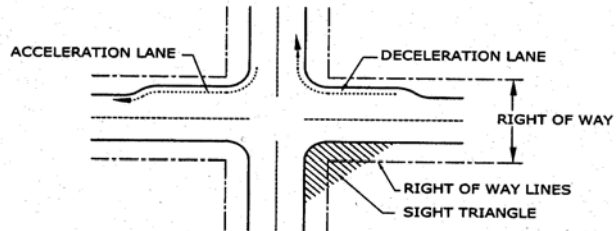
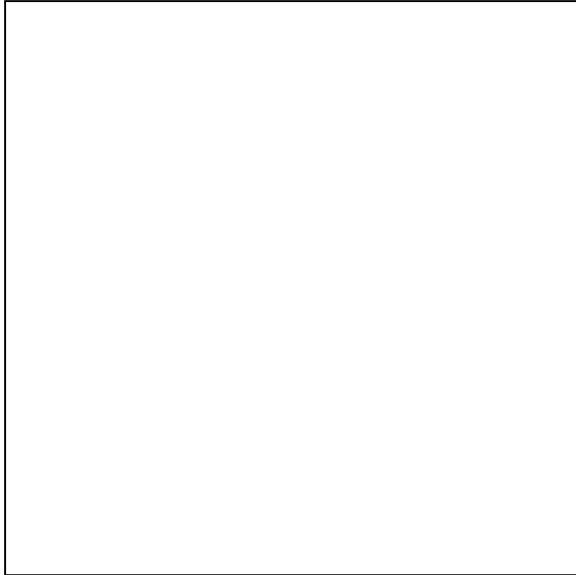


FIGURE 1

Access. A way or means of approach to provide physical entrance to a property.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

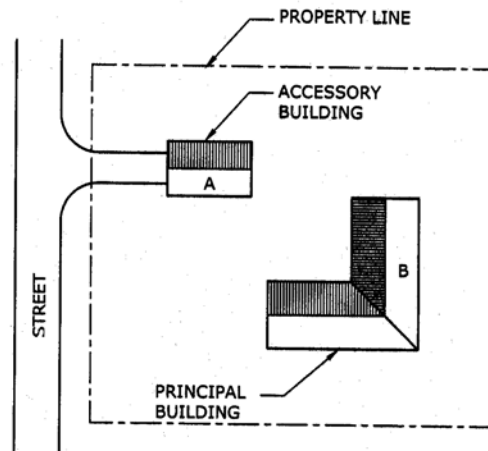
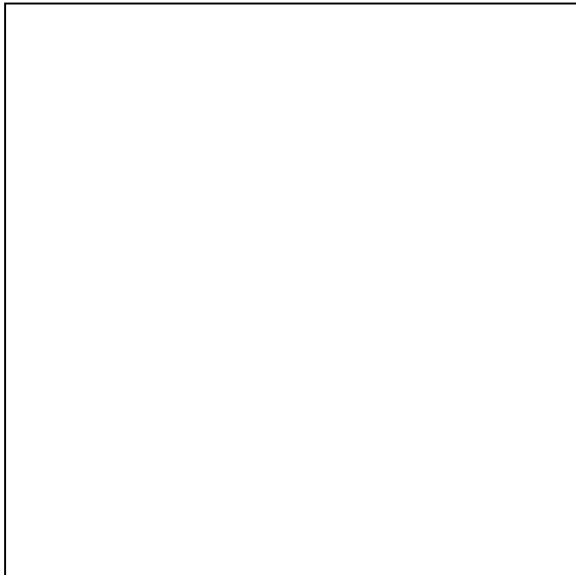


FIGURE 2

Accessory Use. A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use.

Acre. A measure of land area containing 43,560 square feet.

1. **Acreage, Gross.** The total area of a property measured in acres and fractions thereof rounded to the nearest one-tenth acre.
2. **Acreage, Net.** The total buildable area of a property measured in acres to the nearest one-tenth, as existed when originally approved for its current zoning district, less any flood plain, easements and land dedicated to and accepted for streets or other public improvements by the City.

Adult Book Store. A retail establishment, a majority of whose inventory consists of books, magazines, videotapes and similar materials containing sexual activities or specified anatomical parts.

Airport. A property or structure licensed and approved by the Federal Aviation Administration where fixed wing aircraft or helicopters can land and take off, which may be equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Aisle. The traveled way, which is not the public right-of-way, by which cars enter and depart parking spaces.

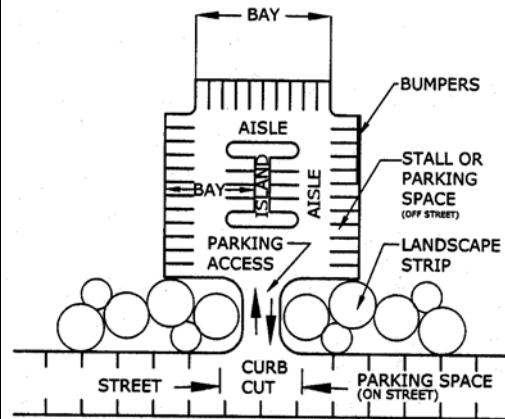
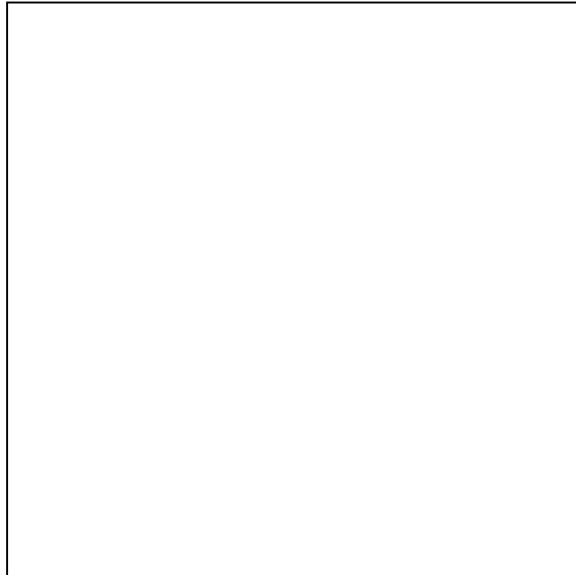


FIGURE 3

Alley. A non-exclusive private easement or publicly dedicated service way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.

Amphitheater. An outdoor area designed or intended for the projection of sound to be heard by a nearby audience.

Amenity. A natural or man-made feature which is intended to enhance or make more attractive or satisfying a particular property.

Animal Hospital, Large Animals. A place where horses, cattle, sheep or other animals normally kept in agricultural settings are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Animal Hospital, Small Animals. A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Annexation. The incorporation of a land area into the City with a resulting change in the city limit boundaries.

Antenna. See Section 2.8 for definition of 'antenna.'

Apartment. One or more rooms comprising an independent dwelling unit in a 'For-Rent' building.

Applicant. Any person making a request to the City for any approval, permit or authorization under the procedures contained in this Ordinance.

Art Galleries. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This does not include libraries, museums, or non-commercial art galleries, or where such display of art is incidental to the primary use.

Asphalt Plant. A business which manufactures, mixes, or blends asphaltic products for distribution.

Assisted Living Facility. See Congregate Housing.

Associations. An organization of persons having common interests or purposes.

Auditorium. An indoor building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Auto Sales and Leasing. The use of any building, land area, or other premises or portions thereof, for the display, sales or lease of automobiles, trucks, vans, trailers or recreational vehicles, including internet transactions where most vehicles are not stored on site.

Automobile. A self-propelled, free moving vehicle, with at least four but no more than six wheels, designed primarily for the transportation of passengers or for conveyance of up to two tons of materials on a street or roadway.

Automobile Service Station. Any building, land area or other premises, or portion thereof used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories, or the provision of tune-up or light maintenance services for vehicles.

Automotive Service Establishment. A business principally engaged in the repair of automobiles or other motorized vehicles, or the installation or repair of equipment or parts on motorized vehicles such as mufflers, brakes, tires, radios, transmissions, and engines or engine parts.

Bakery. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.

Bank. A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. This may include credit unions, savings and loans, and traditional banks.

Barber Shop. Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers.

Basement. An area below the first floor of a building used for storage, garages, and utilities or for common use of the occupants of the building. A basement used for any one or more of the above purposes shall not be counted as a story.

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation, excluding such types of services requiring customers to disrobe.

Bed and Breakfast. A building in which lodging and meals are provided for no more than 15 guest and meals are served in a common dining room.

Berm. A mound of earth, or the act of pushing earth into a mound.

Block. A tract of land bounded by streets or a combination of streets and public land, rights-of-way or any other barrier to the community or development.

Board of Appeals. The appointed Board of Appeals of the City of Alpharetta.

Boarding House. A dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Book or Stationery Store. An establishment for the sale or distribution of books and miscellaneous stationery by direct retail sales to the public.

Bottled Gas Storage and Distribution. An establishment where gas is stored for wholesale distribution.

Boutique Hotel. A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

Brewery. A facility where malt beverages are manufactured or brewed.

Broadcasting Studio. An establishment for the dissemination of radio, television, satellite, or similar medium, which may include a transmission tower.

Buffer Area or Buffer Strip. That portion of a lot set aside for open space and screening purposes pursuant to applicable provisions of this Ordinance to separate different zoning districts or uses on one property from uses on another property. A required set back area may not be included in a required buffer area or visa-versa.

Buffer, Undisturbed. An area of land as defined above that exists in its natural state without intrusion or alteration. The addition of landscaping into areas of sparse vegetation within undisturbed buffers does not constitute intrusion or alteration.

Buildable Area. See "Lot Building Area."

Builder's Equipment. An area designed or intended for the storage and use of equipment or materials common in the construction trade. This may not include sales of such equipment or materials.

Building. Any structure built for or intended for occupancy, storage or shelter of persons, animals, personal or business property, or machinery of any kind which is entirely separated from any other structure.

Building Code. The latest edition of all codes relating to the construction of buildings and their mechanical, electrical and other systems, as adopted by the City of Alpharetta pursuant to the Georgia Uniform Building Code Act and also referred to as the Standard Building Code.

Building Frontage. The linear width of a building facing or most nearly facing a street.

Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.

Building Inspector. The Building Official of the City of Alpharetta or the Building Official's designated representative.

Building Site. A parcel or lot or land occupied or intended to be occupied by a building or structure having not less than the minimum area permitted by the code.

Bus Shelter. A small, roofed structure, having from one to three walls, located near a street, and designed primarily for the protection and convenience of bus passengers.

Car Wash. Any building or premises or portions thereof dedicated to use for washing automobiles; or a structure containing facilities for washing automobiles.

Carpenter Shop. An establishment utilized for the manufacture or assemblage of wood into usable forms for sale and distribution.

Carpet and Rug Sales. An establishment for the retail or wholesale sale of floor coverings.

Cemetery. Land used or dedicated to the burial or interment of human or animal remains, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Center Line of Street. Any line surveyed as such by the City of Alpharetta or the Georgia Department of Transportation or their designee, or, if no such survey exists, the line which is midway between the edge of pavement or back of curb of a street.

Central Business District (CBD). That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and Highway 9 to the east and Roswell and Canton Streets to the west. (see page 2-103)

Certificate of Occupancy. A document issued by the Director indicating that a particular building conforms with the requirements of this Ordinance and the building is complete and ready for use.

Church. A facility incorporating one or more buildings where religious services are conducted.

City. The City of Alpharetta, Georgia.

City Administrator. The Chief Operating Officer of the City of Alpharetta or his designee.

City Clerk. The City Clerk of Alpharetta, Georgia, or the City Clerk's designated representative.

City Council or Mayor and Council. The legally constituted and elected governing body of the City of Alpharetta, Georgia.

Clinic. An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, medical professionals, or social workers and where patients are not usually lodged overnight.

Club. Buildings and facilities owned or operated by an association or persons for a social or recreational purpose.

Collection Box. A container, trailer, vehicle or other structure, used for the purpose of acquiring donated goods, by a for-profit or not-for-profit entity.

Commercial Parking Lot. An area or structure dedicated to the temporary storage of automobiles or other vehicles for periods of less than 24 hours for a fee, operated as the principal use of the property or structure.

Community Development Director. The Director of the Community Development Department or his designee.

Comprehensive Plan (CP). The long-range plan for guiding development in the City of Alpharetta and the City's urban area to a point in time at least 15 years from when the plan was adopted, with the overall goal being to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents and businesses.

Concept Plan. A generalized map presenting an image or representation of a proposed development, and showing those plan elements as further required by this Ordinance.

Concrete Plant. A business which manufactures, mixes, or blends concrete products for distribution.

Conditional Use. A use that generally would not be appropriate throughout a zoning district but which, if controlled as to visual appearance, number, area, height, location, or relation to abutting or nearby uses, would not be injurious to the public, health, safety, welfare, morals, order, comfort, convenience, appearance or general welfare. Such uses may be permitted only in zoning districts specified in this Ordinance and are subject to conditions and approval by the Mayor and Council.

Condominium. A legal form of multiple ownership consisting of a building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium, Office. An office building (or group of buildings) organized, owned and maintained as a condominium.

Condominium, Residential. A building type consisting of individual units located within a single structure. The structure normally has at least two, but no more than six stories. The structure is designed to appear as a single building with no architectural distinction between the units. Architectural elements such as materials, colors and windows are repeated consistently throughout the building and there is usually a single roof element and a single point of primary entry. The architectural style typically expresses the horizontal lines of the building which then accentuates the floors of the building as a primary visual element. The common areas of the building such as the elevators and lobby may be expressed as special features on the main elevations of the structure.

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

Construction Trailer. A temporary structure used as an office and located on an active construction site.

Contractor's Office with outside storage. A room or group of rooms used for conducting business that includes an enclosed exterior space for the storage of business related equipment and supplies.

Contractor's Office without outside storage. A room or group of rooms used for conducting business that does not use any exterior storage area.

Convenience Center with Gas Pumps. A facility that combines a small retail store with the sale and dispensing of gasoline products.

Convenience Store. A retail establishment primarily selling packaged food and household convenience items, which may also dispense automobile fuel, oil and accessories. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Craftsman Shop or Studio. A facility where products are made or serviced on an individual basis without the use of mechanized or assembly line production equipment.

Curb Break or Curb Cut. Any interruption or break in the line of a street curb for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property.

Data Center. A building or complex of buildings in which a substantial portion of the gross square footage is dedicated to the housing of computer or data processing equipment or systems.

Day Care Center. Any establishment operated by an individual, partnership, society, agency, corporation, institution or group, and licensed by or registered with the State of Georgia as a group day care home or day care center, which enrolls therein for pay, for supervision and care, seven or more children or adults. Such facility may provide supervision, care, education, recreation and specialized programmings but does not provide overnight accommodations.

Deed. An instrument that conveys or transfers title to land or other real property.

Density. The average number of dwelling units or gross square feet of building floor area per gross acre of land. For an individual property, the density shall be calculated by dividing the total dwelling units or gross square footage of the building by the total gross acres of the property that existed when originally approved for its current zoning district.

Design Review Board. The Design Review Board of the City of Alpharetta, as established by this Ordinance and appointed by the Mayor and Council.

Development Activity. The construction of public improvements, site improvements, or buildings, including any alteration of a property in preparation for such construction. Development Activity shall also include the "thinning" or removal of trees from undeveloped land in conjunction with a forest management program, and the removal of trees incidental to the development of land or to the marketing of land for development.

Director. Unless otherwise specified, the Director of Community Development of the City of Alpharetta, Georgia, or the Director's designated representative.

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Drainage. See Article III, Section 3.1 for all definitions relating to drainage and storm water control.

Drive or Driveway. A surfaced asphalt or concrete area on a lot which provides direct access for vehicles between a street and a private garage, carport or other permitted parking space or parking area or loading area.

Dry cleaning, pick-up station. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Dry cleaning plant. A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and/or agitation, and other processes incidental thereto.

Duplex (or semi-detached). A building type consisting of two independent units that are attached by a common side wall, floor and/or ceiling. Such units normally have at least two, but no more than four floors. These units may share a common front door and are sometimes designed to appear as a single unit.

Dwelling, 'For-Rent' (Downtown, Central Business District).

- a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Central Business District (map page 2-115).
- b. Building—A structure incorporating multiple rental units. (See Apartments.)
- c. See Section 2.7 Standards for Downtown, Central Business District.

Dwelling, 'For-Rent' (Outside of Central Business District).

- a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.
- b. Building—A structure incorporating multiple rental units. (See Apartment.)
- c. See Section 2.7 Standards for Units (outside of Central Business District).

Dwelling, 'For-Sale'.

- a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.
- b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

- c. **Condominium**—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

Dwelling, Group. A building or portion of a building occupied or intended for occupancy by a number of unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families. The term "group dwelling" includes but is not limited to the terms rooming house, apartment hotel, nursing home, fraternity or sorority house, YMCA or YWCA. A hotel, motel or bed and breakfast tourist home shall not be deemed to be a group dwelling as herein defined.

Dwelling Unit. One or more rooms connected together and constituting a separate, independent housekeeping establishment designed for use by one family with provision for cooking, eating, sleeping, bathing and personal sanitation, and physically set apart from any other rooms or dwelling units in the same structure or another structure.

Easement. A grant by a property owner of any designated part of a property for the use by another for a specified purpose without transfer of title or right of ownership.

Egress. An exit.

Electric power yards, substation. All equipment, fixtures, and personal property operated or maintained in connection with the production of electricity using any source of thermal, steam, wind, or solar energy with a generating capacity of more than 500 kilowatts and less than 50 megawatts.

Existing Use. The use of a lot or structure at the current time or another time if so designated.

Extended Stay Hotel. A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses. See, Section 2.7.3.

Family. One or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, living and cooking together as a single, nonprofit housekeeping unit.

Family Day Care Home. An accessory use within a private residence, licensed by or registered with the State of Georgia as a family day care home, operated by the occupant of the dwelling who enrolls for pay, for supervision and care without overnight accommodations, three but not more than six children or adults.

Fast Food Restaurant. See Restaurant, Drive-thru or Fast Food.

Fence. A structure made of manufactured materials—and used for the purpose of defining a boundary, creating an enclosure, providing security, privacy or screening, or as a means of protection.

Flood Control. See Article III, Section 3.4, for definitions relating to flooding and flood control.

Floor Area. The total number of square feet of heated floor space within the exterior walls of a building.

Floor, First. The location within a building in which the primary egress and ingress are provided.

Florist, Retail With Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is permitted as a normal accessory use.

Florist, Retail Without Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is not permitted.

Frontage Lot or Street Frontage. The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Funeral Home. A building used for the preparation of deceased human beings for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Map. The map named as such and contained in the Comprehensive Plan that indicates areas appropriate for various land uses and public facilities over time and as described in the Comprehensive Plan text.

Garage Sale. The sale or offering for sale of miscellaneous personal items on a residential zoned lot, (not including churches and schools).

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gasoline Station. A facility where primary use is the dispensation of fuels. (Also see Convenience Center with Gas Pumps)

Gazebo. An accessory, open air structure not exceeding 300 sq. ft. in size.

Governing Body. The Mayor and Council of the City of Alpharetta, Georgia, under whose authority this Ordinance is enacted into law, administered, and enforced.

Grade. The degree rise or descent of a sloping surface. The average elevation of the sidewalk or crown of road surrounding a building site.

Grade, Finished. See Section 3.1, "Site Grading and Land Disturbance."

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment.

Greenspace. All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by man-made materials or structures such as buildings or paving.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

1. Having a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
2. Having a record of having such an impairment; or
3. Being regarded as having impairment.

However, the term "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

Hardware Store. A facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies, etc.; if greater than 30,000 square feet, such a facility is a Home Improvement Center.

Historic Business District. That portion of the Central Business District bounded by Church Street to the north, Highway 9 to the east, Marietta Street to the south and Milton High School to the west. (see page 2-122)

Home Improvement Center. A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, houseware and household appliances, garden supplies, and cutlery.

Home Occupation. Any activity carried out as a business and/or for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

Hospital. A building providing primary or tertiary health services and medical or surgical care to persons including in-patients and out-patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting spaces with banquet facilities and selective amenities, such as but not limited to spas, banquet rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

Improvements. The buildings, public utilities and facilities, and accessory structures built on or serving a property.

- A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.
- B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

Industrial Park. A development that contains a number of separate industrial buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Industrialized Buildings. Prefabricated structures as defined in O.C.G.A. 110-2 and usually used for a limited time period such as for a site construction office, portable classroom and site real estate office.

Ingress. Access or entry.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signing or lighting.

Junk or Salvage Yards. Any area, lot, land, parcel, building or structure or part thereof used for the storage, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or

discarded goods, materials, machinery or two or more unregistered, inoperable vehicles or other type of junk. See Also "Recycling Center."

Kenel. An establishment in which more than six dogs or other domesticated animals more than one year old may be housed, groomed, bred, boarded, trained or sold.

Land Disturbance Permit. A permit issued by the City that authorizes Development Activity, and includes, but is not limited to, activity related to soil erosion control, clearing and grubbing, grading, public and site improvements. This permit does not authorize building construction.

Land Use. See "Use," "Principal Use," and "Accessory Use."

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.

Loading Space, Off-street. A space or berth used for the loading or unloading of commercial vehicles, trucks or other vehicles.

Lot. A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included.

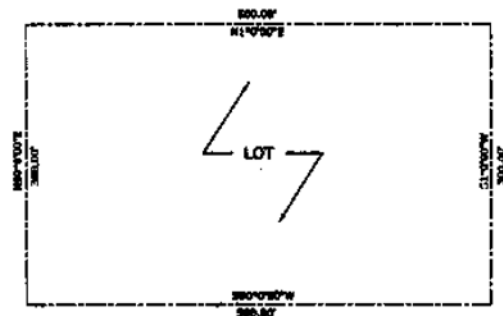
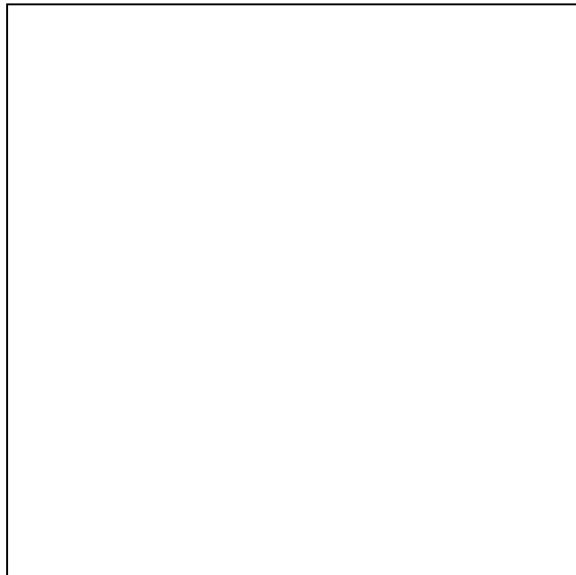
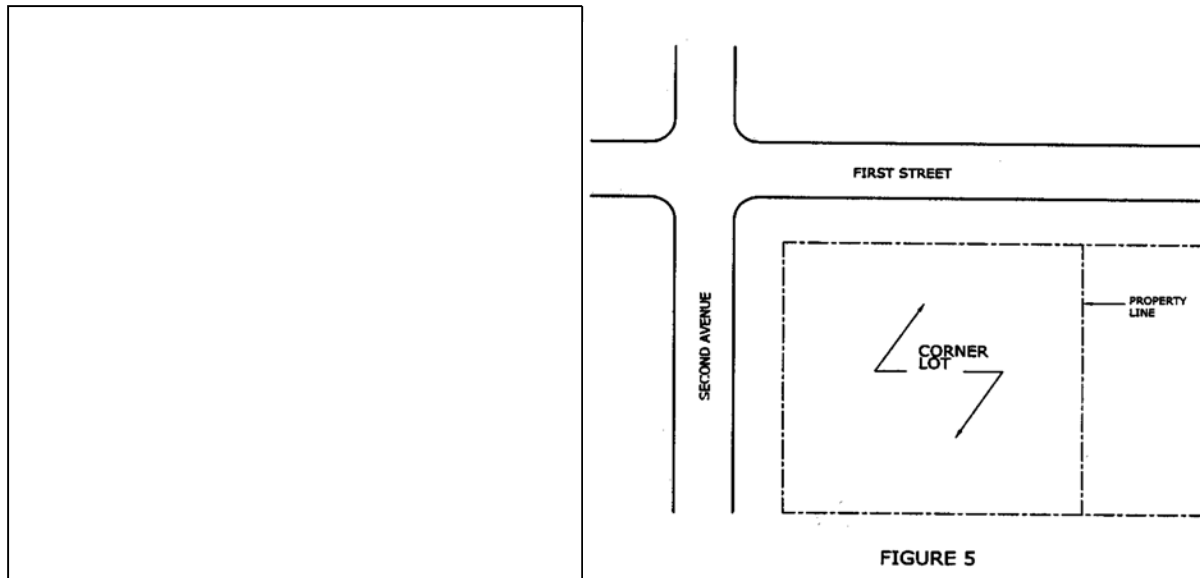


FIGURE 4

Lot Building Area. The portion of a lot located interior to the front, side and rear yard building setback lines; that is, the portion of a lot wherein a building may be located.

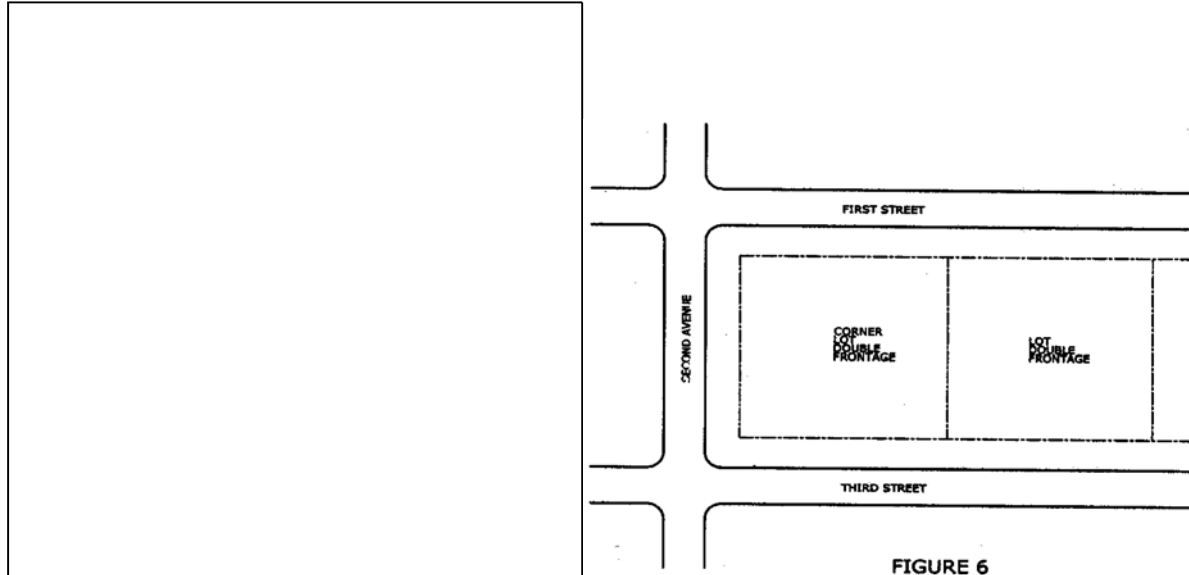
Lot, Corner. A lot abutting two or more streets at their intersection.



Lot Coverage. That portion of the lot that is covered by buildings, structures, and any other impervious surface.

Lot Depth. The distance between front and rear lot lines. If front and rear lines of said lot are not parallel, such least dimension shall be deemed to be the lot depth.

Lot, Double Frontage. A lot which has frontage on more than one street, provided however, that no corner lot shall qualify as a double frontage lot unless said corner lot has frontage on three or more streets.



Lot, Flag. An "L" shaped lot whose frontage is provided by the driveway access which ties the buildable portion of the property to the street.

Lot Frontage. See "Frontage."

Lot Line. A line of record bounding a lot which divides one lot from another lot or from a street or any public space.

- A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.
- B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.
- C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

Lot of Record. A lot which exists as shown or described on a plat or deed recorded in the Office of the Clerk of the Superior Court of Fulton County.

Lot Width. The distance measured between side lot lines at the front minimum setback line between intersecting lot lines.

Lot Width—Cul-de-sac. The distance measured between side lot lines at the point of the property that is twice the front setback requirement from the front property line.

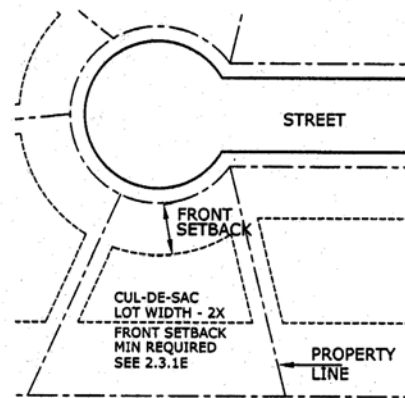
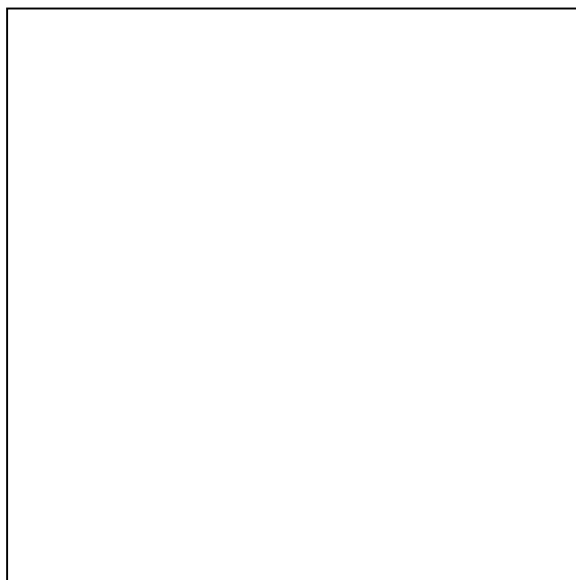


FIG 7

Mansard Façade. An architectural appendage or embellishment to a flat topped structure which is attached to the front external wall and if intended to create the appearance of a mansard roof. See also "Roof."

Manufactured Building. A factory-built, structure that meets national standards for manufactured buildings.

Manufacturing, Heavy. The extraction of natural resources or the transformation of raw materials through mechanical or chemical means into new products ready for assembly, fabrication or use in the production of finished goods.

Manufacturing, Light. The fabrication or assembly of parts into a finished product or component products.

Marquee. Any hood, canopy, awning or permanent construction which projects from a wall of a building, usually above an entrance.

Massage Therapy. Any use, other than a hospital or clinic, where non-medical manipulative devices or exercises are practiced upon the human body by someone other than a licensed medical professional.

Master Plan. A plan map and associated statement of intent which, at least, includes a depiction of pods, roads, buffers, flood areas, permitted uses and development regulations which represents the framework for development activity on a property. See also "Concept Plan."

Median Break or Cut. Any interruption in the curb separating opposing vehicular travel lanes of a street for the purpose of allowing ingress or egress by left turning movements to a street, or abutting property.

Metes and Bounds. A method of describing the boundaries of land by directions and distances from a known point of reference.

Mezzanine. An intermediate floor between two other stories that does not contain more than 1/3 of the area of the floor below it.

Mini-Warehouse. A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.

Mobile Home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling. 'For-Sale', with or without a permanent foundation when connected to public utilities. The term mobile home shall not include motorized vehicles with temporary living quarters. Mobile homes built after 1976 are referred to as "Manufactured Homes" or "Industrialized Buildings".

Mobile Home Park. A site with required public and/or private improvements and utilities for the long-term parking of two or more mobile homes or manufactured homes each on a single lot, and which may include such accessory uses as retail convenience sales, Laundromat, and recreational facilities for the exclusive use of residents.

Motel. See "Hotel".

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements, excluding such types of services requiring customers to disrobe.

Natural Resources Commission. The appointed natural resources commission (formerly known as the Tree Commission) for the City of Alpharetta.

Neighborhood Grocery. A facility with a floor area of at least 3,000 square feet but not more than 50,000 square feet that sells primarily grocery items such as prepackaged food, produce, meats, baked goods, beverages and similar food items intended for off-site consumption. At least 60% of the floor area of the facility shall be dedicated to the sale of said grocery items, including any immediately adjacent circulation and service areas, but not including storage.

Nonconforming Lot. A lot of record whose area, frontage, dimensions, or location were lawful prior to the adoption, revision, or amendment of this Ordinance, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.

Nonconforming Sign. Any structure or sign which was lawfully erected and maintained prior to the adoption, revision, or amendment of this Ordinance, and which by reason of such adoption, revision or amendment fails to conform to all applicable regulations and restrictions of this Ordinance.

Nonconforming Structure. A structure or building whose size, dimensions, or location on a property were lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, no longer meets or conforms to one or more such requirements of this Ordinance.

Nonconforming Use. A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, is not a use or activity permitted by right or no longer meets or conforms to the requirements of this Ordinance.

Nursery, Plant. Land or greenhouses used to raise flowers, shrubs and plants for sale to distributors or for subsequent replanting by the owner, a landscape company or others. See also "Florist, Retail."

Nursery School. See "Day Care Center."

Nursing Home. An extended or intermediate care facility required to be licensed or approved by the State of Georgia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Office Building. A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Office Park. A development that contains a number of separate office buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Opaque. Impenetrable to view, or so obscuring to view that buildings, structures, and uses become visually indistinguishable.

Open Space. A privately or publicly owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance. There are 2 types of open space: Civic space and Amenity space.

1. Civic Space. Portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic space may include the following types: park, square, plaza, pocket park and playground.
2. Amenity Space. The covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding civic spaces and required sidewalks. Amenity spaces may include the following types: rooftop deck, balconies, patios and porches, outdoor dining areas, pool areas, athletic courts and similar uses, yards and lawns, gardens, hardscape areas improved for pedestrian enjoyment, wooded areas and runoff reduction measures such as bioretention areas and cisterns.

Outdoor Storage. The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Vending. Sale and/or display of products in an area exposed to open air on two or more sides.

Owner. An individual, firm, association, syndicate, partnership or corporation having a majority proprietary interest in land or a building, or their authorized representative.

Parapet. That portion of a wall which extends above the roof line.

Parcel. A lot or tract of land, or several adjoining lots in common ownership.

Park Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which may include both outdoor and indoor areas developed for active and/or passive recreation.

Parking Area. Any public or private area at grade or within a structure used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking Garage. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.

Parking Space. A space identified and set aside for the temporary parking of an automobile or other motor vehicle which is subdivided into the following categories:

- A. **Compact Car Parking Space.** A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.
- B. **Handicapped Parking Space.** A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.
- C. **Handicap - Van Only.** A designated space not less than sixteen feet in width including loading area and twenty feet in length.
- D. **Regular Parking Space.** A designated space not less than 9 feet in width by 19 feet in length.

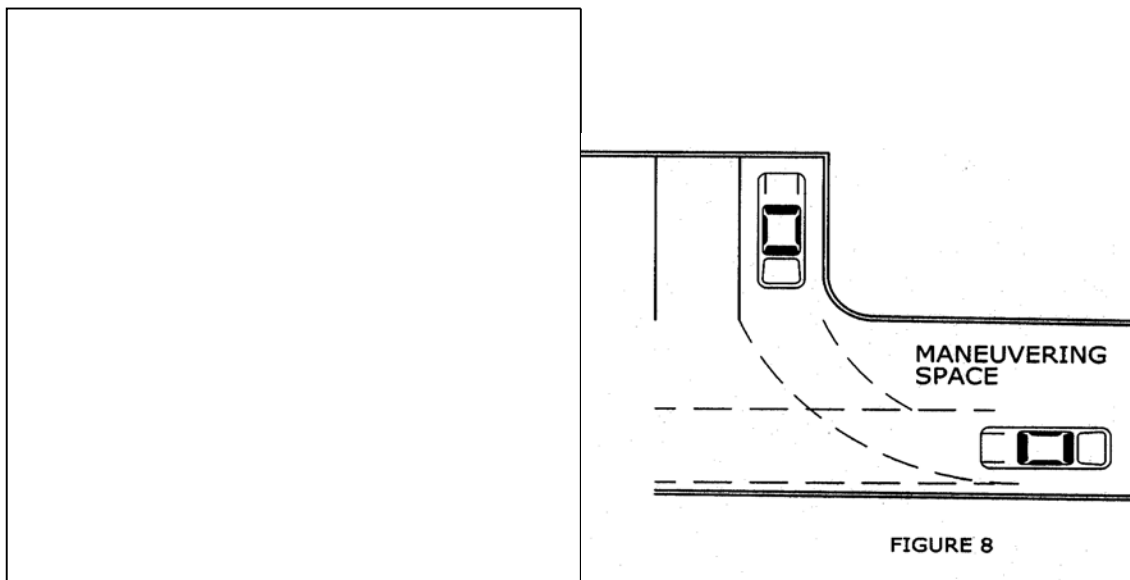


FIGURE 8

Patio House. A 'For-Sale' dwelling in which most, or all, of a lot is used with yard space combined instead of divided. Front, rear and side yard are consolidated into one garden area, either partially or completely bordered by rooms or enclosed by walls. See also "Zero Lot Line."

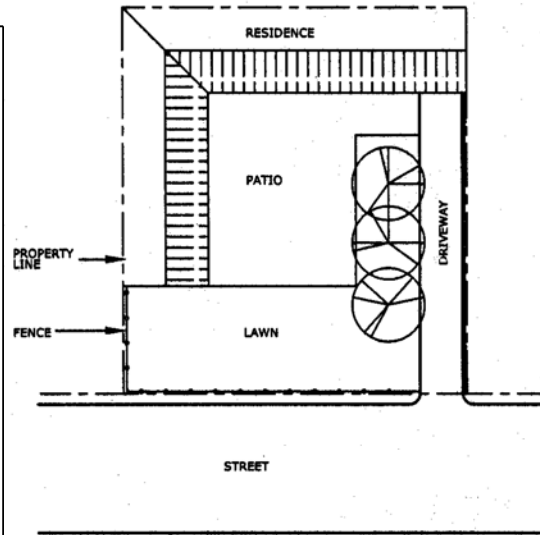
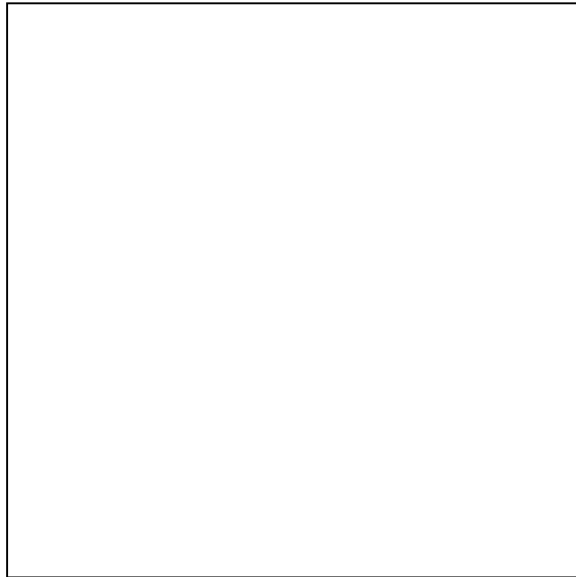


FIGURE 9

Pedestrian Walkway. A right-of-way within a block dedicated to public use, five feet or more in width, intended primarily for pedestrians or bicycles and other non-motorized vehicles.

Perimeter. The boundaries or borders of a lot, tract or parcel of land.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Permitted Use. Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person. Any individual, corporation, association, firm, partnership or other legal entity.

Pet Day Care. A facility that provides care on a regular basis to household animals for a period of less than 24 hours with no overnight accommodations.

Planned Center, Office, Commercial or Industrial. A group of rental stores, service establishments, offices, industries and any other businesses planned to serve the public, which is in common ownership or condominium ownership.

Planning Commission. The appointed Planning Commission of the City of Alpharetta, Georgia.

Planted Area. An area of living plant material created for the purpose of establishing open space and consisting of a minimum of 50% of the area devoted to trees and shrubs.

Plat. (1) a map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Plat, Final. The final map of all or a portion of a subdivision which is presented to the proper review authority for final approval and recorded in the office of the Clerk of Superior Court of Fulton County.

Plat, Minor. A division of a tract or parcel of land into not more than four (4) lots and does not dedicate or offer for dedication any new street or require construction of any private road for access to any lots and does not require extension of sanitary sewer, stormwater, or water mains to service lots.

Plat, Preliminary. A preliminary map indicating the proposed layout of the subdivision or site plan which is submitted to the proper review authority for consideration and preliminary approval.

Portable. See Industrialized Buildings.

Premises. An area of land with its appurtenances and buildings which, because of its unity of use, is one unit of real estate.

Principal Building. The building or other structure within which is conducted (or intended to be conducted) the principal use of the lot on which said building is situated.

Principal Use. The primary or predominant use of any lot.

Prohibited Use. A use that is not permitted in a zoning district by right as a principal use, as an accessory use, or as a conditional use.

Public Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which is developed for recreation, entertainment, and/or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playgrounds, community gardens, or other areas where people can gather. Areas that are restricted to the general public, like residential amenities, may not be included within the public space requirement.

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

1. *Recreation Facilities, Indoor.* Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc.
2. *Recreation Facilities, Outdoors.* Recreational uses conducted almost wholly outdoors, including ball fields, soccer, etc.

Recycling Center. A use operated exclusively for the collection and temporary storage of used paper, glass, metal, and similar materials suitable for reprocessing, which are transported elsewhere for separating, processing, or storage.

Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public.

Residence. A dwelling unit.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building, and without a drive-in or drive-thru component.

Restaurant, Drive-thru or Fast-Food. Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, with drive-thru components. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in outdoor dining areas.

Retail Establishment, Mixed Sales. Any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing.

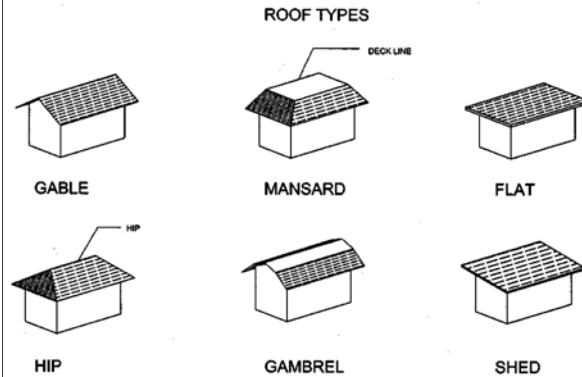
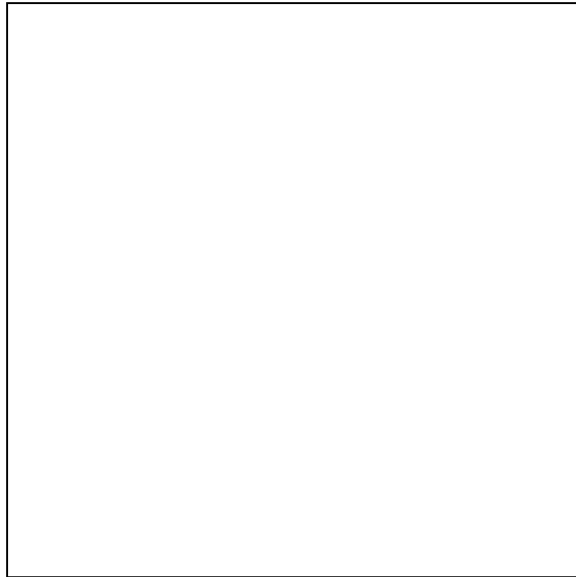
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

Retail Services Establishment. A business principally engaged in providing a service, as opposed to products, to the general public, such as a banking or financial institution, real estate or insurance office, barber or beauty shop, travel agency, amusement or recreation center, health clinic, legal firm, professional service, and the like.

Retail Strip Center. A group of retail stores designed as one development and being less than 50,000 square feet in size.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special purpose use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use in fee simple.

Roof. The outside top covering of a building.



Salvage Yard. A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material.

School, Academic. Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.

School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school.

Semipublic Use. A use owned or operated by a nonprofit, religious, or educational institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Service Drive. A minor, permanent, public right-of-way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Setback. The straight line distance between a street right-of-way or a lot line and the nearest point of a structure or building or projection therefrom (excluding steps, roof overhang, chimneys, bay windows and patios).

Setback, Front Cul-de-Sac.

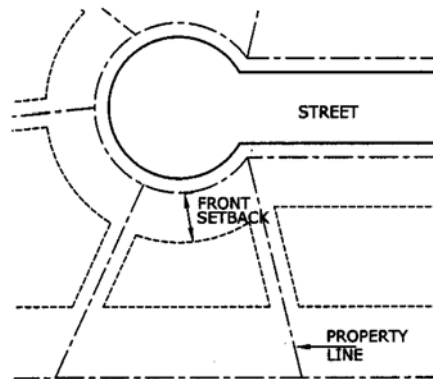
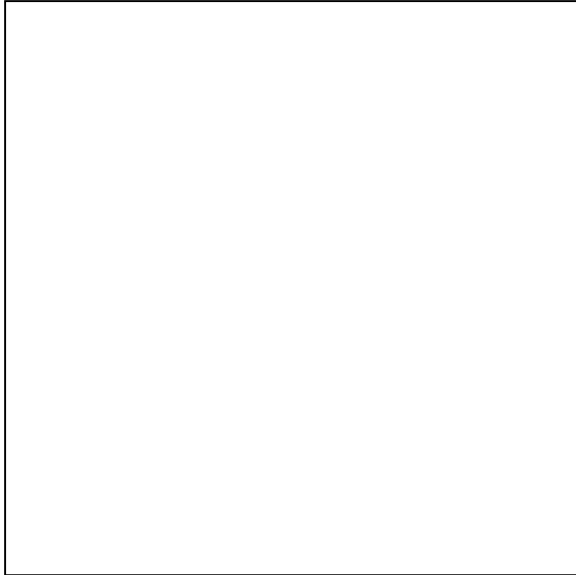


FIG 11

Setback, Minimum. The shortest distance allowed between a property line and any principal or accessory building on a lot, not including any required buffer areas. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Shopping Center. A group of retail sales or services establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements with a total size of at least 50,000 square feet.

Shopping Center, Specialty. A shopping center whose shops cater to a specific market and are linked together by an architectural, historical or geographic theme or by a commonality of goods and services.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign. See Article II, Section 2.6, for all definitions relating to signs.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Smoke Shop and Tobacco Store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

Spa Services. A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and such types of services requiring a customer to disrobe, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business.

Special Care Home. An accessory use in a 'For-Sale' dwelling occupied by one or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, some of whom are in need of special care, living together as a nonprofit housekeeping unit. The term "special care home" shall include a home for adolescents, a home for physically handicapped persons and a

home for mentally handicapped persons. The term "special care home" shall not include the business of operating a boarding house, rooming house or other similar establishment. Additionally, the term shall not include a penal institution, any place for persons convicted of a crime or any place for persons found to be juvenile delinquents.

Storage, Climate Controlled. A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only).

Storage, Mini-Warehouse. A facility consisting of a building or group of buildings that are surrounded by a security fence with controlled access and which contains individual storage units of varying sizes whose doors open directly to the outside and where no commercial transactions or activities take place other than the rental of the storage units.

Storefront Street. A street, that by virtue of its pre-existing pedestrian-supportive qualities, or its future importance to pedestrian connectivity, requires that new development along it achieves a high standard of design and pedestrian orientation.

Storm Water Management Report. A report prepared by a Professional Engineer registered in the State of Georgia that details the pre and post development activity hydrologic conditions.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A dedicated and accepted public right-of-way for vehicular traffic from which direct access may be gained to abutting properties, or an easement or private right-of-way approved by the City Council to serve such purpose. The term "street" shall refer to the full width located between the limits of the right-of-way or easement, and not be limited to the roadway itself.

- A. *Principal Arterials* —are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.
- B. *Major Arterials* —are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.
- C. *Minor Arterials* —provide intra-community continuity but should not penetrate identifiable neighborhoods.
- D. *Collector Streets* —distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.
- E. *Local Streets* —comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

Street, Future Right-of-Way Line. The right-of-way line which is anticipated by the City, State or other agency for future development.

Street Right-of-Way Line. The limit of public ownership or private easement for property containing or intended to contain a street, dividing it from an adjacent lot.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Structure Height. The vertical distance to the highest point of a structure, as measured in the same manner as "Building Height" herein.

Subdivision. The division of a lot, tract or parcel of land into 2 or more lots, tracts, parcels or other divisions of land for sale, development, finance or lease.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Temporary Use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

Tree. See Article III, Section 3.2, for definitions relating to tree protection.

Use. The purpose for which a property or structure is designed, intended, reserved, or occupied.

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

Variance. Permission granted under circumstances prescribed herein to depart from the specific requirements of this Ordinance.

Vehicle for Hire Company. An establishment offering to transport passengers for a fee in any motorized or animal-drawn vehicle, the charges for which are determined by agreement, mileage or by the length of time for which the vehicle is engaged and also described as a taxi or limousine service.

Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wireless Telecommunications Facilities. See Section 2.8 for definition of 'wireless tower.'

Yard. An area that lies between the buildings on a lot and the nearest lot line.

1. *Front Yard.* A yard situated along any public street right-of-way or private street easement.
2. *Rear Yard.* A yard situated along a rear lot line.
3. *Side Yard.* A yard situated along a side lot line.

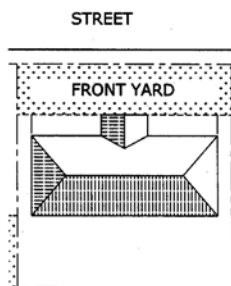
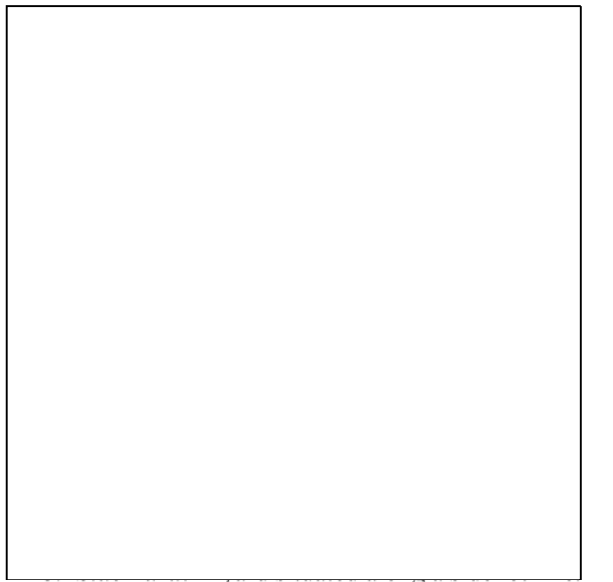


FIG 12

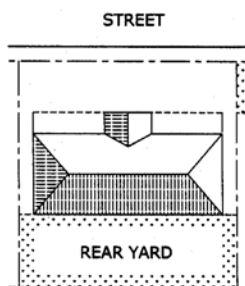


FIG 13

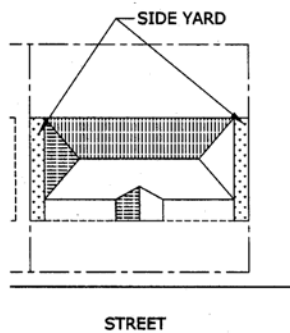


FIG 14

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning Change. An amendment to the Official Zoning Map or other action having the result of rezoning a property, approval of a Conditional Use on a particular property, or a change in conditions of approval applied to the zoning or conditional uses pertaining to a property.

Zoning Map. The Official Zoning Map of the City of Alpharetta, Georgia, which may include a series of maps in section.

([Ord. No. 689, § 1, 6-2-2014](#) ; [Ord. No. 702, § 1\(Exh. A\), 3-2-2015](#) ; [Ord. No. 704, § 1, 6-1-2015](#) ; [Ord. No. 715, § 1, 9-28-2015](#); [Ord. No. 718, § 1, 12-14-2015](#); [Ord. No. 730, § 1, 12-5-2016](#); [Ord. No. 741, § 1, 6-5-2017](#); [Ord. No. 744, § 1, 7-10-2017](#); [Ord. No. 749, § 1, 9-18-2017](#))

2.2.14 C-1 neighborhood commercial.

A. *Permitted Principal Uses.* A property in the C-1 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
 - a. Dwelling, 'For-Sale'—in an existing or historic structure only.
 - b. Reserved.
 - c. Bed and Breakfast.
2. Business Uses.
 - a. Art Gallery.
 - b. Bakery.
 - c. Barber Shop.
 - d. Bank, Savings and Loan.
 - e. Beauty Shop.
 - f. Book Store.
 - g. Carpet and Rug Sales.
 - h. Clinic.
 - i. Contractor's Office without outside storage.
 - j. Day Care Center.
 - k. Drug Store.
 - l. Dry Cleaning Pick-up Station.
 - m. Florist, Retail Without Greenhouse.
 - n. Gourmet Food Store.
 - o. Hardware and Garden Supply Store.
 - p. Jewelry Store.
 - q. Laundry, Self-Serve, Pick-up.
 - r. Office Building or Park.
 - s. Pet Day Care.
 - t. Pet Grooming.
 - u. Print Shop.
 - v. Reserved.
 - w. Restaurant, without Drive-thru or Drive-In facilities.

- x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).
 - y. School, Commercial.
 - z. Shop or Studio, Craftsman/Artist.
 - aa. Theater, Cinema.
- 3. Semipublic Uses, Utilities.
 - a. Club, association or lodge.
 - b. Library.
 - c. Museum.
 - d. Park or Playground.
 - e. Public Building.
- B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

 - 1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed forty percent (40%) of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.
 - 2. Privacy and decorative fences and walls.
 - 3. Swimming pool, tennis court, patio and other private recreation facilities.
 - 4. Clubhouse, swimming pool, or community recreation facilities serving a development.
 - 5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.
 - 6. Signs, subject to all of the requirements regulating signage herein.
 - 7. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:
 - 1. Residential Uses.
 - ~~a. Dwelling, 'For-Rent'.~~

- b. Dwelling, Group (congregate housing, nursing home, etc.).
- 2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Assisted Living, Congregate housing
 - c. Automotive Parts.
 - d. Bowling Alley.
 - e. Brewery.
 - f. Check Cashing.
 - g. Church, Synagogue.
 - h. Commercial Parking Lot.
 - i. Contractor's Office with outside storage.
 - j. Distillery.
 - k. Funeral home with no cemetery or mausoleum.
 - l. Grocery Store.
 - m. Golf, Miniature.
 - n. Hotel/Motel.
 - o. Liquor Store.
 - p. Pest Control Business.
 - q. School, Academic.
 - r. Rental Services Establishment without outside storage.
 - s. Restaurant, Drive-In or Fast-Food.
 - t. Retail Establishment, Mixed Sales.
 - u. Smoke Shop and Tobacco Store.
 - v. Spa Services.
- 3. Semipublic Uses, Utilities.
 - a. Athletic Facility.
 - b. Auditorium.
 - c. Hospital.
 - d. Parking Lot, Commercial.
 - e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. District Regulations.

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

E. *Screening and buffers* (See Sec. 2.3.5).

([Ord. No. 704](#), § 2, 6-1-2015; [Ord. No. 718](#), §§ 6—8, 12-14-2015; [Ord. No. 730](#), §§ 3, 4, 12-5-2016; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), § 4, 7-10-2017)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
 - a. Dwelling, 'For-Sale'—in an existing or historic structure only.
 - b. Bed and Breakfast.
2. Business Uses.
 - a. Art Gallery.
 - b. Automobile Service Station.
 - c. Automotive Parts.
 - d. Automotive Service.
 - e. Bakery.
 - f. Barber Shop.
 - g. Bank, Savings and Loan.
 - h. Beauty Shop.
 - i. Book Store.
 - j. Bowling Alley.
 - k. Broadcasting Studio (radio or TV).
 - l. Building Materials, retail with enclosed storage.
 - m. Carpet and Rug Sales.
 - n. Clinic.
 - o. Clubs, fraternity, association or lodge.
 - p. Commercial Parking Lot.
 - q. Reserved.
 - r. Contractor's Office with and without outside storage.

- s. Convenience Market with or without gas pumps.
- t. Dance Studio.
- u. Day Care Center.
- v. Drug Store.
- w. Dry Cleaning Pick-up Station.
- x. Florist, Retail Without Greenhouse.
- y. Grocery Store.
- z. Hardware Store.
- aa. Home Improvement Store.
- bb. Laundry, Self-Serve, Pick-up.
- cc. Liquor Store.
- dd. Office Building or Park.
- ee. Pet Day Care.
- ff. Pet Grooming.
- gg. Print Shop.
- hh. Public Building.
- ii. Recreation Facilities (Indoor).
- jj. Rental Services Establishment without outside storage.
- kk. Restaurant.
- ll. Restaurant, Drive-In or Fast-Food.
- mm. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
- nn. Retail Establishment, Mixed Sales.
- oo. School, Commercial.
- pp. Shop or Studio, Craftsman/Artist.
- qq. Theater, Cinema.
- 3. Semipublic Uses, Utilities.
 - a. Athletic Facilities.
 - b. Club, association or lodge.
 - c. Hospital.
 - d. Library.
 - e. Museum.
 - f. Park or Playground.
 - g. Parking Lot, Commercial.
 - h. School, Academic.

- B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or

through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

- C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

~~a. Dwelling, 'For-Rent'.~~

~~b. Dwelling, 'For Sale' attached in a Vertically Mixed Use Building Over Retail or Restaurant.~~

c. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

- a. Animal Hospital, small animals.
- b. Assisted Living, Congregate housing.
- c. Automobile Sales and Leasing.
- d. Boutique Hotel.
- e. Brewery.
- f. Car Wash.
- g. Check Cashing.
- h. Church, Synagogue.

- i. Distillery.
- j. Extended Stay Hotel (see Sec. 2.7).
- k. Florist, Retail with Greenhouse.
- l. Funeral Homes.
- m. Golf, Miniature.
- n. Greenhouse with nursery.
- o. Hotel or Motel.
- p. Limousine Service and Taxi.
- q. Massage Therapy (see Sec. 2.7).
- r. Spa Services.
- s. Radio or TV, Transmitter or Studio.
- t. Recreation Facilities (Outdoor).
- u. Small Appliance Repair Shop.
- v. Smoke Shop and Tobacco Store.
- 3. Wholesale, Storage and Industrial Uses.
 - a. Wholesale Establishment.
- 4. Semipublic Uses, Utilities.
 - a. Auditorium.
 - b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - c. Recreational Facilities (Outdoor).
 - d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Historic Business District—90%).

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

([Ord. No. 703](#), § 1, 6-1-2015; [Ord. No. 704](#), § 2, 6-1-2015; [Ord. No. 718](#), §§ 5—7, 9, 12-14-2015; [Ord. No. 730](#), §§ 3, 4, 12-5-2016; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), §§ 2, 6, 7-10-2017)

Table 2.1 List of Development Standards

District	Lot Area	Lot ^B Width	Front Yd. Set Back (ft.) ^F	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area ^A
AG	5 acres	200	50' local street 65' all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50'/65'	25	35	50	25%	35	1,800	40%
R ^E	One acre	100	50'/65'	25	35	50	25%	35	1,800	50%
R-22 ^E	22,000 sq. ft.	100	35' local street 65' all other streets	25	35	30	25%	35	1,500	50%
R-15 ^E	15,000 sq. ft.	100	35' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-12 ^E	12,000 sq. ft.	80	30' local street 65' all other streets	10	20	30	25%	35	1,500	50%

R-10 ^E	10,000 sq. ft.	75	30' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-4A ^E	One acre	30	35' local street 65' all other streets	20 ^C	20	30	40%	35	1,200	60%
R-4D	5,000 sq. ft.	50	35'/65'	5	10	w/alley 0' no alley 20'	40%	35	1,500	60%
R-8A/D ^E	One acre (Attached) 4,500 sq. ft. (Detached)	50	35' local street 65' all other streets	5 adjacent property 10 between buildings	10	w/alley 0' no alley 20'	40%	35	1,200	60%
R-10M ^E	One acre	75	35' local street 65' all other streets	25 adjacent property 20 between buildings	35	50	None	35	None	60%
CUP ^D	100 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		70%
O-P	30,000 sq. ft.	NONE	50' local street 65' all other	15	50' local street 65' all other	15	40%	40		70%

			streets		streets					
O-I ^D	25 acres	None	50/65	15	50/65	15	40%	40		70%
C-1	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	45%	35		80%
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% CBD	40		90% (95% CBD)
PSC ^D	10 acres	NONE	50/65	15	50/65	15	40	40		80%
L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%
OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard set back from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

F - Tree save areas may overlap the building lot and building setback area. Such tree save areas must be identified on the land disturbance permit and dedicated on the final plat for permanent preservation.

([Ord. No. 718](#), § 13(Exh. A), 12-14-2015; [Ord. No. 732](#), § 1, 2-6-2017)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES																					
On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.																					
USES	A G	R E	R	R- 2 2	R- 1 5	R- 1 2	R- 1 0	R- 4 A	R- 4 D	R- 8A/ D	R- 10 M	CUP *	OI *	O P	C - 1	C - 2	PS C	L I	OS -R	S U	M U
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	

Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O				O	X	O	X		
Automotive Service												O				X	O	X			
Bakery												O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber Shop												O	O	X	X	X	O				O
Beauty Shop												O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	O		X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												O	O			O	O	O			O
Bowling Alley												O	O			X	O	X			

Brewery													O	O		O	O	O	X			O	
Broadcasting Studio (Radio and TV)	O												O				X		X				
Builder's Equipment/Material	O												O				X		X				
Car Wash														O			O	O	X				
Carpenter Shop, Woodworking	O																		X				
Carpet and Rug Sales																	X	X	O	X			
Cemetery	O																				O		
Check Cashing																	O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private													O	O	X	X	X	O				O	
Concrete Plant																			O				
Congregate Housing, Assisted Living Facility											O	O	O		O	O			X			O	
Contractor's Office without outside storage													O	O	X	X	X		X			O	
Contractor's													O			O	X		X				

Office with outside storage																				
Convenience Center w/Gas Pumps													O	O			X	O	X	
Country Club	O	O	O	O	O	O	O	O	O	O	O	O								
Dance Studio													O	O		X	X	O	X	O
Day Care Center													O	O	X	X	X	O	X	O
Discount Store																		X		
Distillery													O	O		O	O	O	X	O
Drug Store (Pharmacy)													O	O		X	X		X	O
Dry Cleaning, Pick-Up Station													O	O	O	X	X	O	X	O
Dry Cleaning, Plant																		O	O	
Dwelling, 'For-Sale', Attached								X		X	X	O								O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O								
Dwelling, 'For-Rent'												X	O			⊖	⊖			O
Dwelling, Group												O	O	O		O	O			O
Equestrian Center	O	O	O	O	O								O						X	O

[illegible]

Home (accessory use)																				
Hardware and Garden Supply Store										O				X	X	O	X			
Heliport, Public/Private	O									O	O					O	X		X	O
Home Improvement Store														X		O	X			
Home-Elderly, Children, Nursing										O	O	O		X	X		X			
Hospital										O	O		O	X			X		X	
Hotel or Motel										O	O		O	O	O					O
Indoor Shooting Range																	O			
Junk Yard																	O			
Kennel	O																X			
Laboratory, Research Commercial										O	O						X			
Laundry, Industrial										O							O			
Laundry, Self-Serve, Pick-Up										O			X	X	O	X				
Limousine Service														O		X				

and Taxi (with or without outside vehicle storage)																				
Liquor Store												O	O		O	X	O	X		O
Locker, Frozen Food or Cold Storage												O						X		
Machine Shop																		X		
Manufacturing, Heavy, General																		O		
Manufacturing, Light, Limited												O	O					X		
Massage Therapy															O			X		
Mini-warehouse Storage, Conditioned or Unconditioned space																		X		
Museum and Libraries												O	O		X	X	O	X	X	O
Nail Salon												O	O		X	X	O	X		O
Office												O	O	X	X	X	O	X		O
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)												O	O		O	O	O	X	X	O
Park and	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	O

Playground																				
Parking Lot, Commercial											O	O		O	X	O	X			
Pawn Shop																	X			
Pest Control Business (with or without onsite chemical storage)														O	O		X			
Pet Day Care											O			X	X	O	X			
Pet Grooming											O			X	X	O	X			O
Power Station											O						O		O	
Print Shop											O	O	X	X	X	O	X			O
Prison																			O	
Public Building											O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O										O	O			O	O	X			
Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)											O	O			X	O	X			O
Recycling Center																	O			

Rental Services Establishment with no outside storage											O				O	X		O	X				
Rental Services Establishment with outside storage (other than auto related)																			X				
Restaurant											O	O	O	X	X	O	X						O
Restaurant w/Drive-thru window											O	O		O	X	O	X						
Retail Establishment											O	O		X	X	O	X						O
Retail Establishment (Mixed Sales)											O			O	X	O	X						
Salvage Yards																		O					
Sawmill																		O					
School, Academic											O	O	O	X	X	O	X				X		O
School, Commercial (Beauty, Business)											O	O	O	X	X	O	X						O
Septic Tank, Sales, Construction																		X					
Service Station,											O	O			X	O	X						

Welding Shop																	X			
Wholesale (storage and distribution)											O						O	X		
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O										O	O					O	O	O	O

([Ord. No. 671, § 1, 2-4-2013](#) ; [Ord. No. 675, § 1, 6-3-2013](#) ; [Ord. No. 692, § 1\(Exh. 1\), 7-21-2014](#) ; [Ord. No. 703, § 1, 6-1-2015](#) ; [Ord. No. 704, § 2, 6-1-2015](#) ; [Ord. No. 708, § 1, 8-10-2015](#) ; [Ord. No. 715, § 4, 9-28-2015](#) ; [Ord. No. 718, § 14\(Exh. B\), 12-14-2015](#) ; [Ord. No. 730, § 5, 12-5-2016](#) ; [Ord. No. 741, § 5\(Exh. A\), 6-5-2017](#) ; [Ord. No. 744, § 7\(Exh. A\), 7-10-2017](#))

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA	
When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

SECTION 2.5 - PARKING AND LOADING^[1]

Areas suitable for parking vehicles in off-street locations shall be required in all districts at the time of the initial construction of any principal building or when a structural alteration or change in a principal building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs.

Off-street parking shall be provided and maintained in accordance with the following requirements. A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to permitting.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015; [Ord. No. 732](#), § 5, 2-6-2017)

2.5.1 Number of vehicle parking spaces required.

The following number of off-street vehicle parking spaces shall be required for the respective use:

A. *Residential Uses.*

Residential parking spaces required by this Ordinance shall be standard parking spaces (9 feet by 19 feet)

Dwelling, 'For-Sale', detached:

Two (2) spaces on the same lot for each dwelling unit, plus 1 additional space where a home occupation is permitted

Dwelling, 'For-Sale', attached; efficiency or one-bedroom units:

One and one-half (1½) spaces for each dwelling unit.

Two or more bedroom units:

One (1) space for each bedroom.

Bed and Breakfast:

One (1) space for each bedroom.

Dwelling, 'For-Rent', residential:

Two (2) spaces for each unit, plus one (1) guest space per 20 units.

Group Home/Congregate Housing:

One (1) space for each two (2) sleeping rooms.

B. *Business Uses.*

Medical, dental and optical offices:

One (1) space per 200 square feet.

Professional and business offices not otherwise specifically enumerated:

One (1) space for each 250 square feet of gross floor space.

Banks:

One (1) space for each 300 square feet of gross floor space.

Hotels (or Motels) and Extended Stay Hotels:

One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

Day Care:

One (1) space for each 400 square feet. (Stacking for six cars must be provided on site.)

Service and repair establishments not otherwise specifically enumerated:

One (1) space for each 250 square feet of floor area not used for storage.

Retail businesses, not otherwise specifically enumerated:

One (1) space for each 200 square feet of gross floor space.

Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries:

One (1) space per 100 square feet of showroom, sales office or other conditioned space.

Restaurants:

One (1) space for each 100 sq. ft. of the entire facility.

Retail Shopping Center:

Less than 50,000 sq. ft.: One (1) space for each 200 sq. ft.

50,000—400,000 sq. ft.: One (1) space for each 250 sq. ft.

Over 400,000 sq. ft.: One (1) space for each 285 sq. ft.

Theaters, night clubs and other such places of public assembly:

One (1) space for each 4 seats accommodations plus 1 employee space for each 10 seats.

Service stations:

Two (2) spaces for each gasoline pump plus 1 space per 250 sq. ft. for convenience store.

Funeral homes:

One (1) space for each 4 seats in chapel or parlor plus sufficient space to park or store all company vehicles.

Technology Centers/Data Processing Centers:

One (1) space per 1,000 square feet per gross area of unmanned space together with parking as required for space dedicated to manned space at 1 space per 300 square feet. Land for additional parking calculated at 1 space per 500 square feet of gross area shall be set aside and preserved until such time as additional parking is needed and/or use changes. This land shall not be subdivided from the remainder of the property so that it can be used for parking in the future.

C. *Wholesale and Industrial Uses.*

Wholesaling and industrial uses including lumber, brick, coal, junk and supply yards:

One (1) space per 1,000 square feet.

D. *Public and Semipublic Uses.*

Hospitals:

One (1) space per bed, plus 1 space per 200 square feet of floor area used for outpatient treatment.

Churches, stadium and other places of public assembly:

One (1) space for each 2 seats in the principal assembly room.

Places of assembly or indoor recreation without fixed seats:

One (1) space for each 500 square feet of playing court, rink, playing field and spectator area, plus one (1) space for each 200 sq. ft. of gross floor space directed to other patron use areas.

Schools, elementary and middle schools:

One (1) space for each classroom and administrative office plus 5 spaces for visitors.

Schools, senior high:

One (1) space for each classroom and administrative office plus 1 space for each 4 students based on the design capacity of the school.

Other public building:

One (1) space for each 300 square feet of gross floor space.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.2 Shared parking.

- A. *Common Off-street Parking Areas.* Two (2) or more principal uses may utilize a common area in order to comply with the off-street parking requirements, provided that the total number of individual spaces available in the common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. If it can be demonstrated that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.3 Off-street loading and unloading spaces.

- A. Every lot on which a business, trade or industry is thereafter established shall provide space as indicated below for the loading and unloading of vehicles off the street. Such space shall have access to an alley or, if there is no alley, to a street. For the purpose of this Section, an off-street loading space shall have the minimum dimensions of 12 by 40 feet and be clear and be free of obstructions at all times.

Required spaces shall be provided as follows:

Retail businesses, office, wholesale, industrial, governmental and institutional uses, including public assembly places, hospitals and educational institutions, 1 space for the first 25,000 square feet of total floor area or fractional part thereof. For anything in excess of 25,000 square feet, such uses shall provide loading spaces according to the following schedule:

SQUARE FEET	NUMBER OF SPACES
25,000—99,999	2
100,000—159,999	3
160,000—239,999	4
240,000—349,999	5
For each additional 100,000 or fraction thereof	1 additional

- B. Vehicles uses for the loading and unloading of retail merchandise may not be parked overnight (between 10:00 p.m. of one day and 8:00 a.m. of the next day) in a location closer to the frontage street than the principal building.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.4 Locational criteria for parking.

- A. Location on Other Property. If the required parking cannot reasonably be provided on the same lot on which the principal use is conducted, such parking may be provided on other off-street property provided such property lies within 500 feet of the main entrance to the principal use. Such parking shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.
- B. Location of Required Parking in Residential Districts. Required parking spaces in residential districts shall be subject to applicable area regulations pertaining to setbacks (front, side and rear yard), lot coverage, and accessory and principal structures.

Required parking spaces in 'For-Sale' residential districts shall be contained within a carport, garage or completely enclosed building, in addition:

Each 'For-Sale' dwelling unit shall have a minimum 18' long and 10' wide paved driveway, as measured from the garage to the back of sidewalk, or back of curb where a sidewalk is not provided.

Ordinary passenger vehicles and non-commercial pickup trucks may be parked on a paved driveway providing ingress and egress to the lot or on a paved parking space provided that the maximum width of the total paved area cannot exceed 40 (forty) feet.

One (1) business vehicle not prohibited by the provisions of this Ordinance from parking within a residential district and one or more recreational vehicles or boats, or boat trailers may be parked or stored in an area not visible from a street.

The regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1½) tons is prohibited in any residential district. Pickup or panel trucks, used to provide daily transportation to and from work, are allowed in all residential districts.

- C. **Parking and Storage of Certain Vehicles.** No automobile, truck, motorcycle, trailer or other vehicle of any kind or type without current license plates shall be parked or stored on any lot in a residential district except in a completely enclosed building.
 - 1. Any person who, as of the effective date of this Article (6/94), has established a long-standing practice of parking or storing boats or recreational vehicles which is not in compliance with the provisions of C(1), above, may continue such practice as a lawful nonconforming use, subject only to the provisions of any applicable district regulations.
 - 2. Any person may apply to the Director of Community Development for a variance to the provisions of C(1), above pertaining to the parking and storage of boats or recreational vehicles. Variances shall be granted only in the case of extreme hardship or unusual circumstance, as contrasted with merely granting an advantage or a convenience. The factors to be taken into consideration by the Director may include the following:
 - a. The ease with which the applicant can comply with the provisions of this ordinance;
 - b. Whether there are extraordinary and exceptional conditions pertaining to the particular lot because of its size, shape, topography or location of the improvements on the lot;
 - c. The economic hardship that would be imposed upon the applicant if the variance were denied; and
 - d. Whether relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of this ordinance.
 - 3. Where appropriate, the Director may attach reasonable conditions to the grant of a variance. The Director may also approve an alternative parking practice which, although not in strict compliance with the literal provisions of this Article, is deemed by the Director to be in compliance with the spirit of the Ordinance. All variances are personal to the applicant and shall terminate upon the sale of the lot.
- D. Written variance applications shall be acted upon by the Director within thirty (30) days of receipt. Variance applications denied by the Director may be appealed by filing a written appeal with the Board of Appeals within fifteen (15) days of the date of denial. The Board shall act upon the appeal at its next available meeting following receipt of the appeal.
- E. No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015; [Ord. No. 757](#), § 2, 5-9-2018)

2.5.5 Design criteria.

- A. **Parking Space Area Requirements.** Including aisles, entrances and exits, each required off-street parking area, lot or other facility shall contain a minimum of 300 square feet of space for each vehicle to be accommodated. Not less than 80% of the parking spaces required by this Ordinance shall be standard parking spaces (9 feet by 19 feet). The dimensions of parking spaces and aisles shall be in accordance with the Parking Standards Illustration (Table 2.3). In order to reduce impervious area, projects using runoff reduction measures may use alternative off street parking dimensions as

specified in Table 2.3.a. Accessible parking shall be designed and provided in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

- B. Permitted Percentage of Compact Car Parking Spaces. Up to 20% of the parking spaces required by this Ordinance may be compact car parking spaces (8 feet by 16 feet). Compact spaces shall be located on the periphery of the parking lot wherever possible.
- C. Minimum Parking Bay Width. The minimum width for 90 degree parking bays shall be 60 feet for standard spaces and 54 feet for compact spaces, except for projects using runoff reduction measures, as noted in 2.5.5.A above.
- D. Off-street parking lots, whether public or private, shall be graded to insure proper drainage, surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. A gravel surface may be used for parking when such parking is in excess of code requirements and located within 700' of a waterway.
- E. Tree Preservation. To allow an existing or new development to preserve healthy existing trees within or adjacent to a parking lot, the number of required off-street parking spaces may be reduced by up to twenty percent (20%).
- F. Within residential districts, gravel parking in existence as of 01/01/01 may remain. Such gravel parking areas shall accommodate a maximum of two vehicles and shall be contained on three sides by landscape timbers.
- G. Pervious paving materials for parking areas are allowed as part of an approved stormwater management plan for the site with a long-term maintenance agreement.
- H. Parking Lot Landscaping. See, Sec. 2.3.5.
- I. Multifunctional Functional Runoff Reduction Measures. To encourage multifunctional runoff reduction measures and provide incentives for their use, bioretention areas, vegetated swales, planter boxes, rainwater harvesting systems, and other vegetated BMPs may be used to meet the perimeter island, interior island, and median island landscaping requirements of this Chapter, and may be constructed in the designated landscape areas if part of an approved stormwater management plan for the site and if screening functions are maintained.

J. Tandem Parking. Enclosed tandem parking spaces shall only count for one required parking space, since only one space is fully accessible.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015; [Ord. No. 732](#), §§ 6—9, 2-6-2017)

2.5.6 Public street access.

- A. *Access to Parking Lots.* A plan of entrances, exits and storm water drainage shall be submitted to the Department of Community Development and approved prior to the issuance of a development permit for off-street parking lots, whether public or private. Installation of entrances, exits and drainage systems shall have been completed prior to the issuance of a certificate of occupancy. All curb cut locations as well as widths shall comply with the Alpharetta Standard Drawings.
- B. *Driveways and Curb Cuts.* Local structures may have access points to parking lots as needed to fit the development, in accordance with professional traffic engineering practice. In general, curb cuts shall be spaced 300 feet apart and be located at least 300 feet away from a street intersection.
- C. *Vision Clearance.* In all districts no fence, wall, shrubbery or other obstruction to vision between the heights of 2½ feet and 10 feet above the finished grade of streets shall be erected, permitted or maintained within 20 feet of the intersection of the right-of-way lines of streets.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015; [Ord. No. 732](#), §§ 6—9, 2-6-2017)

2.5.7 Electric Vehicle Charging Stations.

All developments requiring 100 or more vehicle parking spaces shall provide electric vehicle charging stations. One (1) electric vehicle charging station for every 25 required vehicle parking spaces shall be required.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.8 Number of bicycle parking spaces required.

A. Residential Uses.

Dwelling, 'For-Rent':

One (1) bicycle space for every two (2) units.

B. Business Uses.

Retail, Office, Hotel, Place of Assembly, Entertainment:

One (1) bicycle space for every 25 required vehicle parking spaces.

C. Public and Semipublic Uses.

Schools (public/private):

One (1) bicycle space for every ten (10) employees, plus one (1) space for every four (4) students.

D. Miscellaneous/Other.

To be determined by the Transportation Engineer and/or Zoning Administrator.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.9 Prohibited parking.

- A. Except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer, no person shall:
 - 1. Park a vehicle, except temporarily for the purpose of and while actually engaged in loading or unloading of property or passengers, in acceleration or deceleration lane; or
 - 2. Park a vehicle overnight in a cul-de-sac located in a residential district.
 - 3. Park a vehicle on an unpaved surface in any commercial district, the front yard of a residence or the side yard if the side yard faces the street, except as provided for in Subsection 2.5.5(E).
- B. The City may, but is not required to, post no parking signs in areas where parking is prohibited in Paragraph 'A' above, and the failure to post signs shall not excuse any person from compliance with Paragraph 'A'.
- C. Paragraph 'A' of this section shall not apply to the driver of any vehicle which is disabled while on the roadway in such a manner and to such extent that is impossible to avoid stopping and temporarily leaving such disabled vehicle in such position.
- D. No inoperable vehicle shall be parked or stored on a street within a residential district. An automobile or other vehicle shall be deemed inoperable if it meets any one of the following criteria:
 - 1. It does not meet the Official Code of Georgia requirements for operating on a public street;

2. It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;
3. It is not operable on the public streets because it is not currently registered with the Georgia Department of Motor Vehicles;
4. It is not capable of being operated on a public street due to missing or inoperable mechanical or electronic parts; or
5. It has been continuously parked in the same location for a period of thirty (30) consecutive days.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

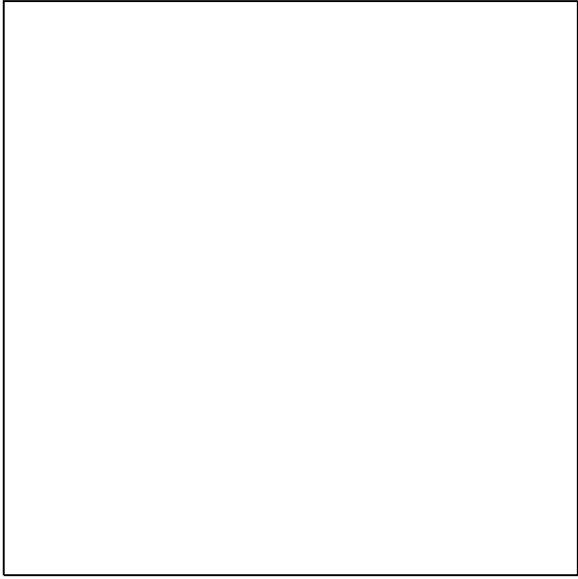
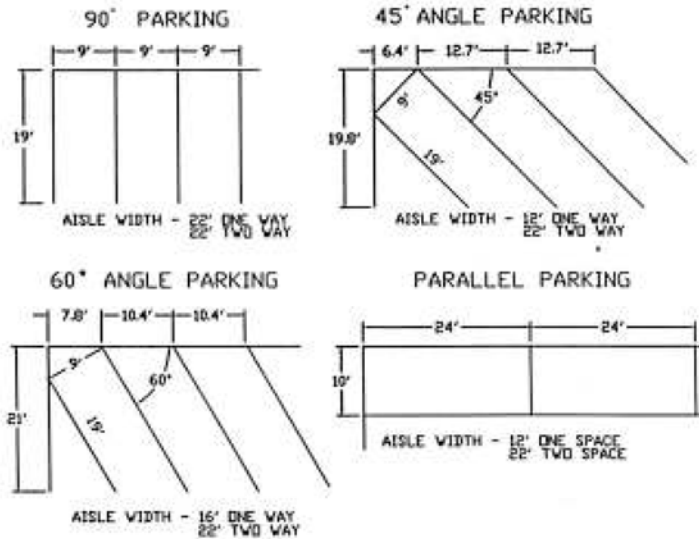
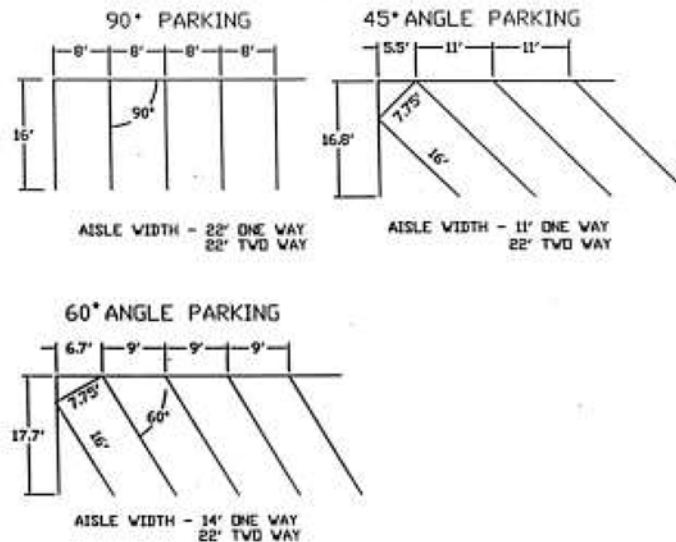


TABLE 2.3 - PARKING LOT STANDARDS

STANDARD STALL DIMENSIONS



COMPACT CAR STALL DIMENSIONS



NOTES:

1. FIRE LANES SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET.
2. DIMENSIONS SHOWN FOR PARKING STALLS ARE MINIMUM. COLUMNS & OTHER OBSTRUCTIONS WILL BE ALLOWED IN THE FRONT TWO (2) FEET AND REAR FIVE (5) FEET OF THE LENGTH OF THE STALL, AND SHALL NOT INTRUDE MORE THAN SIX (6) INCHES INTO THE WIDTH OF THE STALL.
3. REFERENCE CITY OF ALPHARETTA STANDARD PLANS FOR CONSTRUCTION DETAILS.

Table 2.3.a Alternative Criteria for Off-Street Parking

The following are recommended alternative criteria for off-street parking design to reduce impervious area of the site.

Angle	Base Module	Vehicle Projection	Aisle Width	Single Loaded Module	Wall to Interlock	Interlock to Interlock	Curb to Curb	Overhang
Θ	M_1	VP	A	M_2	M_3	M_4	M_5	Overhang
30	41'-2"	15'-1"	11'-0"	26'-1"	37'-6"	33'-10"	38'-8"	1'-3"
45	47'-0"	17'-7"	11'-10"	29'-5"	44'-0"	41'-0"	43'-6"	1'-9"
60	51'-6"	19'-0"	13'-6"	32'-6"	49'-4"	47'-2"	47'-2"	2'-2"
90	59'-0"	18'-0"	23'-0"	41'-0"	59'-0"	59'-0"	54'-0"	2'-6"
	Low Turnover			Medium Turnover			High Turnover	
Angle	Width Projection	Interlock	Width Projection	Interlock	Width Projection	Interlock	Width Projection	Interlock
Θ	WP	I	WP	I	WP	I	WP	I
30	16'-6"	3'-7"	17'-0"	3'-8"	16'-6"	3'-9"	18'-0"	3'-11"
45	11'-8"	2'-11"	12'-0"	3'-0"	12'-4"	3'-1"	12'-9"	3'-2"
60	9'-6"	2'-1"	9'-10"	2'-2"	10'-1"	2'-2"	10'-5"	2'-3"
90	8'-3"	0'-0"	8'-6"	0'-0"	8'-9"	0'-0"	9'-0"	0'-0"

Source: Urban Land Institute (2010). The Dimensions of Parking, Fifth Edition. National Parking Association.

Notes: Recommendations assume (1) one-way traffic for aisles less than 90 degrees, and two-way traffic for 90 degree parking; (2) double loaded aisles; and (3) a design vehicle that is 6'7" by 17'3".

Footnotes:

--- (1) ---

Editor's note— [Ord. No. 718](#), § 17(Exh. C), adopted Dec. 14, 2015, repealed the former § 2.5 (2.5.1—2.5.9), and enacted a new 2.5 (2.5.1—2.5.9) as set out herein. The former § 2.5 pertained to similar subject matter and derived from the original codification and Ord. No. 675, § 1, adopted June 3, 2013.

SECTION 3.3 - STORM WATER MANAGEMENT—GENERAL

3.3.1 General.

A. *Introduction.*

It is hereby determined that:

Land development projects and other land use conversions, and their associated changes to land cover, permanently alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, which in turn increase flooding, stream channel erosion, and sediment transport and deposition;

Land development projects and other land use conversions also contribute to increased nonpoint source pollution and degradation of receiving waters;

The impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These adverse impacts can be controlled and minimized through the regulation of stormwater runoff quantity and quality from new development and redevelopment, by the use of both structural facilities as well as nonstructural measures, such as the conservation of open space and greenspace areas. The preservation and protection of natural area and greenspace for stormwater management benefits is encouraged through the use of incentives or "credits." The Georgia Greenspace Program provides a mechanism for the preservation and coordination of those greenspace areas which provide stormwater management quality and quantity benefits;

Localities in the State of Georgia are required to comply with a number of both State and Federal laws, regulations and permits which require a locality to address the impacts of post-development stormwater runoff quality and nonpoint source pollution;

Therefore, the City of Alpharetta has established this set of stormwater management policies to provide reasonable guidance for the regulation of post-development stormwater runoff for the purpose of protecting local water resources from degradation. It has determined that it is in the public interest to regulate post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion, and nonpoint source pollution associated with post-development stormwater runoff.

B. *Purpose and Intent.* The purpose of this ordinance is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with new development and redevelopment. It has been determined that proper management of post-development stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. This ordinance seeks to meet that purpose through the following objectives:

1. Establish decision-making processes surrounding land development activities that protect the integrity of the watershed and preserve the health of water resources;
2. Require that new development and redevelopment maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, streambank erosion, nonpoint source pollution and increases in stream temperature, and maintain the integrity of stream channels and aquatic habitats; to meet this purpose, where practicable, the use of on-site runoff reduction measures is encouraged, including but not limited to preservation of existing natural areas; bioretention areas; permeable pavement for parking; vegetated swales; cisterns; greenroofs; and underground detention;
3. Establish minimum post-development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality;

4. Establish design and application criteria for the construction and use of structural stormwater control facilities that can be used to meet the minimum post-development stormwater management standards;
5. Encourage the use of nonstructural stormwater management and stormwater better site design practices, such as the preservation of greenspace and other conservation areas, to the maximum extent practicable. Coordinate site design plans, which include greenspace, with the City's greenspace protection plan;
6. Establish provisions for the long-term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure that they continue to function as designed, are maintained, and pose no threat to public safety; and,
7. Establish administrative procedures for the submission, review, approval and disapproval of stormwater management plans, and for the inspection of approved active projects, and long-term follow up.

C. *Applicability.*

1. This ordinance shall be applicable to all land development, including, but not limited to, site plan applications, subdivision applications, and grading applications, unless exempt pursuant to Subsection b below. These standards apply to any new development or redevelopment site that meets one or more of the following criteria:
 - a. Runoff reduction and water quality shall be required for any new or redevelopment that includes the creation of 1,000 square feet of impervious area or more. Detention (including channel protection) shall be required for any new or redevelopment with an increase of 5,000 square feet of impervious area or more. The extent to which runoff reduction/water quality and detention must be provided (i.e. on new impervious area only, on disturbed area, or on entire site) is based on a tiered approach, and is specified in the City Stormwater Design Manual;
 - b. Development or redevelopment that involves land development activities of one acre or more;
 - c. Any new development or redevelopment, regardless of size, that is defined by the City Engineer or designee to be a hotspot land use; or,
 - d. Land development activities that are smaller than the minimum applicability criteria set forth in item a above if such activities are part of a larger common plan of development, even though multiple, separate and distinct land development activities may take place at different times on different schedules.
2. The following activities are exempt from this ordinance:
 - a. Individual 'For-Sale' dwelling or duplex residential lots that are not part of a subdivision or phased development project;
 - b. Additions or modifications to existing 'For-Sale' dwelling or duplex residential structures;
 - c. Agricultural or silvicultural land management activities within areas zoned for these activities; and,
 - d. Repairs to any stormwater management facility or practice deemed necessary by the City Engineer.

- D. Stormwater Management Manual. The City of Alpharetta will utilize the policy, criteria and information including technical specifications and standards in the latest edition of the Georgia Stormwater Management Manual and the City of Alpharetta Stormwater Management Design Manual, for the proper implementation of the requirements of this ordinance. The Public Works Department has developed a City Stormwater Management Design Manual to assist in the design and evaluation of stormwater management facilities and practices. The manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring and local

maintenance experience. However, the failure to update the manual shall not relieve any applicant from the obligation to comply with the requirements of this ordinance, and shall not prevent the City Engineer from imposing the most current and effective practices. The manual may establish design standards for new development and redevelopment that includes the creation of less than 5,000 square feet of impervious cover or involves land development activity of less than one (1) acre.

E. *Effective Date.* This Ordinance shall become effective immediately upon adoption.

([Ord. No. 732](#), §§ 12—16, 2-6-2017)

3.3.2 Definitions.

Accidental Discharge. A discharge prohibited by this ordinance which occurs by chance and without planning or thought prior to occurrence.

Agriculture Use. The establishment, cultivation, or harvesting of products of the field or orchard; the preparation and planting of pasture land; farm ponds; and the construction of farm buildings.

Applicant. A person submitting a post-development stormwater management application and plan for approval.

Best Management Practices or "BMPs". A wide range of management procedures, activities, and prohibitions on practices which control the quality and/or quantity of stormwater runoff and which are compatible with the planned land use.

Buffer. With respect to a stream, a natural or enhanced vegetated area, lying adjacent to the stream.

Channel. A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

City of Alpharetta Separate Storm Sewer System. Any facility designed or used for collecting and/or conveying stormwater, including but not limited to any roads with drainage systems, highways, City streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, ditches, swales, natural and man-made or altered drainage channels, reservoirs, and other drainage structures, and which is State Waters or is: Owned or maintained by the City of Alpharetta; Not a combined sewer; and Not part of a publicly-owned treatment works.

Clean Water Act. The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

Conservation Easement. An agreement between a land owner and the City of Alpharetta or other government agency or land trust that permanently protects open space or greenspace on the owner's land by limiting the amount and type of development that can take place, but continues to leave the remainder of the fee interest in private ownership.

Construction Activity. Activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES General Construction Permits. These include construction projects resulting in land disturbance. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

Detention. The temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling the peak discharge.

Detention Facility. A detention basin or structure designed for the detention of stormwater runoff and gradual release of stored water at controlled rates.

Developer. A person who undertakes land development activities.

Development. A land development or land development project.

Discharge. The release of treated or untreated water to the stormwater system.

Drainage Easement. An easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

Easement. An acquired legal right for a specific use of land owned by others.

Erosion and Sedimentation Control Plan. A plan that is designed to minimize the accelerated erosion and sediment runoff at a site during land disturbance activities.

Extended Detention. The detention of stormwater runoff for an extended period, typically 24 hours or greater.

Extreme Flood Protection. Measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

Flood or Flooding. A volume of surface water that is too great to be confined within the banks or walls of a conveyance or stream channel and that overflows onto adjacent lands; or a general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain. Any land area susceptible to flooding, which would have at least a one percent probability of flooding occurrence in any calendar year based on the basin being fully developed as shown on the current land use plan; i.e., the regulatory flood.

~~*Greenspace or Open Space.* Permanently protected areas of the site that are preserved in a natural state.~~

Hotspot. An area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater.

Hydrologic Soil Group (HSG). A Natural Resource Conservation Service classification system in which soils are categorized into four runoff potential groups. The groups range from group A soils, with high permeability and little runoff produced, to group D soils, which have low permeability rates and produce much more runoff.

Illegal Connection. Either of the following:

Any pipe, open channel, drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system, regardless of whether such pipe, open channel, drain or conveyance has been previously allowed, permitted, or approved by an authorized enforcement agency; or

Any pipe, open channel, drain or conveyance connected to the City of Alpharetta separate storm sewer system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Illicit Discharge. Any direct or indirect non-stormwater discharge to the City of Alpharetta separate storm sewer system, except as exempted in Section 3.3.9.C. of this ordinance.

Impervious Cover. A manmade structure or surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil below the structure or surface. Impervious surfaces include, but are not limited to, rooftops, buildings, walls, streets and roads, dams, wet extended or micropool detention ponds, and any concrete or asphalt surface. Streets, parking areas, sidewalks, and other surfaces constructed with pervious paving and green roofs shall not be considered impervious cover for the purposes of stormwater calculations in this Section of the UDC if it is a stormwater management practice with a recorded long-term maintenance agreement.

Industrial Activity. Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b)(14).

Industrial Stormwater Permit. A National Pollutant Discharge Elimination System (NPDES) permit issued to an industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

Infiltration. The process of percolating stormwater runoff into the subsoil.

Inspection and Maintenance Agreement. A written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or with respect to a land development project, which when properly recorded in the deed records constitutes a restriction on the title to a site or other land involved in a land development project.

Jurisdictional Wetland. An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Land Development. Any land change, including, but not limited to, clearing, digging, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving, and any other installation of impervious cover.

Land Development Activities. Those actions or activities which comprise, facilitate or result in land development.

Land Development Project. A discrete land development undertaking.

Land Disturbance. Any land or vegetation change, including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, that do not involve construction, paving or any other installation of impervious cover.

Land Disturbance Activity. Those actions or activities which comprise, facilitate or result in land disturbance.

Maintenance. Any action necessary to preserve stormwater management facilities in proper working condition, in order to serve the intended purposes set forth in this Ordinance and to prevent structural failure of such facilities.

National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit. A permit issued by the Georgia EPD under authority delegated pursuant to 33 USC § 1342(b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

New Development. A land development activity on a previously undeveloped site.

Non-perennial Stream. Any stream that is not classified as a perennial stream or that the City Engineer determines to be falsely classified as a perennial stream, beginning at: The location of a spring, seep, or groundwater outflow that sustains streamflow; or a point in the stream channel with a drainage area of 25 acres or more; or where evidence indicates the presence of a stream in a drainage area of other than 25 acres, the City of Alpharetta may require field studies to verify the existence of a stream.

Nonpoint Source Pollution. A form of water pollution that does not originate from a discrete point such as a sewage treatment plant or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water and groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

Non-Stormwater Discharge. Any discharge to the storm drain system that is not composed entirely of stormwater.

Nonstructural Stormwater Management Practice or Nonstructural Practice. Any natural or planted vegetation or other nonstructural component of the stormwater management plan that provides for or enhances stormwater quantity and/or quality control or other stormwater management benefits, and includes, but is not limited to, riparian buffers, open and greenspace areas, overland flow filtration areas, natural depressions, and vegetated channels.

Off-Site Facility. A stormwater management facility located outside the boundaries of the site.

On-Site Facility. A stormwater management facility located within the boundaries of the site.

Overbank Flood Protection. Measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the 2-year through 25-year frequency storm events.

Owner. The legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

Parcel. Any plot, lot or acreage shown as a unit on the latest county tax assessment records.

Perennial Stream. Means any stream which is designated and shown as a permanent stream on the 7.5-minute quadrangle maps of the U.S. Geological Survey, plus any stream which the Mayor and City Council may determine to be, and designate as, a flowing stream.

Permit. The permit issued by the City of Alpharetta to the applicant which is required for undertaking any land development activity.

Person. Except to the extent exempted from this ordinance, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

Pollutant. Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; petroleum hydrocarbons; automotive fluids; cooking grease; detergents (biodegradable or otherwise); degreasers; chemicals; steam cleaning or laundry wastes; heated water; chlorinated water or chlorine (except as exempted above); non-hazardous liquid and solid wastes and yard wastes; bark and other fibrous material; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; animal carcasses; silt; acids or alkalis; recreational vehicle wastes; dyes (without prior permission of the Department); floatables; pesticides, herbicides, and fertilizers; liquid and solid wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; concrete and cement; washing of fresh concrete for cleaning and/or finishing purposes or to expose aggregates; and noxious or offensive matter of any kind.

Pollution. The contamination or other alteration of any water's physical, chemical or biological properties by the addition of any constituent and includes but is not limited to, a change in temperature, taste, color, turbidity, or odor of such waters, or the discharge of any liquid, gaseous, solid, radioactive, or other substance into any such waters as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety, welfare, or environment, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

Post-development. The time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity on a site as the context may require.

Pre-development. The time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the plan approving authority. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish pre-development conditions.

Premises . Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

Private. Property or facilities owned by individuals, corporations, and other organizations and not by city, state, or federal government.

Project. A land development project.

Protection Area, or Stream Protection Area. With respect to a stream, the combined areas of all required buffers and setbacks applicable to such stream.

Redevelopment. A land development project on a previously developed site, but excludes ordinary maintenance activities, remodeling of existing buildings, resurfacing of paved areas, and exterior changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

Regional Stormwater Management Facility or Regional Facility. Stormwater management facilities designed to control stormwater runoff from multiple properties, where the owners or developers of the individual properties may assist in the financing of the facility, and the requirement for on-site controls is either eliminated or reduced.

Riparian. Belonging or related to the bank of a river, stream, lake, pond or impoundment.

Runoff. Stormwater runoff.

Runoff Reduction Measures. Preservation of an area's landscape features (vegetation, soils, and natural processes) that help manage and reduce stormwater runoff from a development or redevelopment site. Runoff reduction measures also include structurally engineered practices (such as bioretention areas, bioswales, pervious paving, greenroofs, greenwalls, stormwater street trees, and cisterns) that mimic natural processes to manage stormwater as close to its source as possible and reduce stormwater runoff from the site. In addition to stormwater management, runoff reduction measures can enhance site aesthetics, improve air quality, reduce urban heat island impacts, provide shading, create wildlife habitat, reduce energy consumption, reduce infrastructure costs, and increase property values. Above-ground cisterns require architectural and/or landscape screening that compliments the architecture of the building and is of like or similar materials used in the building's construction. Cisterns and other vertical runoff reduction measures and their screening shall require approval by the Community Development Director.

Setback. With respect to a stream, the area extending beyond any buffer applicable to the stream.

Site. The parcel of land being developed, or the portion thereof on which the land development project is located.

State Waters. Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface and subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State of Georgia which are not entirely confined and retained completely upon the property of a single person.

Stormwater Better Site Design. Nonstructural site design approaches and techniques that can reduce a site's impact on the watershed and can provide for nonstructural stormwater management. Stormwater better site design includes conserving and protecting natural areas and greenspace, reducing impervious cover and using natural features for stormwater management.

Stormwater Management. The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

Stormwater Management Facility. Any infrastructure that controls or conveys stormwater runoff.

Stormwater Management Manual. The most recent update of the City of Alpharetta Stormwater Management Design Manual, combined with the latest edition of the Georgia Stormwater Management Manual.

Stormwater Management Measure. Any stormwater management facility or nonstructural stormwater practice.

Stormwater Management Plan. A document describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

Stormwater Management System. The entire set of structural and nonstructural stormwater management facilities and practices that are used to capture, convey and control the quantity and quality of the stormwater runoff from a site.

Stormwater Retrofit. A stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

Stormwater Runoff or Stormwater. Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

Stream Bank. The sloping land that contains the stream channel and the normal flows of the stream.

Stream Channel. The portion of a watercourse that contains the base flow of the stream.

Structural Stormwater Control. A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow of such runoff.

Subdivision. The division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Variance. The modification of the minimum stormwater management requirements for specific circumstances where strict adherence of the requirements would result in unnecessary hardship and not fulfill the intent of this Ordinance.

Watershed. The land area that drains into a particular stream.

([Ord. No. 732](#), § 17, 2-6-2017; [Ord. No. 737](#), § 4, 5-1-2017)

3.3.3 Permit procedures and requirements.

A. *Permit Application Requirements.* No owner or developer shall perform any land development activities without first meeting the requirements of this ordinance prior to commencing the proposed activity.

Unless specifically exempted by this ordinance, any owner or developer proposing a land development activity shall submit to the City of Alpharetta a permit application on a form provided by the Community Development Department for that purpose.

Unless otherwise exempted by this ordinance, a permit application shall be accompanied by the following items in order to be considered:

1. Stormwater preliminary plan and consultation meeting certification in accordance with Section 3.3.3.B.;
2. Stormwater management plan in accordance with Section 3.3.3.C.;
3. Inspection and maintenance agreement in accordance with Section 3.3.3.D., if applicable;
4. Performance bond in accordance with Section 3.3.3.E., if applicable; and,
5. Permit application and plan review fees in accordance with Section 3.3.3.F.

B. *Stormwater Preliminary Plan and Consultation Meeting.* Before any stormwater management permit application is submitted, the land owner or developer shall meet with the City Engineer for a consultation meeting on a preliminary plan for the post-development stormwater management system to be utilized in the proposed land development project. This consultation meeting shall take place at the time of the preliminary plat of subdivision or other early step in the development process. The purpose of this meeting is to discuss the post-development stormwater management measures necessary for the proposed project, as well as to discuss and assess constraints, opportunities and

potential ideas for stormwater management designs before the formal site design engineering is commenced.

To accomplish this goal the following information shall be included in the preliminary plan:

Existing conditions and proposed site layout sketch plans, which illustrate at a minimum: existing topography; location of floodplain/floodway boundaries; wetland delineations; lakes and ponds; perennial and non-perennial streams; stream buffers and setbacks; mapping of predominant soils from soil surveys (when available); boundaries of existing predominant vegetation; forest cover; locations of specimen trees; zoning buffers; location of existing and proposed roads and other impervious surfaces; preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

Local watershed plans, the City greenspace protection plan (if applicable), and any relevant resource protection plans will be consulted in the discussion of the preliminary plan.

- C. *Stormwater Management Plan Requirements.* The stormwater management plan shall detail how post-development stormwater runoff will be controlled or managed and how the proposed project will meet the requirements of this ordinance, including the performance criteria set forth in Section 3.3.4 below.

This plan shall be in accordance with the criteria established in this Section and must be submitted with the stamp and signature of a Professional Engineer (PE) licensed in the state of Georgia, who must verify that the design of all stormwater management facilities and practices meet the submittal requirements outlined in the submittal checklist(s) found in the Stormwater Management Manual.

The stormwater management plan must ensure that the requirements and criteria in this ordinance are being complied with and that opportunities are being taken to minimize adverse post-development stormwater runoff impacts from the development. The plan shall consist of maps, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system. The plan shall include all of the information required in the Stormwater Management Site Plan checklist found in the Stormwater Management Manual. This includes:

1. Common address and legal description of site.
2. Vicinity Map.
3. Existing Conditions Hydrologic Analysis. The existing conditions hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of existing site conditions with the drainage basin boundaries indicated; acreage, soil types and land cover of areas for each subbasin affected by the project; all perennial and intermittent streams and other surface water features; all existing stormwater conveyances and structural control facilities; direction of flow and exits from the site; analysis of runoff provided by off-site areas upstream of the project site; and methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. For redevelopment sites, predevelopment conditions shall be modeled using the established guidelines for the portion of the site undergoing land development activities. The redevelopment guidelines, including how the predevelopment conditions will be modeled for redevelopment sites, will be established in the stormwater management manual.
4. Post-Development Hydrologic Analysis. The post-development hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of developed site conditions with the post-development drainage basin boundaries indicated; total area of post-development impervious surfaces and other land cover areas for each subbasin affected by the project; (pervious paved surfaces such as parking areas, sidewalks, and streets, and green roof areas shall be noted and included in #5. below, Stormwater Management System); calculations for determining the runoff volumes that need to be addressed for each subbasin for the development project to meet the post-development stormwater management

performance criteria in Section 3.3.4; location and boundaries of proposed natural feature protection and conservation areas; documentation and calculations for any applicable site design credits that are being utilized; methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. If the land development activity on a redevelopment site of 1-acre or more of disturbance constitutes more than 50 percent of the site area for the entire site, then the runoff reduction performance standard in Section 3.3.4 must be met for the stormwater runoff from the entire site, at today's standard. The existing conditions hydrologic analysis can take into account the existing development when defining curve numbers and calculating existing runoff, except where a downstream property is negatively impacted by the current conditions (i.e. currently flooding from the existing runoff). In that instance, a forested condition must be used when defining curve numbers and calculating pre-development runoff.

5. **Stormwater Management System.** The description, scaled drawings and design calculations for the proposed post-development stormwater management system, which shall include: A map and/or drawing or sketch of the stormwater management facilities, including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls, including design water surface elevations, storage volumes available from zero to maximum head, location of inlet and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes; a narrative describing how the selected structural stormwater controls will be appropriate and effective; cross-section and profile drawings and design details for each of the structural stormwater controls in the system, including supporting calculations to show that the facility is designed according to the applicable design criteria; a hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs); documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in Section 3.3.4; drawings, design calculations, elevations and hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow; and where applicable, a narrative describing how the stormwater management system corresponds with any watershed protection plans and/or local greenspace protection plan.
6. **Post-Development Downstream Analysis.** A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area. In calculating runoff volumes and discharge rates, consideration may need to be given to any planned future upstream land use changes. The analysis shall be in accordance with the Stormwater Management Manual.
7. **Construction-Phase Erosion and Sedimentation Control Plan.** An erosion and sedimentation control plan in accordance with Section 3.1.1 *Soil Erosion and Sedimentation Control* or the NPDES Permit for Construction Activities. The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and temporary structures that will be converted into permanent stormwater controls.
8. **Landscaping and Open Space Plan.** A detailed landscaping and vegetation plan describing the woody and herbaceous vegetation that will be used within and adjacent to stormwater management facilities and practices. The landscaping plan must also include: the arrangement of planted areas, natural and greenspace areas and other landscaped features on the site plan; information necessary to construct the landscaping elements shown on the plan drawings; descriptions and standards for the methods, materials and vegetation that are to be used in the construction; density of plantings; descriptions of the stabilization and management techniques used to establish vegetation; and a description of who will be responsible for ongoing

maintenance of vegetation for the stormwater management facility and what practices will be employed to ensure that adequate vegetative cover is preserved.

9. **Operations and Maintenance Plan.** Detailed description of ongoing operations and maintenance procedures for stormwater management facilities and practices to ensure their continued function as designed and constructed or preserved. These plans will identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary. The plan shall include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.
10. **Maintenance Access Easements.** The applicant must ensure access from public right-of-way to stormwater management facilities and practices requiring regular maintenance at the site for the purpose of inspection and repair by securing all the maintenance access easements needed on a permanent basis. Such access shall be sufficient for all necessary equipment for maintenance activities. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property. The stormwater management manual establishes guidelines for easements and maintenance.
11. **Inspection and Maintenance Agreements.** Unless an on-site stormwater management facility or practice is dedicated to and accepted by the City of Alpharetta as provided in Section 3.3.3.D. below, the applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice in accordance Section 3.3.3.D.
12. **Evidence of Acquisition of Applicable Local and Non-local Permits.** The applicant shall certify and provide documentation to the City Engineer that all other applicable environmental permits have been acquired for the site prior to approval of the stormwater management plan.

D. *Stormwater Management Inspection and Maintenance Agreements.*

1. **General.** Prior to the issuance of any permit for a land development activity requiring a stormwater management facility or practice hereunder and for which the City requires ongoing maintenance (as defined in the stormwater management manual), the applicant or owner of the site must, unless an on-site stormwater management facility or practice is dedicated to and accepted by the City, execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that shall be binding on all subsequent owners of the site.

The inspection and maintenance agreement, if applicable, must be approved by the City Engineer prior to plan approval, and recorded in the deed records upon final plat approval.

The inspection and maintenance agreement shall identify by name or official title the person(s) responsible for carrying out the inspection and maintenance. Responsibility for the operation and maintenance of the stormwater management facility or practice, unless assumed by a governmental agency, shall remain with the property owner and shall pass to any successor owner. If portions of the land are sold or otherwise transferred, legally binding arrangements shall be made to pass the inspection and maintenance responsibility to the appropriate successors in title. These arrangements shall designate for each portion of the site, the person to be permanently responsible for its inspection and maintenance.

As part of the inspection and maintenance agreement, a schedule shall be developed for when and how often routine inspection and maintenance will occur to ensure proper function of the stormwater management facility or practice. The agreement shall also include plans for annual inspections to ensure proper performance of the facility between scheduled maintenance and shall also include remedies for the default thereof.

In addition to enforcing the terms of the inspection and maintenance agreement, the City may also enforce all of the provisions for ongoing inspection and maintenance in Section 3.3.8 of this ordinance.

The City, in lieu of an inspection and maintenance agreement, may accept dedication of any existing or future stormwater management facility for maintenance, provided such facility meets all the requirements of this ordinance and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance. The City may refuse to accept dedication of any existing or future stormwater management facility if the City Engineer determines that accepting the facility is not in the best interest of the City due to maintenance costs or other factors.

2. *Special Operations and Maintenance Agreement for Homeowners' Associations or Other Associations.* For all stormwater management practices required pursuant to this ordinance that are to be owned and maintained by a homeowners' association, property association, or similar entity, the required operations and maintenance agreement shall include all of the following provisions:

- a. Acknowledgement that operations and maintenance agreements run with the land and impose pro rata liability upon individual lot owners. The developer and association agree that the operations and maintenance agreement run with the land and shall be binding upon themselves, their respective successors and assigns, including individual lot owners within the Subdivision. Any liability imposed against an individual landowner shall be pro-rated in a per lot basis as determined by the fraction of lot(s) owned by the individual lot owner.
- b. The Developer, Association, their respective successors and assigns, including individual lot owners within the subdivision agree to regularly and routinely inspect, clean, and maintain the LID BMP, and otherwise keep in good repair, at their own cost and expense.
- c. The Developer, Association, their respective successors and assigns, including individual lot owners within the subdivision agree that they will reimburse the city for its cost and expenses incurred in the process of cleaning, maintaining, and/or repairing the BMPs pursuant to this agreement in the event the BMPs are failing and the city chooses to intervene.
- d. The Covenant of the Subdivision establishing the Association establishes that the Association is obligated to inspect, clean, maintain, and repair the BMPs; the Association has adopted the Operation and Maintenance Agreement as an obligation of the Association; and that a funding mechanism, such as an escrow account, is in place whereby individual lot owners within the subdivision pay a regular fee to the Association for the inspection, cleaning, maintenance, and repair of the stormwater management practice(s).
- e. Upon the initial sale of any lot within the Subdivision and prior to closing on such sale, the Developer shall give a copy of the Operation and Maintenance agreement to the potential buyer.

Both developer contribution and annual sinking funds shall fund the operations and maintenance escrow account. Prior to plat recordation, the developer shall pay into the escrow account an amount equal to 15 percent of the initial construction costs of the BMPs. A portion of the annual assessments of the association shall include an allocation into the escrow account. In the event the escrow account is not sufficient to fund ongoing maintenance or repayment of the City for emergency maintenance, the City may place a lien on the property.

- E. *Performance and Maintenance Bonds.* The Stormwater Management Manual may require performance and/or maintenance bonds for stormwater management facilities or practices and define the bond amounts.
- F. *Application Procedure.*

1. Applications for land development permits shall be filed with the Community Development Department in accordance with Section 4.4.3 *Land Disturbance Permits*.
 2. Permit applications shall include the items set forth in Section 3.3.3.A. above (two copies of the stormwater management plan and the inspection maintenance agreement, if applicable, shall be included).
 3. Upon a finding by the City Engineer that the permit application, stormwater management plan and inspection and maintenance agreement, if applicable, meet the requirements of this ordinance, the City Engineer will approve the plans. The land disturbance permit may then be issued by the Community Development Department, provided all other legal requirements for the issuance of such permit have been met.
 4. Notwithstanding the issuance of the permit, in conducting the land development project, the applicant or other responsible person shall be subject to the following requirements:
 - a. The applicant shall comply with all applicable requirements of the approved plan and this ordinance and shall certify that all land clearing, construction, land development and drainage will be done according to the approved plan;
 - b. The land development project shall be conducted only within the area specified in the approved plan;
 - c. The City shall be allowed to conduct periodic inspections of the project;
 - d. No changes may be made to an approved plan without review and written approval by the City; and,
 - e. Upon completion of the project, the applicant or other responsible person shall submit the engineer's report and certificate and as-built plans required by Section 3.3.5.B.
- G. *Modifications for Off-Site Facilities.* The stormwater management plan for each land development project shall provide for stormwater management measures located on the site of the project, unless provisions are made to manage stormwater by an off-site or regional facility. The off-site or regional facility must be located on property legally dedicated for the purpose, must be designed and adequately sized to provide a level of stormwater quantity and quality control that is equal to or greater than that which would be afforded by on-site practices and there must be a legally-obligated entity responsible for long-term operation and maintenance of the off-site or regional stormwater facility. In addition, on-site measures shall be implemented, where necessary, to protect upstream and downstream properties and drainage channels from the site to the off-site facility.
- A stormwater management plan must be submitted to the City Engineer which shows the adequacy of the off-site or regional facility.
- To be eligible for a modification, the applicant must demonstrate to the satisfaction of the City Engineer that the use of an off-site or regional facility will not result in the following impacts to upstream or downstream areas:
1. Increased threat of flood damage to public health, life, and property;
 2. Deterioration of existing culverts, bridges, dams, and other structures;
 3. Accelerated streambank or streambed erosion or siltation;
 4. Degradation of in-stream biological functions or habitat; or
 5. Water quality impairment in violation of State water quality standards, and/or violation of any state or federal regulations.
- H. *Deed Recordation and Indications on Plat.* The approval of the permit shall require an enforceable restriction on property usage that runs with the land, such as plat, easements, recorded deed restrictions or protective covenants, to ensure that future development and redevelopment maintains the site consistent with the approved project plans. The location of all designated natural area for a site shall be recorded at the County Register of Deeds Office as "undisturbed natural area".

Designated protected stream buffer boundaries must be specified on all surveys and recorded plats. The applicable maintenance agreement pertaining to every structural BMP shall be referenced on the final plat and shall be recorded with the County Register of Deeds Office upon final plat approval, and shall be provided to the Directors of Public Works and Community Development within 14 days following receipt of the recorded document.

- I. *Fee-In-Lieu*. The purpose of the fee-in-lieu program is to allow parcels being redeveloped to reduce on-site stormwater management requirements by paying a fee to the City. For re-development projects, the owner or designee of the proposed development site shall have the option of paying an in-lieu fee to the City which will be used by the City to construct stormwater improvement measures off-site. All of the required detention (including channel protection) must be met onsite. A minimum of 75% of the runoff reduction/water quality treatment must be provided on-site. The remainder of the runoff reduction/water quality treatment may be met by a fee-in-lieu payment. The owner must demonstrate no increased downstream negative impacts where there are incised streambank conditions. Fee-in-Lieu funds will be applied to the construction of stormwater improvement projects in the same HUC-12 watershed. Program qualifications and details are provided in the Stormwater Management Manual.

([Ord. No. 732](#), §§ 18—22, 2-6-2017)

3.3.4 Post-development stormwater management performance criteria.

The following performance criteria shall be applicable to all stormwater management plans, unless otherwise provided for in this ordinance: Where practicable, the use of on-site runoff reduction measures is encouraged in meeting these criteria in conjunction with traditional stormwater management measures and/or off-site mitigation.

- A. *Water Quality*. All stormwater runoff generated from a site shall be adequately treated before discharge. It will be presumed that a stormwater management system complies with this requirement if:
 1. It is sized to treat the prescribed water quality treatment volume from the site, as defined in the Georgia Stormwater Management Manual;
 2. Appropriate structural stormwater controls or nonstructural practices are selected, designed, constructed or preserved, and maintained according to the specific criteria in the Georgia Stormwater Management Manual; and,
 3. Runoff from hotspot land uses and activities identified by the Public Works Department are adequately treated and addressed through the use of appropriate structural stormwater controls, nonstructural practices and pollution prevention practices.
- B. *Stream Channel Protection*. Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:
 1. Preservation, restoration and/or reforestation (with native vegetation) of the applicable stream buffer;
 2. 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event, this requirement may be adjusted or waived by the City Engineer for sites that discharge directly into larger streams, rivers, wetlands, or lakes, or to a man-made channel or conveyance system where the reduction in these flows will not have an impact on upstream or downstream streambank or channel integrity;
 3. Erosion prevention measures such as energy dissipation and velocity control.
- C. *Overbank Flooding Protection*. Downstream overbank flood and property protection shall be provided by controlling (attenuating) the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour return frequency storm event. If control of the 1-year, 24-hour storm under Section 3.3.4.B. is exempted, then peak discharge rate attenuation of the

2-year through the 25-year return frequency storm event must be provided. This requirement may be adjusted or waived by the City Engineer for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.

- D. *Extreme Flooding Protection.* Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour return frequency storm event such that flooding is not exacerbated. This requirement may be adjusted or waived by the City Engineer for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.
- E. *Structural Stormwater Controls.* All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the Georgia Stormwater Management Manual. All structural stormwater controls must be designed appropriately to meet their intended function. For other structural stormwater controls not included in the Georgia Stormwater Management Manual, or for which pollutant removal rates have not been provided, the effectiveness and pollutant removal of the structural control must be documented through prior studies, literature reviews, or other means and receive approval from City Engineer before being included in the design of a stormwater management system. In addition, if hydrologic or topographic conditions, or land use activities warrant greater control than that provided by the minimum control requirements, the City Engineer may impose additional requirements deemed necessary to protect upstream and downstream properties and aquatic resources from damage due to increased volume, frequency, and rate of stormwater runoff or increased nonpoint source pollution loads created on the site in question.

Applicants shall consult the Georgia Stormwater Management Manual for guidance on the factors that determine site design feasibility when selecting and locating a structural stormwater control.

- F. *Stormwater Credits for Nonstructural Measures.* The use of one or more site design measures by the applicant may allow for a reduction in the water quality treatment volume required under Section 3.3.4.A. The applicant may, if approved by the City Engineer, take credit for the use of stormwater better site design practices and reduce the water quality volume requirement. For each potential credit, there is a minimum set of criteria and requirements which identify the conditions or circumstances under which the credit may be applied. The site design practices that qualify for this credit and the criteria and procedures for applying and calculating the credits are included in the Georgia Stormwater Management Manual.
- G. *Drainage System Guidelines.* Stormwater conveyance facilities, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutters, swales, channels, ditches, and energy dissipaters shall be provided when necessary for the protection of public right-of-way and private properties adjoining project sites and/or public rights-of-way. Stormwater conveyance facilities that are designed to carry runoff from more than one parcel, existing or proposed, shall meet the following requirements:
 1. Methods to calculate stormwater flows shall be in accordance with the Stormwater Management Manual;
 2. All culverts, pipe systems and open channel flow systems shall be sized in accordance with the stormwater management plan using the methods included in the Stormwater Management Manual; and,
 3. Design and construction of stormwater conveyance facilities shall be in accordance with the criteria and specifications found in the Stormwater Management Manual.
- H. *Dam Design Guidelines.* Any land-disturbing activity that involves a site which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.

- I. *Runoff Reduction.* Runoff reduction practices shall be sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. If the entire 1.0 inch of rainfall can be retained onsite using runoff reduction methods, the City may waive the water quality volume. If the entire 1.0 inch runoff reduction standard cannot be achieved, the remaining runoff from the 1.2-inch rainfall event must be treated by BMPs to remove at least 80% of the calculated average annual post-development TSS loading from the site per the Water Quality criteria.

([Ord. No. 732](#), §§ 23—25, 2-6-2017)

3.3.5 Construction inspections of post-development stormwater management system.

- A. *Inspections to Ensure Plan Compliance During Construction.* Periodic inspections of the stormwater management system construction shall be conducted by City staff or conducted and certified by a professional engineer who has been approved by the City. Construction inspections shall utilize the approved stormwater management plan for establishing compliance.

All inspections shall be documented with written reports that contain the following information:

1. The date and location of the inspection;
2. Whether construction is in compliance with the approved stormwater management plan;
3. Variations from the approved construction specifications; and,
4. Any other variations or violations of the conditions of the approved stormwater management plan.

If any violations are found, the applicant shall be notified in writing of the nature of the violation and the required corrective actions.

- B. *Final Inspection and As Built Plans.* Upon completion of a project, and before a certificate of occupancy shall be granted, the applicant is responsible for certifying that the completed project is in accordance with the approved stormwater management plan. All applicants are required to submit actual "as built" plans for any stormwater management facilities or practices after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and practices and must be certified by a Professional Engineer. A final inspection by the City is required before the release of any performance securities can occur.

([Ord. No. 732](#), § 26, 2-6-2017)

3.3.6 Stream buffer protection.

- A. *Findings and Purposes.*

1. *Findings.* Whereas, the Public Works Department of City of Alpharetta finds that buffers adjacent to streams provide numerous benefits including:
 - a. Protecting, restoring and maintaining the chemical, physical and biological integrity of streams and their water resources.
 - b. Removing pollutants delivered in urban stormwater.
 - c. Reducing erosion and controlling sedimentation.
 - d. Protecting and stabilizing stream banks.
 - e. Providing for infiltration of stormwater runoff.
 - f. Maintaining base flow of streams.
 - g. Contributing organic matter that is a source of food and energy for the aquatic ecosystem.

- h. Providing tree canopy to shade streams and promote desirable aquatic habitat.
 - i. Providing riparian wildlife habitat.
 - j. Furnishing scenic value and recreational opportunity.
 - k. Providing opportunities for the protection and restoration of greenspace.
 - 2. *Purposes.* The purpose of this Ordinance is to protect the public health, safety, environment and general welfare; to minimize public and private losses due to erosion, siltation and water pollution; and to maintain stream water quality by provisions designed to:
 - a. Create buffer zones along the streams of the City for the protection of water resources; and,
 - b. Minimize land development within such buffers by establishing buffer zone requirements and by requiring authorization for any such activities.
- B. *Applicability.* This ordinance shall apply to all land development activity on property containing a stream protection area. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under state law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under state law or from other applicable local, state or federal regulations.
 - 1. *Grandfather Provisions.* This ordinance shall not apply to the following activities:
 - a. Work consisting of the repair or maintenance of any lawful use of land that is zoned and approved for such use on or before the effective date of this ordinance.
 - b. Existing development and on-going land disturbance activities including but not limited to existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that new development or land disturbance activities on such properties will be subject to all applicable buffer requirements.
 - c. Any land development activity that is under construction, fully approved for development, scheduled for permit approval or has been submitted for approval as of the effective date of this ordinance.
 - d. Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development that has been previously approved within two years of the effective date of this ordinance.
 - e. Grandfathering provisions only apply to Section 3.3.6 Stream Buffer Protection.
 - 2. *Exemptions.* The following specific activities are exempt from this ordinance. After the effective date of this ordinance, it shall apply to new subdividing and platting activities. Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Section C below. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.
 - a. Activities for the purpose of building one of the following:
 - (1) A stream crossing by a driveway, transportation route or utility line;
 - (2) Public water supply intake or public wastewater outfall structures;
 - (3) Intrusions necessary to provide access to a property;
 - (4) Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
 - (5) Unpaved foot trails and paths;

- (6) Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used;
 - (7) The City of Alpharetta Greenway system.
- b. Public sewer line easements paralleling the creek, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the top of the bank. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Item a., above.
 - c. Land development activities within a right-of-way existing at the time this ordinance takes effect or approved under the terms of this ordinance.
 - d. Within an easement of any utility existing at the time this ordinance takes effect or approved under the terms of this ordinance, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
 - e. Emergency work necessary to preserve life or property. However, when emergency work is performed under this Section, the person performing it shall report such work to the Public Works Department on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the City Engineer to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
 - f. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land-disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.

C. Land Development Requirements.

- 1. **Buffer and Setback Requirements.** All land development activity subject to this ordinance shall meet the following requirements:
 - a. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of a non-perennial stream as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
 - b. An undisturbed natural vegetative buffer shall be maintained for 100 feet, measured horizontally, on both banks (as applicable) of a perennial stream as measured from the top of the stream bank. An additional setback shall be maintained for 50 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback. If approved by the City Engineer, the buffer requirement may be achieved by maintaining an average of width of 100 feet and a minimum distance of 50 feet from each side of the stream as measured horizontally from the top of the stream bank. If approved by the City Engineer, the setback may be achieved by restricting the construction of any impervious surface within an average setback of 150 feet on each side of the stream and a minimum distance of 75 feet as measured horizontally from the top of the stream bank. No averaging shall be allowed on the following:

- (1) Big Creek.
 - (2) Foe Killer Creek.
 - (3) Any perennial stream within a seven (7) mile radius upstream of the Roswell water supply intake protected pursuant to Section 3.3.12.
 - c. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.
 - d. No solid fences greater than four (4) feet in height are permitted within the buffer. Fences that are not private in nature (such as split rail) may be allowed for the delineation of property or other purposes not intended to disturb the buffer area.
2. *Variance Procedures.* Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:
- a. Where a parcel was platted prior to the effective date of this ordinance, and its shape, topography or other existing physical condition prevents land development consistent with this ordinance, and the City of Alpharetta finds and determines that the requirements of this ordinance prohibit the otherwise lawful use of the property by the owner, the City Engineer may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.
 - b. Requests for variances shall follow the procedures described in Section 4.5 and Section 5.2. Variances will be considered only in the following cases:
 - (1) When a property's shape, topography or other physical conditions existing at the time of the adoption of this ordinance prevents land development unless a buffer variance is granted.
 - (2) Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Variances will not be considered when, following adoption of this ordinance, actions of any property owner of a given property have created conditions of a hardship on that property.
 - c. At a minimum, a variance request shall include the following information:
 - (1) A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
 - (2) A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
 - (3) A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
 - (4) Documentation of unusual hardship should the buffer be maintained;
 - (5) At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
 - (6) A calculation of the total area and length of the proposed intrusion;
 - (7) A stormwater management site plan, if applicable; and,
 - (8) Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.
 - d. The following factors will be considered in determining whether to issue a variance:

- (1) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- (2) The locations of all streams on the property, including along property boundaries;
- (3) The location and extent of the proposed buffer or setback intrusion; and,
- (4) Whether alternative designs are possible which require less intrusion or no intrusion;
- (5) The long-term and construction water-quality impacts of the proposed variance;
- (6) Whether issuance of the variance is at least as protective of natural resources and the environment.

D. *Additional Information Requirements for Development on Buffer Zone Properties.* All buffer and setback areas must be recorded on the final plat of the property following plan approval. Any permit applications for property requiring buffers and setbacks hereunder must include the following:

1. A site plan showing:
 - a. The location of all streams on the property;
 - b. Limits of required stream buffers and setbacks on the property;
 - c. Buffer zone topography with contour lines at no greater than (2) two-foot contour intervals;
 - d. Delineation of forested and open areas in the buffer zone;
 - e. Detailed plans of all proposed land development in the buffer and of all proposed impervious cover within the setback; and
 - f. Location of the floodplain;
2. A description of all proposed land development within the buffer and setback; and,
3. Any other documentation that the City of Alpharetta may reasonably deem necessary for review of the application and to insure that the buffer zone ordinance is addressed in the approval process.

E. *Responsibility.* Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the provisions of this ordinance shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability upon the City of Alpharetta, its officers or employees, for injury or damage to persons or property.

F. *Inspection.* The City may cause inspections of the work in the buffer or setback to be made periodically during the course thereof and shall make a final inspection following completion of the work. The permittee shall assist the City in making such inspections. The City shall have the authority to conduct such investigations as it may reasonably deem necessary to carry out its duties as prescribed in this ordinance, and for this purpose to enter at reasonable time upon any property, public or private, for the purpose of investigating and inspecting the sites of any land development activities within the protection area.

No person shall refuse entry or access to any authorized representative or agent who requests entry for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out official duties.

([Ord. No. 732](#), § 27, 2-6-2017)

3.3.7 Wetlands.

A. *Definitions.*

Wetlands. Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

Generalized Wetlands Map. The current U.S. Fish and Wildlife Service National Wetlands Inventory maps for the City of Alpharetta, Georgia.

Jurisdictional Wetlands. An area that meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.

Jurisdictional Wetland Determination. A delineation of jurisdictional wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, 33 U.S.C. § 1344, as amended.

Regulated Activity. Any activity that will, or which may reasonably be expected to, result in the discharge of dredged or fill material into waters of the U.S. excepting those activities exempted in Section 404 of the Federal Clean Water Act.

B. *Establishment of the Wetlands Protection District.* The Wetlands Protection District is hereby established which shall correspond to all lands within the jurisdiction of the City of Alpharetta Georgia that are mapped as wetland areas by the U.S. Fish and Wildlife Service National Wetlands Inventory Maps. This map shall be referred to as the Wetlands Map and is hereby adopted by reference and declared to be a part of this ordinance, together with all explanatory matter thereon and attached thereto.

The Wetlands Map does not represent the boundaries of jurisdictional wetlands and cannot serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, as amended. Any local government action under this ordinance does not relieve the landowner from federal or state permitting requirements.

C. *Protection Criteria.* No regulated activity will be permitted within the Wetlands Protection District without a permit from the City of Alpharetta. If the area proposed for development is located within 50 feet of a Wetlands Protection District boundary, as determined by the Director using the Generalized Wetlands Map, a U.S. Army Corps of Engineers determination shall be required. If the Corps determines that wetlands are present on the proposed development site, the local permit or permission will not be granted until a Section 404 Permit or Letter of Permission is issued.

The filling in of established lakes, ponds and wetlands is discouraged.

D. *Permitted Uses.* The following uses shall be allowed as of right within the Wetlands Protection District to the extent that they are not prohibited by any other ordinance or law, including laws of trespass, and provided they do not require structures, grading, fill, draining, or dredging except as provided herein.

1. Conservation or preservation of soil, water, vegetation, fish and other wildlife, provided it does not affect waters of Georgia or of the United States in such a way that would require an individual 404 Permit.
2. Outdoor passive recreational activities, including fishing, bird watching, hiking, boating, horseback riding, and canoeing.
3. Forestry practices applied in accordance with best management practices approved by the Georgia Forestry Commission and as specified in Section 404 of the Clean Water Act.
4. The cultivation of agricultural crops. Agricultural activities shall be subject to best management practices approved by the Georgia Department of Agriculture.
5. The pasturing of livestock, provided that riparian wetlands are protected, that soil profiles are not disturbed and that approved agricultural Best Management Practices are followed.

6. Education, scientific research, and nature trails.

E. *Prohibited Uses.* The following uses are not permitted within the Wetlands Protection District.

1. Receiving areas for toxic or hazardous waste or other contaminants;
2. Hazardous or sanitary waste landfills;

F. *Administration, plan review, and permitting procedures are provided for in Section 4.4 of this code.*

3.3.8 Ongoing inspection and maintenance of stormwater facilities and practices.

A. *Long-Term Maintenance Inspection of Stormwater Facilities and Practices.* Stormwater management facilities and practices included in a stormwater management plan which are subject to an inspection and maintenance agreement must undergo ongoing inspections to document maintenance and repair needs and ensure compliance with the requirements of the agreement, the plan and this ordinance.

A stormwater management facility or practice shall be inspected on a periodic basis by the responsible person in accordance with the approved inspection and maintenance agreement. In the event that the stormwater management facility has not been maintained and/or becomes a danger to public safety or public health, the City Engineer shall notify the person responsible for carrying out the maintenance plan by registered or certified mail to the person specified in the inspection and maintenance agreement. The notice shall specify the measures needed to comply with the agreement and the plan and shall specify the time within which such measures shall be completed. If the responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the Public Works Department may correct the violation as provided in Subsection D hereof.

Inspection programs by the Public Works Department may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater management facilities; and evaluating the condition of stormwater management facilities and practices.

B. *Right-of-Entry for Inspection.* The terms of the inspection and maintenance agreement shall provide for representatives of the City to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when it has a reasonable basis to believe that a violation of this ordinance is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this ordinance.

C. *Records of Maintenance Activities.* Parties responsible for the operation and maintenance of a stormwater management facility shall provide records of all maintenance and repairs to the Public Works Department.

D. *Failure to Maintain.* If a responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the Public Works Department, after thirty (30) days written notice (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient), may correct a violation of the design standards or maintenance requirements by performing the necessary work to place the facility or practice in proper working condition. The City may assess the owner(s) of the facility for the cost of repair work which shall be a lien on the property, and may be placed on the ad valorem tax bill for such property and collected in the ordinary manner for such taxes.

E. *Maintenance Responsibility.* For all existing and new development the following maintenance responsibilities shall apply:

1. Any stormwater management facility which services individual subdivisions shall be privately owned with routine maintenance provided for by the owner(s). In subdivisions with an established homeowners association, the homeowners association shall be responsible for

routine maintenance. The owner shall maintain a perpetual, non-exclusive easement which allows for access for inspection and other maintenance.

2. Any stormwater management facility which services an individual subdivision in which the facility is within designated open areas or an amenity with an established homeowners association shall be privately owned and maintained. The owner shall maintain a perpetual, non-exclusive easement which allows for access for inspection and emergency maintenance.
3. Any stormwater management facility which services commercial and industrial development shall be privately owned and maintained. The City shall reserve the right, but not the duty to enter the premises for emergency repairs.
4. All other stormwater management facilities, including regional stormwater detention, shall be publicly owned and/or maintained only if accepted for maintenance by the City.
5. The director may require dedication of privately owned stormwater facilities, which discharge to the City's stormwater system, to the City.
6. Drainage easements where a subdivision is traversed by a water course, drainage way, natural stream or channel off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner for the purpose of maintaining the free flow of water. The owner shall be required to keep the easement free of obstructions and will maintain same in such a way as to assure free and maximum flow at all times.

([Ord. No. 732](#), § 28, 2-6-2017)

3.3.9 Illegal connection.

A. Findings. It is hereby determined that:

Discharges to the City of Alpharetta's separate storm sewer system that are not composed entirely of stormwater runoff contribute to increased nonpoint source pollution and degradation of receiving waters;

These non-stormwater discharges occur due to spills, dumping and improper connections to the City's separate storm sewer system from residential, industrial, commercial or institutional establishments.

These non-stormwater discharges not only impact waterways individually, but geographically dispersed, small volume non-stormwater discharges can have cumulative impacts on receiving waters.

The impacts of these discharges adversely affect public health and safety, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These impacts can be minimized through the regulation of spills, dumping and discharges into the City's separate storm sewer system;

Localities in the State of Georgia are required to comply with a number of State and Federal laws, regulations and permits which require a locality to address the impacts of stormwater runoff quality and nonpoint source pollution due to improper non-stormwater discharges to the City's separate storm sewer system;

Therefore, the City of Alpharetta adopts this ordinance to prohibit such non-stormwater discharges to the City's separate storm sewer system. It is determined that the regulation of spills, improper dumping and discharges to the City's separate storm sewer system is in the public interest and will prevent threats to public health and safety, and the environment.

B. Purpose and Intent. The purpose of this ordinance is to protect the public health, safety, environment and general welfare through the regulation of non-stormwater discharges to the City's separate storm sewer system to the maximum extent practicable as required by Federal law. This ordinance establishes methods for controlling the introduction of pollutants into the City's separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this ordinance are to:

1. Regulate the contribution of pollutants to the City's separate storm sewer system by any person;
 2. Prohibit illicit discharges and illegal connections to the City's separate storm sewer system;
 3. Prevent non-stormwater discharges, generated as a result of spills, inappropriate dumping or disposal, to the City's separate storm sewer system; and,
 4. To establish legal authority to carry out all inspection, surveillance, monitoring and enforcement procedures necessary to ensure compliance with this ordinance;
 5. No variances shall be granted to illicit discharge or illegal connection.
- C. *Prohibition of Illicit Discharges.* No person shall throw, drain, run, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into any component of the City of Alpharetta separate storm sewer system, or to cause permit or suffer to be thrown, drained, run, or allow to seep or otherwise discharge, into such system, any pollutants or waters containing any pollutants, other than stormwater.
1. The following discharges are exempt from the prohibition provision above:
 - a. Water line flushing performed by a government agency, other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, natural riparian habitat or wetland flows, and any other water source not containing pollutants;
 - b. Discharges or flows from firefighting, and other discharges specified in writing by the City of Alpharetta as being necessary to protect public health and safety;
 - c. The prohibition provision above shall not apply to any non-stormwater discharge permitted under an NPDES permit or order issued to the discharger and administered under the authority of the State and the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval from the City Engineer has been granted for any discharge to the City's separate storm sewer system.
- D. *Prohibition of Illegal Connections.* The construction, connection, use, maintenance or continued existence of any illegal connection to the City's separate storm sewer system is prohibited.
1. This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
 2. A person violates this ordinance if the person connects a line conveying sewage to the City's separate storm sewer system, or allows such a connection to continue.
 3. The person responsible for any connection in violation of this Ordinance shall immediately cause the illegal connection to be disconnected and redirected, if necessary to Fulton County's sanitary sewer system upon approval by the Director of Fulton County' sanitary sewer department or an approved onsite wastewater management system. Such person shall provide the City Engineer with written confirmation that the connection has been disconnected, and, if necessary, redirected to Fulton County sanitary sewer.
 4. Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the City Engineer requiring that such locating be completed. Such notice will specify a reasonable time period within which the location of the drain or conveyance is to be completed, that the drain or conveyance be identified as storm sewer, sanitary sewer or other, and that the outfall location or point of connection to the storm sewer system, sanitary sewer system or other discharge point be identified. Results of these investigations are to be documented and provided to the City Engineer.

- E. *Industrial or Construction Activity Discharges.* Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City Engineer prior to allowing discharges to the City's separate storm sewer system.
- F. *Access and Inspection of Properties and Facilities.* Representatives of the City shall be permitted to enter and inspect properties and facilities at reasonable times as often as may be necessary to determine compliance with this ordinance.
1. If a property or facility has security measures in force which require proper identification and clearance before entry into its premises, the owner or operator shall make the necessary arrangements to allow access to representatives of the City.
 2. The owner or operator shall allow representatives of the City ready access to all parts of the premises for the purposes of inspection, sampling, photography, videotaping, examination and copying of any records that are required under the conditions of an NPDES permit to discharge stormwater.
 3. The City shall have the right to set up on any property or facility such devices as are necessary in the opinion of representatives of the City to conduct monitoring and/or sampling of flow discharges.
 4. The City may require the owner or operator to install monitoring equipment and perform monitoring as necessary, and make the monitoring data available to the Public Works Department. This sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the owner or operator at his/her own expense. All devices used to measure flow and quality shall be calibrated to ensure their accuracy.
 5. Any temporary or permanent obstruction to safe and easy access to the property or facility to be inspected and/or sampled shall be promptly removed by the owner or operator at the written or oral request of the City Engineer and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator.
 6. Unreasonable delays in allowing representatives of the City access to a facility is a violation of this ordinance.
 7. If a representative of the City has been refused access to any part of the premises from which stormwater is discharged, and the representative of the City is able to demonstrate probable cause to believe that there may be a violation of this ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this ordinance or any order issued hereunder, or to protect the overall public health, safety, environment and welfare of the community, then the representative of the City may seek issuance of a search warrant from any court of competent jurisdiction.
- G. *Notification of Accidental Discharges and Spills.* Notwithstanding other requirements of law, as soon as any person responsible for a facility, activity or operation, or responsible for emergency response for a facility, activity or operation has information of any known or suspected release of pollutants or non-stormwater discharges from that facility or operation which are resulting or may result in illicit discharges or pollutants discharging into stormwater, the City's separate storm sewer system, State Waters, or Waters of the U.S., said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release so as to minimize the effects of the discharge.

Said person shall notify the Public Works Department by phone, facsimile, or in person within 24 hours of the nature, quantity and time of occurrence of the discharge. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Public Works Department within three business days of the phone or in person notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years. Said person shall also take immediate steps to ensure no recurrence of the discharge or spill.

In the event of such a release of hazardous materials, emergency response agencies and/or other appropriate agencies shall be immediately notified.

Failure to provide notification of a release as provided above is a violation of this ordinance.

([Ord. No. 732](#), § 29, 2-6-2017)

3.3.10 Variances from requirements.

- A. The City Engineer may grant a variance in accordance with Section 5.2 if exceptional circumstances applicable to a site exist such that strict adherence to the provisions of this Ordinance will result in unnecessary hardship and will not fulfill the intent of the Ordinance.
- B. In order to have a variance considered, the applicant shall submit a written request to the City Engineer identifying the specific variance sought and the reasons that the variance should be granted. The written request shall include supporting data and all other information necessary to evaluate the proposed variance.
- C. The City Engineer will conduct a review of the request for a variance within fifteen (15) working days of receiving the request.

3.3.11 Conservation subdivision.

A. *Purposes.*

- 1. To provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure.
- 2. To provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land.
- 3. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- 4. To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
- 5. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
- 6. To promote interconnected greenways and corridors throughout the community.
- 7. To promote contiguous greenspace with adjacent jurisdictions.
- 8. To encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood.
- 9. To encourage street designs that reduce traffic speeds and reliance on main arteries.
- 10. To promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles.
- 11. To conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space.
- 12. To preserve important historic and archaeological sites.
- 13. No variances shall be granted to conservation subdivisions.

B. *General Regulations.*

1. *Applicability of Regulations.* This Conservation Subdivision option is available in the Residential Estate (RE) zoning district as a use by right. Applicant shall comply with all other provisions of the zoning code and all other applicable laws, except those that are incompatible with the provisions contained herein.
2. *Ownership of Development Site.* The tract of land to be subdivided may be held in single and separate ownership or in multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.
3. *Housing Density Determination.* The maximum number of lots in the Conservation Subdivision shall be determined by either of the following two methods, at the discretion of the City:
 - a. *Calculation:* The maximum number of lots is determined by dividing the area of the tract of land by the minimum lot size specified in the underlying zoning. In making this calculation, the following shall not be included in the total area of the parcel:
 - (1) Slopes over 25 percent of at least 5,000 square feet contiguous area;
 - (2) The 100-year floodplain;
 - (3) Bodies of open water over 5,000 square feet contiguous area;
 - (4) Wetlands that meet the definition of the Army Corps of Engineers pursuant to the Clean Water Act;
 - (5) Anticipated right-of-way needs for roads and utilities; or
 - (6) Required stream buffers.

C. *Application Requirements.*

1. *Site Analysis Map Required.* Concurrent with the submission of a preliminary plat, Applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the creation of the site design, and that the proposed Open Space will meet the requirements of this article. The preliminary plat shall include the following features, in addition to the other requirements of this document.
 - a. Property boundaries;
 - b. All streams, rivers, lakes, wetlands and other hydrologic features;
 - c. Topographic contours of no less than 10-foot intervals;
 - d. All Primary and Secondary Conservation Areas labeled by type, as described in Section 4 of this Article;
 - e. General vegetation characteristics;
 - f. General soil types;
 - g. The planned location of protected Open Space;
 - h. Existing roads and structures; and,
 - i. Potential connections with existing greenspace and trails.
2. *Open Space Management Plan Required.* An open space management plan, as described in Section 4, shall be prepared and submitted prior to the approval of the preliminary plat.
3. *Instrument of Permanent Protection Required.* An instrument of permanent protection, such as a conservation easement or permanent restrictive covenant and as described in Subsection D below, shall be placed on the Open Space concurrent with the issuance of a land disturbance permit.

4. *Other Requirements.* The Applicant shall adhere to all other applicable requirements of the underlying zoning and the Unified Development Code.

D. *Open Space.*

1. *Definition.* Open Space is the portion of the conservation subdivision that has been set aside for permanent protection. Activities within the Open Space are restricted in perpetuity through the use of an approved legal instrument.
2. *Standards to Determine Open Space.*
 - a. The minimum restricted Open Space shall comprise at least 40% of the gross tract area.
 - b. The following are considered Primary Conservation Areas and are required to be included within the Open Space, unless the Applicant demonstrates that this provision would constitute an unusual hardship and be counter to the purposes of this article:
 - (1) The regulatory 100-year floodplain;
 - (2) Buffer zones of at least 75 ft. width along all perennial and intermittent streams;
 - (3) Slopes above 25 percent of at least 5,000 square feet contiguous area;
 - (4) Wetlands that meet the definition used by the Army Corps of Engineers pursuant to the Clean Water Act;
 - (5) Populations of endangered or threatened species, or habitat for such species; and,
 - (6) Archaeological sites, cemeteries and burial grounds.
 - c. The following are considered Secondary Conservation Areas and should be included within the Open Space to the maximum extent feasible:
 - (1) Important historic sites;
 - (2) Existing healthy, native forests of at least one acre contiguous area;
 - (3) Individual existing healthy trees greater than 8 inches caliper, as measured from their outermost drip line;
 - (4) Other significant natural features and scenic viewsheds such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads;
 - (5) Prime agricultural lands of at least five acres contiguous area; and,
 - (6) Existing trails that connect the tract to neighboring areas.
 - d. Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected Open Space but cannot be counted towards the 40 percent minimum area requirement (exception: historic structures and existing trails may be counted). Large areas of impervious surface shall be excluded from the Open Space.
 - e. At least 75 percent of the Open Space shall be in a contiguous tract. The Open Space should adjoin any neighboring areas of Open Space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected Open Space.
 - f. The Open Space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the Open Space.
3. *Permitted Uses of Open Space.* Uses of Open Space may include the following:
 - a. Conservation of natural, archeological or historical resources;
 - b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;

- c. Walking or bicycle trails, provided they are constructed of porous paving materials;
 - d. Passive recreation areas;
 - e. Active recreation areas, provided that they are limited to no more than 10 percent of the total Open Space, are not located within Primary Conservation Areas, and do not require significant tree removal. Active recreation areas may include impervious surfaces. Active recreation areas in excess of this limit must be located outside of the protected Open Space;
 - f. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, such activities are not conducted within Primary Conservation Areas, and such activities are in compliance with this ordinance;
 - g. Nonstructural stormwater management practices, provided that they are limited to no more than 10 percent of the total Open Space, are not located within Primary Conservation Areas, and do not require significant tree removal;
 - h. Easements for drainage, access, and underground utility lines, provided that they are limited to no more than 10 percent of the total Open Space, are not located within Primary Conservation Areas, and do not require significant tree removal; or
 - i. Other conservation-oriented uses compatible with the purposes of this ordinance.
4. *Prohibited uses of Open Space.*
- a. Golf courses;
 - b. Roads, parking lots and impervious surfaces, except as specifically authorized in the previous sections;
 - c. Agricultural and forestry activities not conducted according to accepted Best Management Practices; and,
 - d. Other activities as determined by the Applicant and recorded on the legal instrument providing for permanent protection.
5. *Ownership and Management of Open Space.*
- a. Ownership of Open Space. The applicant must identify the owner of the Open Space who is responsible for maintaining the Open Space and facilities located thereon. If a Homeowners Association is the owner, membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. If a Homeowners Association is the owner, the Homeowners' Association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the Open Space and any facilities located thereon shall be borne by the owner.
 - b. Management Plan. Applicant shall submit a Plan for Management of Open Space and Common Facilities ("Plan") that:
 - (1) Allocates responsibility and guidelines for the maintenance and operation of the Open Space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
 - (2) Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the Open Space and outlines the means by which such funding will be obtained or provided;
 - (3) Provides that any changes to the Plan be approved by the Board of Commissioners; and,
 - (4) Provides for enforcement of the Plan.

- c. In the event the party responsible for maintenance of the Open Space fails to maintain all or any portion in reasonable order and condition, the City may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the owner, Homeowner's Association, or to the individual property owners that make up the Homeowner's Association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

6. *Legal Instrument for Permanent Protection.*

- a. The Open Space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument shall be one of the following:
 - (1) A permanent conservation easement in favor of either:
 - (i) A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or
 - (ii) A governmental entity with an interest in pursuing goals compatible with the purposes of this ordinance.

If the entity accepting the easement is not the City, then a third right of enforcement favoring the City shall be included in the easement;
 - (2) A permanent restrictive covenant for conservation purposes in favor of a governmental entity; or,
 - (3) An equivalent legal tool that provides permanent protection, if approved by the City.
- b. The instrument for permanent protection shall include clear restrictions on the use of the Open Space. These restrictions shall include all restrictions contained in this article, as well as any further restrictions the Applicant chooses to place on the use of the Open Space.

3.3.12 Water supply watershed protection.

A. *Definitions.*

Buffer. A natural or enhanced vegetated area with no or limited minor land disturbances, such as trails and picnic areas, located adjacent to reservoirs or perennial streams within a water supply watershed.

Corridor. All land within the buffer areas established adjacent to reservoirs or perennial streams within a water supply watershed and within other setback areas specified in Section IV of this ordinance.

Impervious Surface. A man-made structure or surface that prevents the infiltration of storm water into the ground below the structure or surface. Examples are buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

Perennial Stream. A stream that flows throughout the whole year as indicated on a USGS Quad map.

Small Water Supply Watershed. A watershed that contains less than 100 square miles of land within the drainage basin upstream of a governmentally owned public drinking water supply intake.

Utility. Public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, stormwater systems and railroads or other utilities identified by a local government.

Water Supply Watershed. The area of land upstream of a governmentally owned public drinking water intake.

- B. *Establishment of a Water Supply Watershed District.* The Roswell Water Supply Watershed District is hereby designated and shall comprise the land that drains to City of Roswell water intake at Big Creek. The boundary of this overlay is defined by the ridgeline of the watershed and the boundary of a radius of seven (7) miles upstream of the Roswell Water Supply Intake. This overlay is delineated and defined on the Water Supply Watershed Protection District Map of The City of Alpharetta, hereafter referred to as The Map. The Map is hereby incorporated into and made a part of this ordinance by reference.

The Roswell Intake is within a small water supply watershed. An intake for the City of Roswell Georgia is located on Big Creek. This Water Supply Watershed does not contain a reservoir.

- C. *Protection Criteria.* The following regulations shall apply to the Roswell Water Supply Watershed within the City of Alpharetta as identified on the Map. Stream buffer requirements are also established as part of the City of Alpharetta Soil Erosion and Sedimentation Control Ordinance and the Stormwater Owner Ordinance. In areas of conflict, the stricter Ordinance will prevail.

1. The corridors of all perennial streams within a seven mile radius upstream of the Roswell water supply intake must be protected by the following criteria:
 - a. A buffer shall be maintained for a distance of 100-feet on both sides of the stream as measured from the stream banks.
 - b. No impervious surface shall be constructed within a 150-foot setback area on both sides of the stream as measured from the stream banks. Septic tanks and septic tank drain fields are prohibited in the 150-foot setback area.
2. The corridors of all perennial streams outside a seven-mile radius upstream of the Roswell water supply intake must be protected by the following criteria:
 - a. A buffer shall be maintained for a distance of 50-feet on both sides of the stream as measured from the stream banks.
 - b. No impervious surface shall be constructed within a 75-foot setback area on both sides of the stream as measured from the stream banks. Septic tanks and septic tank drain fields are prohibited in the 75-foot setback area.
3. The impervious surface area of facilities, including all public and private structures and utilities, within the water supply watershed shall be limited to 25% of the total area within the development, or the existing use, whichever is greater. The total amount of impervious area may exceed the 25% impervious limit if the following conditions are met and approved by the City Engineer.
 - a. The impervious surface area of facilities, including all public and private structures and utilities, within the water supply watershed shall be limited to 25% of the total area within the development, or the existing use, whichever is greater. All impervious surfaces must be included in the determination of the total impervious surface density of the City.
 - b. If the pending Big Creek Watershed Study recommendations are formally adopted by all of the local governments within the watershed, then the following approach may be considered: the total amount of impervious area may exceed the 25% impervious limit if the following conditions are met and approved by the City Engineer. The total directly connected impervious surface area within the development shall not exceed 25%. Impervious can be considered disconnected from the drainage system if the runoff from the impervious surface flows over a minimum of 25 feet of pervious surface or if the runoff from 1.2 inches of rainfall is treated by the following water quality best management practices:
 - (1) Wet ponds (extended detention for less than 20 acres)—ED-micro pool.
 - (2) Wetlands—constructed.
 - (3) Infiltration Trenches.
 - (4) Dry Swales.

- (5) Sand Filters.
 - (6) Bio-retention.
 - (7) Vegetated filtration Systems.
 - (8) Any other best management practice approved by the city Engineer.
4. a. New facilities which handle hazardous materials of the types listed in Section 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) and amounts of 10,000 pounds or more on any one day, shall perform their operations on impervious surfaces and in conformance with any applicable federal spill prevention requirements or the requirements of the Standard Fire Prevention Code.
- b. New sanitary landfills are allowed only if they have synthetic liners and leachate collection systems.
- c. New hazardous waste treatment or disposal facilities are prohibited.
- D. *Exemptions.* The following uses shall be exempted:
- 1. Land uses existing prior to the adoption of this ordinance.
 - 2. Mining activities permitted by the Department of Natural Resources under the Surface Mining Act.
 - 3. Utilities from the stream corridor buffer and setback area provisions in accordance with the following conditions if the utilities to be located in the buffer or setback areas cannot feasibly be located outside these areas:
 - a. The utilities shall be located as far from the stream bank as reasonably possible.
 - b. The installation and maintenance of the utilities shall be such to protect the integrity of the buffer and setback areas as best as reasonably possible.
 - c. The utilities shall not impair the quality of the drinking water stream.
 - 4. Specific forestry and agricultural activities in the stream corridor buffer and setback areas in accordance with the following conditions:
 - a. The activity shall be consistent with best management practices established by the Georgia Forestry Commission or the Georgia Department of Agriculture.
 - b. The activity shall not impair the quality of the drinking water stream.
- E. *Administration.* Administration, enforcement, review and permitting shall be as per Section 4.4 of this Code.
- All development activities or site work conducted after approval of the site plan shall conform to the specifications of said site plan. Changes to the approved plans must be approved by the Director.
- The following activities and developments are exempt from the requirement for detailed site plans:
- 1. Detached 'For-Sale' dwellings constructed within a subdivision of fewer than five parcels.
 - 2. Repairs to a facility that is part of a previously approved and permitted development.
 - 3. Construction of minor structures, such as sheds or additions to residences.
 - 4. Commercial development of under 800 square feet within the Central Business District.
- F. *Suspension, Revocation.* The Director may suspend or revoke a permit if she finds that the applicant has not complied with the conditions or limitations set forth in the permit or has exceeded the scope of the work set forth in the permit.

3.3.13 Groundwater recharge areas.

A. Definitions.

Aquifer. Any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well.

Drastic. The standardized system for evaluating groundwater pollution potential using the hydro geologic settings described in U.S. Environmental Protection Agency document EPA-600-2-87-035.

Pollution Susceptibility. The relative vulnerability of an aquifer to being polluted from spills, discharges, leaks, impoundments, application of chemicals and other human activities in the recharge area.

Pollution Susceptibility Map. The relative vulnerability to pollution prepared by the Department of Natural Resources, using the DRASTIC methodology. (Georgia Department of Natural Resources Hydrologic Atlas 20: Groundwater Pollution Susceptibility Map of Georgia)

Recharge Area. Any portion of the earth's surface, where water infiltrates into the ground to replenish an aquifer.

Significant Recharge Areas. Those areas mapped by the Georgia Department of Natural Resources in Hydrologic Atlas 18 (1989 edition).

Establishment of the Groundwater Recharge Area Protection District. The Groundwater Recharge Area District is hereby established which shall correspond to all lands within the jurisdiction of the City of Alpharetta, Georgia that are mapped as significant recharge areas by the Georgia Department of Natural Resources in Hydrologic Atlas 18, 1989 edition. Said map is hereby adopted and made a part of this ordinance.

Determination of Pollution Susceptibility. Each recharge area shall be determined to have a pollution susceptibility of high, medium, or low based on the Georgia Pollution Susceptibility Map, Hydrologic Atlas 20, 1992 edition. Said map is hereby adopted and made a part of this ordinance.

B. Protection Criteria.

1. No construction may proceed on a building to be served by a septic tank unless the Fulton County Health Department approves the proposed septic tank installations as meeting the requirements of the Georgia Department of Human Resource for On-Site Sewage Management (hereinafter DHR Manual), and Sections B. and C. below.
2. New homes served by a septic tank/drain field system shall be on lots having minimum size limitations as follows, based on application of Table MT-1 of the DHR Manual (hereinafter DHR Table MT-1). The minimums set forth in Table MT-1 may be increased further based on consideration of other factors (set forth in Sections A—F) of the DHR Manual.
 - a. 150% of the subdivision minimum lot size calculated based on application of DHR Table MT-1 if they are within a high pollution susceptibility area;
 - b. 125% of the subdivision minimum lot size calculated based on application of DHR Table MT-1 if they are within a medium pollution susceptibility area;
 - c. 110% of the subdivision minimum lot size calculated based on application of DHR Table MT-1 if they are within a low pollution susceptibility area.
3. New agricultural waste impoundment sites shall be lined if they are within a high pollution susceptibility area; a medium pollution susceptibility area and exceed 15 acres; or a low pollution susceptibility area and exceed 50 acres. As a minimum, the liner shall be constructed of compacted clay having a thickness of one-foot and a vertical hydraulic conductivity of less than 5×10^{-7} cm/sec or other criteria established by the Natural Resource and Conservation Service.

4. New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. Such tanks used for agricultural purposes are exempt, provided they comply with all federal requirements.
5. New facilities that handle hazardous materials of the types listed in section 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) and in amounts of 10,000 pounds or more on any one day shall perform their operations on impervious surfaces and in conformance with any applicable federal spill prevention requirements and local fire code requirements.
6. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.

C. Exemptions.

1. Any lot of record approved prior to the adoption of this ordinance is exempt from the minimum lot size requirements contained in [Article IV] Sections IV.B. and C. of this ordinance.

D. Administration, plan review and permitting procedures are provided for in Section 4.4 of this Code.

1. The following activities and developments are exempt from the requirement for detailed site plans:
 - a. Detached 'For-Sale' dwellings constructed within a subdivision of fewer than five parcels.
 - b. Repairs to a facility that is part of a previously approved and permitted development.
 - c. Construction of minor structures, such as sheds or additions to residences.

3.3.14 Violations, enforcement and penalties.

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this Section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Ordinance. Any person who has violated or continues to violate the provisions of this ordinance, may be subject to the enforcement actions outlined in this Section or may be restrained by injunction or otherwise abated in a manner provided by law. The imposition of any of the penalties described below shall not prevent such equitable relief.

In the event the violation constitutes an immediate danger to public health or public safety, representatives of the City are authorized to enter upon the subject private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property. The City is authorized to seek costs of the abatement as outlined in this Section.

- A. *Notice of Violation.* If the City determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured a permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.

1. The notice of violation shall contain:
 - a. The name and address of the owner or the applicant or the responsible person;
 - b. The address or other description of the site upon which the violation is occurring;
 - c. A statement specifying the nature of the violation;

- d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action [the City Engineer shall provide a reasonable opportunity, of not less than ten days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient) to cure the violation];
 - e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed and the City's intended action; and
 - f. A statement that the determination of violation may be appealed to the City of Alpharetta by filing a written notice of appeal within fifteen (15) days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient).
2. Such notice may require without limitation:
 - a. The performance of monitoring, analyses, and reporting;
 - b. The elimination of illicit discharges and illegal connections;
 - c. That violating discharges, practices, or operations shall cease and desist;
 - d. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;
 - e. Payment of costs to cover administrative and abatement costs; and,
 - f. The implementation of pollution prevention practices.
- B. *Appeal of Notice of Violation.* Any person receiving a Notice of Violation may appeal the determination of the City Engineer in accordance with Section 4.5 Appeals.
- C. *Enforcement Measures After Appeal.* If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, or, in the event of an appeal, within ten (10) days of the decision of the appropriate authority upholding the decision of the City Engineer, then representatives of the City may enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the government agency or designated contractor to enter upon the premises for the purposes set forth above.
- D. *Costs of Abatement of the Violation.* Within thirty (30) days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the assessment or to the amount of the assessment within fifteen (15) days of such notice. If the amount due is not paid within thirty (30) days after receipt of the notice, or if an appeal is taken, within thirty (30) days after a decision on said appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.

Any person violating any of the provisions of this article shall become liable to the City by reason of such violation.
- E. *Penalties.* In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed.
 1. *Stop Work Order*—The City Engineer may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other

responsible person to take the necessary remedial measures to cure such violation or violations.

2. **Withhold Certificate of Occupancy**—The City Engineer may refuse to approve a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
3. **Suspension, Revocation or Modification of Permit**—The City Engineer may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated [upon such conditions as the City Engineer may deem necessary] to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
4. **Penalties.**
 - a. Each violation of this Ordinance is subject to a penalty not to exceed two thousand dollars (\$2,000.00) or thirty (30) days in the City's jail.
 - (1) The City may institute appropriate actions or proceedings at law or equity for the enforcement of this Ordinance;
 - (2) Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, or other appropriate forms of remedy or relief;
 - (3) Each day of noncompliance is considered a separate offense; and
 - (4) Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation, including application for injunctive relief.
 - b. Any person who undertakes any development activity requiring a stormwater management plan hereunder without first submitting the plan for review and approval shall pay to the City, in addition to any permit or inspection fee, an administrative fee of five thousand dollars (\$5,000.00).
 - c. The determination by the City Engineer that a violation of this Ordinance has occurred shall be conclusive and final unless the accused violator submits a written request for a hearing within seven (7) days of the violation notice being served.
- F. **Violations Deemed a Public Nuisance.** In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this ordinance is a threat to public health, safety, welfare, and environment and is declared and deemed a nuisance, and may be abated by injunctive or other equitable relief as provided by law.
- G. **Remedies Not Exclusive.** The remedies listed in this ordinance are not exclusive of any other remedies available under any applicable Federal, State or local law and the City of Alpharetta may seek cumulative remedies.

The City may recover attorney's fees, court costs, and other expenses associated with enforcement of this ordinance, including sampling and monitoring expenses.



STAFF REPORT

Submitting Department: Council
Submitted By: Mayor Jim Gilvin
Meeting Date: February 4, 2019

I. AGENDA ITEM TITLE: BOARD AND COMMISSION APPOINTMENTS: ALPHARETTA DEVELOPMENT AUTHORITY

II. RECOMMENDATION:

Please approve the appointment of Mr. Mark Wingate to the Alpharetta Development Authority.

III. REPORT IN BRIEF:

Consideration to appoint Mr. Mark Wingate to the Alpharetta Development Authority.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Mark Wingate - Resume

Mark D. Wingate

1180 Greatwood Manor, Alpharetta, GA 30005

404.229.8427 • mark@markdwingate.com

C-Level Consulting, Political Adviser and Marketing Executive (Cost Efficiencies – Multi-Million \$ Budgets – Long-Term Revenue Increases)

Dynamic and visionary Financial Services executive, with demonstrated track record of analysis and planning, operational acumen, and growth for multi-million dollar global corporations. Demonstrated ability to manage strategic business development planning, and lead high-profile organizations through complex transformations and effective business development strategies. Hands-on P&L experience, ensuring continued corporate growth, strong financial performance, and value-add creation for investors.

- **Accomplished professional** with the ability to translate market intelligence into profitable business solutions, by bringing revenues, profits, and market share to new heights, even in times of downturn.
- **High-impact change leader**, recognized for consistent success in developing the systems, processes, and procedures needed to streamline operations, decrease costs, and enhance profits.
- **Effective leader and team builder** who draws on a broad base of information and experience to provide innovative approaches for business consultancy, operational efficiencies, and financial longevity.
- **Expert in the development of short- and long-term** strategic, logistical, staffing, and operational plans to support profit goals, expansion plans, multi-million dollar cost reduction initiatives, and efficiencies.
- **Proven accomplishments** in the identification and/or development of business processes, key performance indicators, and cost-control methods to satisfy both client and company requirements.

CORE QUALIFICATIONS

• Multi-Million Dollar Contracts	• Strategic & Tactical Planning	• Operational/Cost Efficiencies
• Stockholder Priorities	• Staff Development/Training	• Revenue & Profit Growth
• Product Launches	• Marketing & Promotion	• Business-Driven Strategies
• P&L Responsibilities	• Strategic Planning	• Financial Services Expertise

KEY ACCOMPLISHMENTS

- Successfully managed multi-million dollar global/national financial services accounts including IBM, Electronic Data Systems (EDS), Westpac Banking, First National Bank of Omaha, LaSer, and HBOS.
- Secured a major foreign contract valued at \$12MM for an Australian banking corporation which put company on the global map, providing recurring revenue and income base.
- Pioneered and implemented revolutionary global marketing plan that launched a credit card software processing product worldwide, generating over \$150 million in revenues.
- Closed four new major national merchant accounts in rapid succession, valued at \$200MM annually, and led successful pursuit, negotiations, and closing of 18 licensing contracts valued over \$350MM in total.
- Successfully closed contract producing 10-year revenues of over \$300 Million for Cofinoga/LaSer, and secured two major five-year credit card processing and services contracts that brought in over \$150MM.
- Brought major retailers like Toys R Us into direct connection with Visa Card Services authorization systems, the start of involvement with credit card automation, and generating annual revenues of \$2.5 million.

Mark D. Wingate, Page 2

SELECTED PROFESSIONAL EXPERIENCE

SENIOR ADVISER- NORTH AMERICAN AIR SHOW & LEADERSHIP CONGRESS

2017-

- GOVERNMENT & PUBLIC RELATIONS AMBASSADOR

OWNER/PRINCIPAL- PAYGATE CONSULTING LLC

2010-

PRESIDENT & BOARD MEMBER- AMERICAN SENIORS ASSOCIATION, INC.

2015-2017

- AMERICAN SENIORS ASSOCIATION ORIGINATED IN 2007 AS A COMPETITIVE ENTITY TO THE AARP. I AND A PARTNER ACQUIRED THE COMPANY IN MAY 2015 AND MOVED THE BUSINESS HEADQUARTERS TO BRADENTON FLORIDA. WE OFFER SENIOR CITIZEN BENEFITS, REWARDS, AND DISCOUNTS FROM A DIVERSE GROUP OF PARTNERS. ADDITIONALLY, WE ARE ADVOCATES AND POLITICAL LOBBYISTS AT THE NATIONAL AND STATE LEVELS. OUR MEMBER BASE IS OVER 500,000 SENIOR CITIZENS.

President of Financial Services -Young International Development Co., Atlanta, GA

2013 – 2015

- Expertly contribute to the development and execution of overall business strategies that focus on product and service competitiveness, cost control, global operating plans and broad range vision for non-profit organizations.
- Led collaboration and bilateral communication between key decision makers to establish long-term contractual programs and vendor space negotiations at Hartsfield-Jackson Airport, the world's busiest airport.
- Apply expertise in marketing, business development, merchandising, and contract negotiations to implement programs that build high-value arrangements between buyers and sellers in adult beverage market.
- Affect positive outcomes within the statewide government utilities space through an exceptional command of revenue and cost recognition principles to ensure solid controls and compliance with corporate policies.
- Expertly engage with the highest levels of each organization (CEO, CFO, SVP Sales and Marketing) to ensure delivery of services in line with product offerings and customer segments, and consistent best practices.

Chief Operating Officer - FirstView Financial, LLC, Atlanta, GA

2010 – 2013

- Directed day-to-day operations of 52-person staff (including senior managers) in growing/augmenting products and services to establish market leadership position within highly competitive national prepaid industry.
- Leveraged business connections to promote FirstView awareness and new business opportunities, and developed new concepts to exploit the corporation's value and strategic positioning.
- Developed and implemented staff leadership and career development programs that resulted in consistent promotions and earning opportunities for selected top-tier employees, both within and outside the company.
- Led corporation's acquisition and business development strategic growth activities, increasing account base from 4,000 cards to over 75,000 within 1.5 years, while reducing operating costs by 42%.
- Expertly analyzed spending versus budget, and provided in-depth reporting, review, and analysis and benchmarking to identify and implement process re-engineering and cost-savings opportunities.

President/Owner - PayGate Consulting, LLC, Alpharetta, GA

2006 – 2010

- Provided executive management experience and client acquisition management to the industry's largest players, established key account management, and grew international/national sales channel marketing.
- Analyzed the market landscape, competitive trends, and customer and financial data to successfully consult with C-level executives on alliance building, contract negotiations, and licensing sales opportunities.
- Developed and presented proposals for specific customer requirements, providing industry-specific solutions across various businesses through actionable unbiased recommendations, and strategic growth initiatives.
- Managed efforts to lower costs and improve service levels while maximizing internal and external customer satisfaction via improvements in clients' business processes, policies, organization, and technology.

SVP - International Sales and Development - Certegy, Inc. (Equifax Card Services), Atlanta, GA

1991 – 2006

- Negotiated and secured multi-million dollar and multi-year global LOIs as well as development, processing, and software sales contracts in EMEA, North America, Australia, and Asia Pacific.
 - Recruited, trained, and directed 10-member worldwide sales and marketing team, established territories and quotas, and developed strategic plans to lead the global market in financial services products and services sales.
 - Directed successful strategies focused on driving growth through new product innovation, emerging market opportunities (domestic and overseas), differentiated data, and deepening customer relationships.
 - Led the effort in developing new sales and partnership opportunities, and managed sales staff in leveraging current products and defining strategies for identification of target markets key drivers.
-

EDUCATION

Georgia State University, Atlanta, GA, Bachelor of Business Administration in Marketing

Civics

Board Member, Atlanta Aviation Society
Board Member, City of Alpharetta Georgia, Code Enforcement
Board Member, Fulton County Registration & Elections
Chairman, GOP House District 49
Chairman, Chairman's Council, Fulton County Republican Party
Georgia GOP Foundation, member
Board Member, Greatwood Glen HOA
Alpharetta Rotary



To: All Active, Professional & Life Members
From: Frank V. Rotondo, Executive Director
Re: 20181228-250 Uniform Misdemeanor Citation Form and Rules
Date: December 28, 2018

As part of Governor Nathan Deal's 2017 Criminal Justice Reform Bill, SB 407 attempted some measure of Bail Reform by permitting courts to authorize the release of arrested persons without the requirement of bail being posted. Click on the following link to see the final version of the bill:

[Criminal Justice Reform Bill, SB 407](#)

Section 2-1 of the new law authorized the Judicial Council of Georgia to develop "a uniform misdemeanor citation and complaint form for use by all law enforcement officials who are empowered to arrest individuals for misdemeanors and local ordinance violations." The Judicial Council has recently published this form for agencies to begin using. Click on the following link to download a .pdf version of the form:

[Uniform Misdemeanor Citation and Complaint Form](#)

Effective January 1, 2019, officers will be required to use the new citation form for all city ordinance violations as well as the following specific crimes when arrested by citation:

- Underage Possession of Alcohol [§ 3-3-23](#);
- Criminal Trespass [§ 16-7-21](#) ;
- Theft by Shoplifting [§ 16-8-14](#);
- Refund Fraud [§ 16-8-14.1](#); and
- Possession of Marijuana (misdemeanor) [§ 16-13-30](#).

The officer must ensure individuals arrested for these five offenses are fingerprinted prior to being released.

It is important to note there are three sections on the form where the Municipal Court Judge must provide the narrative to be added including Court Information (pg.1), How to Contact the Court (pg. 2), and Appearance Instructions (pg. 3).

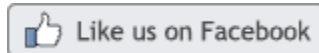
This complaint form does not replace the Uniform Traffic Citation form authorized in O.C.G.A. § 40-13-1 that is used by officers to enforce traffic laws and ordinances.

Rather, it is designed to serve as a citation by officers for other crimes and ordinance violations as well as a charging form for the courts. Because of this, when an officer is completing the narrative section, they must provide enough information in that section to survive a demurrer by providing the essential elements of the crime and facts to show how the defendant violated the listed code section.

Finally, the Administrative Office of the Courts (AOC) has created Rules for Use of Misdemeanor Citation, Accusation and Summons. Please refer to these rules when implementing this citation program. Click on the following link to access AOC Rules for the Uniform Citation:

[AOC Rules for the Uniform Citation](#)

Agencies with questions regarding this new directive should contact the Administrative Office of the Courts at 404-656-5171 or the Prosecuting Attorney's Council at 404-282-6300.



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