



City Council Meeting
January 14, 2019
Office of the City Clerk
CITY HALL- 2 PARK
PLAZA
6:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

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

II. ROLL CALL

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

- Tom Harris, Director of Finance
- Brent Burdette, Accounting Manager
- Eric Graves, Senior Engineer

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (1/7/2019)

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the consent agenda
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously 7-0

V. NEW BUSINESS

A. Resolution to Reappoint Judge of Municipal Court

- ❖ Mayor Gilvin moved this item up on the agenda
- City Attorney, Sam Thomas, presented this item and read the Resolution aloud

Public Comment

None

- ❖ Council Member Hipes offered a motion to approve the Resolution as read by the City Attorney to appoint Judge Zimmerman for another 4 years
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously 7-0

VI. ANNUAL REPORTS

A. Presentation of Financial Audit Reports

- Director of Finance, Tom Harris, came forward to present this item and introduced James Bence with Mauldin and Jenkins to provide a more detailed overview of the City's most recent audit

VII. PUBLIC HEARING

A. V-18-17 Starbucks Haynes Bridge Drive Aisle Variance

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

- Staff recommends Mayor and Council approve V-18-17 Starbucks/Haynes Bridge Drive Aisle Variance, subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted plan prepared by MASS Engineering and Consultants, dated 9/5/2018, except for modifications required to comply with the conditions below. Property uses shall be limited to non-automotive retail, office and restaurant.
 2. Building architecture, materials and design shall comply with the Alpharetta Downtown Code regulations, subject to review by the City's Downtown Consultant and final approval by the DRB. Building shall be 4-sided brick (red/brown color), as approved by DRB. Aluminum storefront system shall not be permitted. In addition, ladder shall be internal to building and parapet shall be completed on all 4 sides of the building.
 3. Greenspace between the building and Haynes Bridge Road shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by the DRB.
 4. Decorative pervious pavers shall be required within the drive aisle and project driveway to offset impervious area created by excess parking.
 5. Pedestrian connection shall be provided from front door to the public sidewalk along Haynes Bridge Road.
 6. Only 1 drive-through facility shall be permitted and shall be limited to Starbucks. Drive-through shall not be visible from the public right-of-way. Decorative landscape material shall be used to screen the drive-through, as approved by the DRB.
 7. Building, site, landscape, lighting and outdoor seating shall be subject to review and approval by the DRB.
 8. Property shall be limited to 1 site driveway from Haynes Bridge Road and shall be a right-out only.
 9. Required landscape strips shall be exclusive of overhead utilities and utility easements.
 10. Developer shall install required streetscape along Haynes Bridge Road, which shall include a 6' planting strip and 10' sidewalk.
 11. Signage shall include 2 perpendicular signs attached with decorative bracket and halo illuminated wall sign.
 12. Outdoor patio shall be bordered with continuous planters similar to Exhibit A. One (1) shade tree shall be included in outdoor patio. Foundation plantings and creeping fig or other vine approved by DRB shall be required around the building.
- The applicant, Stonewalk Alpha II, LLC, is requesting a variance to allow a drive aisle between a building and the street for a 1-story, 4,800 square foot restaurant building that includes a Starbucks with drive-through and a separate restaurant space. The property is an undeveloped one (1) acre site in the Downtown. The subject property is located at 11740 Haynes Bridge Road, on the west side of Haynes Bridge Road just north of Devore Road.
- The submitted request, if approved, will allow a drive aisle between a building and the street

for a 1-story, 4,800 square foot restaurant building that includes a Starbucks with drive-through and a separate restaurant space. The property is an undeveloped one (1) acre parcel in the Downtown Overlay.

- The subject property is located at 11740 Haynes Bridge Road, on the west side of Haynes Bridge Road just north of Devore Road. The property is zoned C-2 (General Commercial) and is located in the Downtown Overlay. Surrounding properties are also zoned C-2 to the north, west and south, DT-MU (Downtown Mixed-Use) to the west and R-4A to the east.
- Haynes Park Subdivision is located to east, Express Oil and Lube is located to the south, The Maxwell is under construction and located to the west, and Alpha Soda is located to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed use.
- The applicant is requesting a variance from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.4.6, Vehicle Access and Parking Locations to allow a drive aisle between a building and the closest street.
- The applicant proposes interparcel access with the site to the north (Alpha Soda), which would allow cars to access the traffic signal into Alpharetta Crossing shopping center by way of the proposed return drive aisle. If approved, conditions are recommended requiring the use of decorative pervious pavers in the drive aisle and project driveway, as well as decorative landscaping.
- The applicant's site plan depicts a 1-story, 4,800 square foot restaurant building surrounded by angled parking and a drive aisle between the building and Haynes Bridge Road. The building is split between a 2,400 square foot Starbucks with drive-through and a 2,400 square foot restaurant space.
- Access to the site is depicted from two (2) curb cuts on Haynes Bridge Road, which does not comply with the minimum separation requirement of 300' between driveways in the Downtown Overlay. Interparcel access is depicted with the property to the north (Alpha Soda).
- The proposed drive aisle between the building and Haynes Bridge Road provides a return to the property to the north, providing cars with access to the traffic signal at the Alpharetta Crossing shopping center. A total of 35 parking spaces are depicted on the site plan, of which the Downtown Overlay would require ten (10) spaces. The Downtown Code states that parking in excess of 120% of the required parking be constructed of pervious material.
- If approved, it is recommended that decorative pervious pavers be used within the drive aisle and project driveway. Overhead utilities exist along the frontage of the site. The required landscape strip along Haynes Bridge Road should be exclusive of overhead utilities and easements.
- There are relatively no trees on the property, except for a line of small pine trees along adjacent to the Alpha Soda parking lot to the north. Stormwater facilities are not depicted on the site plan and it is unclear how the applicant intends to address this requirement.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for variance, if conditions are approved requiring the use of decorative pavers and landscaping between the building and the street. The applicant proposes interparcel access

with the site to the north, which would provide a return for cars to the traffic signal entering Alpharetta Crossing shopping center.

- 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 City received correspondence from a resident of Haynes Park with concerns over traffic.
- Rob Forrest came forward on behalf of the applicant

Public Comment

None

❖ Council Member Richard offered a motion to approve the V-18-17 Starbucks/Haynes Bridge Drive Aisle Variance, subject to the conditions as read by staff

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

B. MP-18-11 Tapout Fitness/North Point Commons Master Plan

- Senior Planner, Michael Woodman, came forward to present this item.
 - Staff recommends Mayor and Council approve MP-18-11 Tapout Fitness/North Point Commons Master Plan, subject to the following conditions
 1. 'Athletic Facility/Fitness Studio' shall be added as a permitted use in the North Point Commons Master Plan Pod B.
 2. Replace dead, dying or missing landscape material in existing required landscape areas.
 3. Developer shall provide at least 7 bicycle parking spaces to serve the entire property, subject to approval by Staff and guidance from Arts Alpharetta.
- The applicant, Chris Carmosino, is requesting an amendment to North Point Commons Master Plan to add 'Athletic Facilities/Fitness Studio' as a permitted use in Pod B. The request would allow Tapout Fitness to operate in an 8,000 square foot suite within the Stone Walk shopping center. The subject property is located at 970 North Point Drive, Suite A2, at the northwest corner of North Point Parkway and Georgia Lane.
- The submitted request, if approved, will allow Tapout Fitness to operate in an 8,000 square foot suite within the Stone Walk shopping center. A master plan amendment is requested to add 'Athletic Facility/Fitness Studio' as a permitted use in North Point Commons Master Plan Pod B. The subject property is located at 970 North Point Drive, Suite A2, at the northwest corner of North Point Parkway and Georgia Lane.
- The property is zoned PSC (Planned Shopping Center) and subject to the North Point Commons Master Plan Pod B. Surrounding properties are also zoned PSC and subject to the North Point Commons Master Plan, including Shane Company and First Citizens Bank to the west, Best Buy to the north, Sweet Tomatoes to the east and Ashley Furniture to the south.

The Comprehensive Land Use Plan designation of the property is ‘Commercial’, which allows the proposed use.

- The property was developed in 2008 as a 1-story, 36,000 square foot retail shopping center. 198 parking spaces are provided on the 4.3-acre site, of which the Unified Development Code (UDC) requires 183 parking spaces for a Retail Shopping Center less than 50,000 square feet.
- The North Point Commons Master Plan was approved in 1998 (MP-97-07) for a 136-acre planned development allowing office, retail, restaurant and open space. Pods A and B were approved for retail as the primary use; however, ‘Athletic Facility/Fitness Studio’ is a permitted use in Pod A, but not permitted in Pod B.
- North Point Commons Master Plan has been amended on several occasions. The applicant’s property received master plan amendment approval in 2007 to allow two (2) restaurants to be redeveloped with a 36,000 square foot retail center.
- Tapout Fitness has locations across the U.S. and internationally. There are four (4) locations in the Atlanta metro area, including Dallas, Norcross, Sandy Springs and Woodstock. The business brands itself as a martial arts infused fitness for all ages and fitness levels.
- The applicant provided a floor plan that depicts a full range of cardio and free weight equipment, individual and group classes and locker room (without showers). Tapout Fitness is open 24 hours a day, with staffing on Monday – Friday 6:00 AM – 8:00 PM and Saturday 9:00 AM – 3:00 PM. The applicant anticipates up to 10 employees at the proposed location.
- Staff has reviewed the applicant’s proposal and finds that it can generally support the request for master plan amendment. The request is compatible with properties in the vicinity, which are also designated ‘Commercial’ and developed with commercial uses. The use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated in retail corridors and shopping centers.
- 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 CZIM was held on December 12, 2018. There were no comments on the sign-in sheet.
- Jack Arnold came forward on behalf of the applicant
- Owner, Eric Boxer, came forward to answer questions posed by Mayor and Council
- Director of Public Safety, John Robison, came forward to answer questions from Mayor and Council

Public Comment

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA came forward to speak on this item
- ❖ Council Member Richard offered a motion to approve the MP-18-11 Tapout Fitness/North Point Commons Master Plan with the 3 conditions as read by staff
- The motion received a second from Council Member Markel

- The motion was approved unanimously 7-0

C. CU-18-12/V-18-20 Hand and Stone Massage and Facial Spa

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff recommends Mayor and Council approve CU-18-12/V-18-20 Hand And Stone Massage and Facial Spa, subject to the following conditions:
 1. 'Spa Services' shall be added as a conditional use at 12850 Alpharetta Highway Suite 1100, limited to no more than 2,250 square feet.
 2. Conditional use approval shall be limited to Hand and Stone Massage and Facial Spa; no additional spa services businesses or subleasing shall be permitted within the approved space.
 3. Hours of operation shall be Monday – Friday 9:00 AM – 9:00 PM, Saturday 9:00 AM – 7:00 PM and Sunday 10:00 AM – 6:00 PM.
 4. Window signage shall be limited to no more than 10% of the window area. No lighting window trim.
- The applicant, Hand and Stone Massage and Facial Spa, is requesting a conditional use permit to allow 'Spa Services' for a massage, facial and hair removal/waxing business. A variance is requested to allow the business to be located within 2,000' or less of a comparable business.
- The subject property is located at 12850 Alpharetta Highway, Suite 1100, in the Windward Commons (Kroger) shopping center and at the northeast corner of Alpharetta Highway and Windward Parkway.
- The submitted request, if approved, would permit the applicant to provide massage, facial and hair removal/waxing services in a 2,250 square foot suite in the Windward Commons shopping center. A variance is requested to allow the business to be located within 2,000' or less of a comparable business.
- The subject property is located at 12850 Alpharetta Highway, Suite 1100, in the Windward Commons (Kroger) shopping center and at the northeast corner of Alpharetta Highway and Windward Parkway.
- The property is zoned C-2 (General Commercial), which allows 'Spa Services' with approval of a conditional use permit.
- Surrounding properties are zoned C-1 (Neighborhood Commercial) and City of Milton to the north, City of Milton to the east and south, and C-1 to the west. Mambo Café, Cutter's Cigar & Spirits, Rite Aid and Lowes are located to the west and Wells Fargo Bank and Kroger Fuel Center are located to the south.
- The Kroger shopping center is a 125,181 square foot retail strip center with Kroger as the

anchor and inline retail space for retail, restaurant and office uses. The applicant's business is proposed within Suite 1100, which is a 2,250 square foot suite facing Alpharetta Highway.

- Other businesses within the Windward Commons shopping center include Roasters, Leslie's Pool Supplies, GNC and Menchie's Frozen Yogurt, to name a few. EasyVet received conditional use approval in 2018 to allow an Animal Hospital at the subject property. Massage and facial services are categorized as 'Spa Services' use. Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as follows:
 - "A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, 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."
- The applicant's 2,250 square foot space meets the maximum size in the definition of 'Spa Services'. However, the business is located within 2,000' of businesses providing similar services. Rio Body Wax – Brazilian Wax, which is located at 875 N. Main Street, Suite 354, is approximately 1,000' away from the applicant's business and provides waxing/hair removal as its primary service.
- Rio Body Wax was permitted by-right as a 'Beauty Shop' in 2015 prior to the City's change to the UDC definition of 'Spa Services', which now classifies waxing/hair removal as 'Spa Services'. A conditional use (CU-12-04) was approved in 2012 for Healthy Massage, which is located at 875 N. Main Street, Suite 352, and is approximately 1,100' from the applicant's proposed location.
- Healthy Massage is primarily massage and foot reflexology services. Out of an abundance of caution, Staff advertised a variance to the 'Spa Services' distance requirement; however, the applicant's business is a full-service spa providing a variety of spa services.
- Staff spoke to enforcement agencies in the metro area and found that no complaints has been received regarding the other business locations. Hand and Stone Massage and Facial Spa is a national chain with 350+ locations across the U.S. and Canada and four (4) locations in the Atlanta metro area (Marietta, Peachtree City, Sandy Springs, and Chamblee).
- The business received conditional use approval in 2008 (MP-08-06) and formerly operated at 6500 North Point Parkway in the North Point Market Center next to Old Navy.
- Hand and Stone Massage and Facial Spa is a full service spa providing a variety of services, including massage, facials and hair removal. Hours of operation are Monday – Friday 9:00 AM – 9:00 PM, Saturday 9:00 AM – 7:00 PM and Sunday 10:00 AM – 6:00 PM. The applicant anticipates up to 22 employees at the proposed location.
- Staff's analysis finds that the requested conditional use is not in conflict with the established conditional use standards and should have little impact on the area. The proposed retail service use would complement surrounding commercial uses and sufficient parking exists to support the proposed use.
- While staff advertised the distance requirement variance out of an abundance of caution, the applicant's business is a full-service spa which is different than the two (2) businesses within 2,000' that focus exclusively on massage and waxing services. If approved, conditions

should be established that regulate and limit an expansion of services.

- The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on December 12, 2018. No one signed-in with comments.
- Jason Buxton, came forward to provide a brief overview of the request on behalf of the applicant

Public Comment

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA came forward to speak on this item

❖ Council Member Richard offered a motion to approve CU-18-12/V-18-20 Hand And Stone Massage and Facial Spa, subject to the conditions as read by staff

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved 6-1; Hipes voting no

D. MP-18-10 Notting Hill of Alpharetta

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council approve MP-18-10 Notting Hill of Alpharetta, subject to the following conditions:
 1. The site, consisting of approximately 2.82 acres, shall be developed substantially similar to plan prepared by AEC, dated 11/29/2018, 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. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions shall control.
 2. Old Milton Holdings Master Plan residential density shall be limited to no more than 7.41 du/acre.
 3. Building setbacks shall be: 30' on Thompson Street, 10' on Park Street, and 5' internal property lines.
 4. Thompson Street and Park Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane, with final approval by Staff. Park Street streetscape shall be modified to include the Alpha Loop. Final streetscape shall match the approved streetscape standards and include decorative pedestrian lighting as approved by Staff.
 5. Roadways with on-street parking shall incorporate curb extensions at intersections.

6. Townhomes shall accommodate 3.75 parking spaces per unit within a garage, driveway, off-street parking areas and/or on-street parking adjacent to the subject site. Guest parking areas and garage doors shall be screened from the public right-of-way. Residential driveways used to meet parking requirements shall be a minimum 18' from garage to alley.
7. Open/green space shall be equal to or more than the open/green space provided on the 1/22/2017 plan, which is approximately 1.43 acres.
8. Linear Park shall be developed along Thompson Street with a minimum 30' width and including an 8' sidewalk and improved greenspace, as approved by Staff. Linear park shall include stacked stone, brick or granite columns, with under ledge lighting, hedges and landscaping between residential buildings and linear park with final approval by Staff. Seating areas/benches, street furniture and a public art pedestal shall be provided as approved by Staff. Applicant shall provide a permanent easement to the City for the linear park and area shall be maintained by the HOA.
9. Linear Park and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by Staff.
10. Development shall not be gated.
11. Architecture and materials shall be substantially similar to submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant/Staff comments, and in compliance with the Downtown Code, subject to Staff approval. 4-sided architecture and materials shall be required.
12. Developer shall construct an 8' concrete, accessible multi-use trail (Alpha Loop) along Park Street, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within the public right-of-way or a permanent easement shall be provided. Min. 5' planting strip shall be provided between Park Street and the Alpha Loop. On-street parking may be located within the 5' planting strip area. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. A wayfinding sign shall be placed at a key location along the trail. Alpha Loop improvements, outside of required 6' sidewalk, shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain min. 10' setback from residential buildings, as approved by Staff.
13. Minimum 5' heavily planted landscape strip shall be required adjacent to the property to the west and south and shall be expanded up to 15', where possible.
14. All buildings shall have connectivity to the public sidewalk system.
15. Pedestrian-scale lighting shall be provided throughout the development.
16. Fencing visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. Developer shall save the following trees: #170 (38" Water Oak) OR #179 (24" Magnolia) and 16" Magnolia.
18. Developer shall identify locations with significant tree groupings and incorporate those groupings into the final site plan, as approved by Staff.

19. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
 20. Corner of Thompson and Park Street shall be heavily landscaped, including a decorative wall and focal point feature, as approved by Staff.
 21. Decorative paver aprons shall be required at each project driveway, as approved by Staff.
 22. Landscape, hardscape, fences and walls shall compliment materials used in Phase I of the Master Plan. A detailed landscape plan shall be required, subject to approval by Staff.
 23. Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway.
 24. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
 25. Streets less than 24' wide shall be marked "No Parking".
 26. New overhead utilities shall be placed underground. 10' landscape strip on Park Street shall be exclusive of overhead utilities and utility easements.
 27. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- The applicant, Notting Hill of Alpharetta, LLC, is requesting a master plan amendment to the Old Milton Holdings Master Plan to allow for the construction of 62 'For-Sale' townhome units on 2.82 acres designated Phase II of the Old Milton Holdings Master Plan. The subject property was previously approved for 42 'For-Sale' stacked flat condominium units. The property is located on the southwest corner of Park Street and Thompson Street.
 - The submitted request, if approved, would allow for the construction of 62 'For-Sale' townhomes on 2.82 acres designated Phase II of the Old Milton Holdings Master Plan. The proposed density for the Old Milton Holdings Master Plan is 7.41 dwelling units per acre. The property is currently approved for 42 'For-Sale' stacked flat condominium units. The property is located on the southwest corner of Park Street and Thompson Street.
 - Properties surrounding the subject property are zoned MU (Mixed Use) to the east, DT-LW (Downtown Live-Work) to the north, and O-I (Office-Institutional) and O-P (Office-Professional) to the west. Surrounding properties include the Old Milton Holdings development (The Foundry) to the east, Thompson Street Investments (Edward Andrews Homes) to the north, US Post Office and office buildings to the west and the WellStar medical office building is under construction to the south. The subject property and surrounding properties have a future land use designation of Mixed Use Live Work, which allows the proposed use.
 - Phase II of the Old Milton Holdings Master Plan is the 5.68-acre property on the west side of Park Street, which consists of the applicant's property, as well as the WellStar medical office site currently under construction. The original Master Plan was approved on March 30, 2015 as a mixed-use development and did not initially include the subject property. Stacked flats were previously approved on the portion of the property fronting Old Milton Parkway and west of Park Street. A portion of the subject
 - property was rezoned to DT-LW (Downtown Live-Work) on March 28, 2016 to allow seven (7)

‘For-Sale’ townhome units and ten (10) single-family detached homes. In early 2017, Phase II of the Master Plan was amended again to allow 42 stacked flats and a 40,000 square foot office building, which resulted in a 31-unit reduction in the overall number of residential units.

- The Downtown Master Plan 5-Year market demand study reflects a ‘For-Sale’ townhome demand potential of 185 – 210 units. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for Downtown development. A total of 269 ‘For-Sale’ townhome units have been approved in the four (4) years since the 2015 Downtown Master Plan update.
- 63 townhome units in 14, three (3) story buildings. Townhomes are along Thompson Street, as well as, south of the alley and a grouping of townhome buildings fronting greenspace at the southwest corner of the property. Townhome buildings are proposed to be served by alleys. The current site plan depicts stacked flat buildings over structured parking and oriented to two (2) large greenspaces and a 30’ wide linear park along Thompson Street. The applicant provided an open/green space analysis of the current and proposed site plans, which shows that the amount of open/green space would generally remain the same at approximately 1.43 acres.
- Two (2) project driveways provide access to the site from Thompson Street and Park Street. Eight-foot (8’) sidewalks are along Thompson Street and Park Street. Minimum building setbacks are to be 30’ on Thompson Street, 10’ on Park Street and 5’ – 10’ on internal property lines.
- Townhomes (2+ bedrooms) require (2) parking space per unit, plus 0.15 parking spaces per unit for guests. All units are proposed to have a tandem, 2-car garage. Units 27 – 48 have minimum 18’ driveways, which could accommodate one (1) additional parking space; however, the applicant intends to offer an option for those units to convert one (1) garage space to an office.
- Units 1 – 26 have driveways that are approximately five-feet (5’) and Units 49 – 63 do not appear to have driveways. A total of 15 guest spaces are provided within the development and another 23 on-street, parallel parking spaces are provided on Thompson Street and Park Street.
- Including on-street parking and guest spaces, a total of 38 excess parking spaces would be available for guests of the 63 townhome units. Based on two (2) parking spaces for each unit, as well as the guest and on-street parking, a total of 164 parking spaces are provided for a ratio of 2.6 spaces/unit.
- Due to concerns over the lack of available parking in some City townhome and condominium subdivisions, it is recommended that a condition be added requiring 3.75 parking spaces per unit. The current (approved) plan included parking underneath the stacked flat buildings with two (2) parking spaces being provided for each unit, as well as some additional guest parking available in the garages, 16 guest surface spaces and on-street parking.
- A 30’ wide linear park (civic area) is depicted along Thompson Street and includes a sidewalk and greenspace. The linear park is also depicted on the current (approved) plan, as well as on the south side of Thomson Street just west of Westside Parkway and along the frontage of the Thompson Street Flats project under construction on the west end of Thompson Street. It was previously conditioned that the linear park include improvements such as seating areas, decorative pedestrian lighting and public art pedestals. A 10’ landscape strip is provided along Park Street and adjacent to the adjacent WellStar site to the south.
- There are several specimen trees on the property, consisting of a mixture of Pines, Oaks,

Poplars, Sweet Gums and Magnolias. Previous master plan conditions required a Pecan tree to be saved at the corner of Old Milton Parkway and Park Street on the WellStar site. The proposed site plan does not depict any tree saves. If approved, it is recommended that the developer save two (2) Magnolias near the corner of Thompson Street and Park Street or a 37" Water Oak in the southwest corner of the site.

- The Old Milton Holdings Master Plan includes conditions of zoning related to residential architecture, materials, details and orientation of buildings. Residential buildings on the subject property should comply with the Master Plan conditions below and/or comply with the Downtown Code with respect to building architecture, materials and design.
- 28. Residential architecture shall be representative of southern classic style. Commercial and office shall be European or English style. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.
- 30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.
- As depicted in the building elevations below, the 3-story townhome buildings are proposed in the Italianate architectural style, consisting of brick with a flat roof and balconies and porches. According to the applicant, townhome units are proposed to be 16' wide. Since the side and rear of units will likely be visible from Thompson Street and Park Street, it is recommended that buildings have 4-sided architecture and materials.
- Building elevations were reviewed by the City's Downtown Consultant, who had the following comments:
 - ☐ Revised elevations look much better. Need to develop authentic details.
 - ☐ Rendering too simplistic and not conducive to showing historic masonry details (see example below)
- The applicant submitted trip generation figures for the proposed project. As shown in the table below, the proposed use would generate 64 PM Peak Hour trips.
- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 8 – 29 school age children. It was previously determined that the 42 Stacked Flats would generate approximately 3 – 11 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are currently over capacity.
- City Staff has reviewed the applicant's proposal and finds that it could generally support the

request for master plan amendment. The proposal would result in a use that is consistent with the Comprehensive Land Use Plan designation of the property and the proposed residential density (7.41 dwelling units/acre) is less than the original Old Milton Holdings Master Plan density, which was 8.83 dwelling units/acre. However, Staff has concerns that the proposed site plan does not reflect any tree save areas and parking appears to be insufficient. If these items were addressed, Staff could support the change in product. If approved, conditions are recommended requiring sufficient parking, tree save areas and an equivalent amount of open/green space.

- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. According to the applicant's public participation report, no comments have been received.
- The CZIM was held on November 14, 2018. There were no public comments reflected on the sign-in sheet.
- Julie Sellers, came forward as the attorney on behalf of the applicant
- Steve Rowe, with AEC, came forward to discuss additional components of the application
- Attorney for the applicant called forward their traffic consultant with AR engineering to discuss the traffic and parking components of the application
- Bob Cheeley, came forward to talk about the economic feasibility of the project
- John Hunt, with Edward Andrews came forward to talk about marketing of the proposed project

Public Comment

- Kimberly Jager, 2505 Milford Lane, Alpharetta, GA, came forward to speak on this item
- Alexander Williamson, 12535 Wexcroft Lane, Alpharetta, GA, came forward to speak on this item
- Madeline Whitefield, 11820 Highland Colony Drive, Roswell, GA, came forward to speak on this item
- Elisa Gangone, 162 Howard St, Atlanta, GA, came forward to speak on this item
- Gariel Burchett, 2441 Loxford Lane, Alpharetta, GA, came forward to speak on this item
- Madison Potts, 5716 Shore Isle Court, Flowery Branch, GA, came forward to speak on this item
- Eric Potts, 5716 Shore Isle Court, Flowery Branch, GA, came forward to speak on this item
- Steve Stolle, 2459 Claystone Ln, Alpharetta, GA, came forward to speak on this item
- Elizabeth Hanna, 2909 Redding Rd, Brookhaven, GA, came forward to speak on this item
- Brandon Beach, 3100 Brierfield Rd, Alpharetta, GA, came forward to speak on this item

- Carson and Amanda Mathis, 4974 Gunners Run Roswell, GA, came forward to speak on this item
- Steven and Katherine Bogart, 360 Banbury Crossing, Alpharetta, GA, came forward to speak on this item
- Richard Evans, 12867 Gransley Court, Alpharetta, GA, came forward to speak on this item
- 395 Banbury Crossing, Alpharetta, GA, came forward to speak on this item
- Nick and Diane Greco, 310 Banbury Crossing, Alpharetta, GA, came forward to speak on this item
- Matt Lynch, 435 Banbury Crossing, Alpharetta, GA, came forward to speak on this item
- Roberta Williamson 12535 Wexcroft Lane, Alpharetta, GA, came forward to speak on this item
- Valerie Manly, 5140 Southlake Drive, Alpharetta, GA, came forward to speak on this item
- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA, came forward to speak on this item
- Applicant came forward to request that the item be tabled

❖ Mayor Pro Tem Mitchell offered a motion to table until the February 18, 2019 City Council Meeting

- The motion received a second from Council Member Burnett
- The motion failed 2-5; Burnett and Mitchell voting yes

❖ Council Member Richard offered a motion to deny MP-18-10 Notting Hill of Alpharetta

- The motion received a second from Council Member Hipes

❖ Council Member Binder offered a substitute motion to deny MP-18-10 Notting Hill of Alpharetta without prejudice

- The substitute motion received a second from Council Member Merkel
- The motion was approved 6-1; Burnett voting no

E. MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge

- Senior Planner, Michael Woodman, came forward to present this item.

- Staff recommends Mayor and Council deny MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge request for master plan amendment and conditional use permit. If approval is considered, the following conditions are recommended:
 1. Site shall be developed substantially as shown on plan prepared by AEC, revised 9/25/2018, except for modifications required to comply with the conditions below.
 2. One (1) extended stay hotel shall be permitted not to exceed 4 stories in height with a maximum 128 guest rooms.
 3. 'Extended Stay Hotel' shall be added as a conditional use in Preston Ridge Pod F at 3225 Webb Bridge Rd.
 4. Conditional use approval shall be limited to the Hyatt House; no additional extended stay hotel businesses or subleasing shall be permitted within the approved space.
 5. Building shall be brick or stone on all 4 sides with traditional architecture common to Alpharetta. Air conditioning units shall be concealed on the building elevations. Building shall have architectural detail and ornamental features on all 4 sides, with final approval by DRB. Site and landscape plan shall also require DRB approval.
 6. Retaining walls visible from the public right-of-way shall be faced with masonry material (brick or stone) and shall be compatible with materials used for the primary structure, as approved by DRB. Retaining walls over 10' shall be tiered with a minimum 5' prepared planting bed space. Guardrail shall be decorative black metal, with final approval by DRB.
 7. A 10' ornamental heavy landscape strip with street trees and decorative pedestrian lighting shall be provided along Webb Bridge Road, exclusive of overhead utilities and easements. Lighting shall be maintained by the development.
 8. Site entrance shall include decorative landscaping, as approved by DRB.
 9. Decorative foundation plantings shall be provided with final approval by DRB.
 10. Detention pond shall be heavily screened from Webb Bridge Road, as approved by DRB. Detention pond screening shall be exclusive of the required 10' landscape strip and 10' access easement. 10' access easement shall be unobstructed with a generally flat grade, as approved by Staff.
 11. Developer shall provide an 8' sidewalk with 6' planting strip along Webb Bridge Road, including street trees, shrubs and pedestrian lighting, as approved by Staff.
 12. Site driveway shall align with opposing driveways, as approved by Staff.
 13. Developer shall provide interparcel connectivity to the office development to the east, if possible.
 14. Developer shall provide fire access to right, left and rear sides of building, as approved by Staff.
 15. Outdoor amenity space shall be improved, as depicted on the site plan prepared by AEC, revised 9/25/2018, and per the City's UDC requirements.

16. Tree removal shall be limited to the submitted site plan prepared by AEC, revised 9/25/2018.

17. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by DRB.

- The applicant, HOS Management, LLC, requests a master plan amendment and conditional use to add 'Extended Stay Hotel' on Pod F of the Preston Ridge Master Plan. The applicant proposes a 4-story, 128-room Hyatt House extended stay hotel on 6.52 acres. The subject property is located at 3225 Webb Bridge Road on the south side of Webb Bridge Road and east of Morris Road.
- The submitted request, if approved, will allow for the construction of a 128-room Hyatt House 'Extended Stay Hotel' on a 6.52-acre undeveloped property. A master plan amendment to the Preston Ridge Master Plan Pod F and conditional use are required to allow the proposed use. The subject property is located at 3225 Webb Bridge Road on the south side of Webb Bridge Road and east of Morris Road.
- The subject property is zoned O-I (Office-Institutional) and is located in Pod F of the Preston Ridge Master Plan. Surrounding properties are zoned O-I and CUP (Community Unit Plan) and are also located within the Preston Ridge Master Plan. A data center is located to the north, Home2 Suites 'Extended Stay Hotel' is under construction and located to the west, and an office building and office condos are located to the south and east.
- The Home2 Suites extended stay hotel was permitted on the adjacent property as a result of a challenge to a Staff interpretation of the UDC. Ultimately, the Home2 Suites was determined by the Board of Zoning Appeals to be permitted on the adjacent property. As a result, Council approved UDC amendments to clarify that a conditional use permit is required for 'Extended Stay Hotel' use. The Comprehensive Land Use Plan designation of the property is 'Corporate Office'.
- Preston Ridge Master Plan was approved in 1986 (MP-98-01) as a 500-acre mixed-use development consisting of office, residential (multi-family), industrial, commercial and hotel. Pod F has a land use designation of 'Office-Institutional' and a maximum non-residential density of 25,000 square feet per acre. 'Hotel' is a permitted use in Pod F. However, the applicant's proposed use is 'Extended Stay Hotel', which is a separate and distinct use and is not on the list of permitted uses in Preston Ridge Master Plan.
- The Unified Development Code (UDC) defines 'Extended Stay Hotel' as 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.
- The Hyatt House extended stay hotel will provide accommodations targeted to business users. According to the applicant, the ground-floor of the Hyatt House will include approximately 1,295 square feet of interior meeting, gathering and dining areas. Additional amenities are depicted, including outdoor lounge area, outdoor pool area, laundry facilities, guest kitchen/coffee station, market, business center, social seating area and fitness room.

- All guest rooms have kitchens, including a microwave, stove top, sink, refrigerator, dishwasher and cooking and eating utensils. According to the applicant, the Hyatt House would have a staff of seven (7) people with staffing at the front desk at all times.
- The submitted site plan depicts a 4-story, 128-room extended stay hotel on 6.52 acres. Access to the site is depicted from Webb Bridge Road. 138 surface parking spaces are depicted between the building and Webb Bridge Road and to the side of the building. The UDC parking requirement for hotel is one (1) space per each guestroom, plus one (1) employee space for each 20 sleeping rooms, plus one (1) space per 500 square feet of space used for convention rooms, conference rooms, ballrooms, restaurant and retail shops. The UDC would require a total of 137 parking spaces for a 128-room hotel with 1,295 square feet of interior meeting, gathering and dining area.
- An eight-foot (8') sidewalk is depicted along Webb Bridge Road, as well as a 10' landscape strip. Minimum building setbacks comply with the Preston Ridge Master Plan for Pod F. The applicant's site plan depicts 15.7 % outdoor amenity space on the site, including an outdoor common area, outdoor pool area and a tree save area and walking trail at the rear of the site. The applicant's outdoor amenity space exceeds the minimum 15% amenity space required for 'Extended Stay Hotel' use.
- There are several trees on the subject property, consisting primarily of Hardwoods. The applicant proposes removal of three (3) specimen trees on the west side of the property. Tree saves are depicted on the eastern property line and at the rear of the property. If approved, tree save areas should be the same as depicted on the applicant's site plan.
- A detention pond already exists on the subject property in conjunction with the adjacent Home2 Suites development to the west. The site plan depicts a future expansion of the existing detention pond. A previous condition of zoning related to the off-site detention pond for Home2 Suites (V-16-06 Home2 Suites) required the pond to be heavily screened from Webb Bridge Road, with a plan approved by Staff. If approved, the existing pond and any expansion of the pond should be heavily screened from Webb Bridge Road. The required detention pond landscape buffer should be exclusive of the required 10' access easement, 10' landscape strip and any overhead or underground utilities.
- The applicant's proposed building elevations depict the building to be brick, stucco and EIFS. While the use of brick is appropriate, the proposed use of EIFS is not. The elevations also depict individual room air conditioning units visible on all four (4) elevations. If approved, conditions are recommended requiring masonry finish on all four (4) sides of the building with traditional architecture common to Alpharetta and all air condition units shall be concealed.
- The applicant proposes 88 extended stay rooms (rooms providing for the refrigeration and preparation of food) and 40 hotel rooms without provisions for food preparation. The UDC requires that extended stay hotel guest rooms that provide for the refrigeration and preparation of food by guests have a minimum room size of 400 square feet. Guest rooms designed for occupancy of more than two (2) persons are required to be a minimum 550 square feet. The applicant's floor plans comply with the regulations above.
- The City's Public Safety Department provided crime data for hotels and extended stay hotels in the City from 2016 – 2018. The data includes 14 types of calls for service. There are currently 18 hotels and eight (8) extended stay hotels operating in the City. 'Extended Stay Hotels' have a higher rate of incidents per location than traditional 'Hotels'. Between 2016 – 2018, 'Extended Stay Hotels' had a higher number of incidents in 9 to 11 of the 14 types of calls for service.

Additionally, 'Extended Stay Hotels' had a 7.5% higher rate of incidents than 'Hotels' in 2016, 14% higher in 2017 and 16% higher in 2018.

- The applicant provided trip generation information, which shows that the proposed 128-room 'Extended Stay Hotel' would generate 80 PM Peak Hour trips.
- Staff has reviewed the proposal and does not support the applicant's request for master plan amendment and conditional use. There are a total of eight (8) 'Extended Stay Hotels' currently operating in the City and the adjacent Home2 Suites extended stay hotel is slated to open early next year.
- Within Preston Ridge, there are four (4) 'Extended Stay Hotels', with four (4) additional sites approved for 'Hotel'. In addition, crime data provided by the City's Public Safety Department shows that 'Extended Stay Hotels' have a higher rate of incidents than traditional 'Hotels'. Given the number of existing "Extended Stay Hotels" in the City and in the Preston Ridge Master Plan, as well as the potential for increased incidents of crime, approval of an 'Extended Stay Hotel' would adversely impact crime in the area, as well as occupancy rates of hotels in the City. 11
- Generally, hotel/lodging resources define the three (3) hotel asset classes as follows: A "Limited-Service" Hotel is a hotel without restaurant or banquet facilities, but may offer a range of amenities including a business center, a fitness room, a guest laundry facility, a market pantry, and indoor and/or outdoor pool and whirlpool, and small meeting rooms.
- An 'Extended Stay Hotel' is typically classified as "Limited-Service". A "Select-Service" Hotel offers the same amenities as a limited-service hotel together with a selection of the services and amenity characteristics of full-service hotel properties. Usually the select services include a restaurant and small meeting space(s). A "Full-Service" Hotel includes the provision of food and beverage services suitable for both guests and groups.
- Therefore, on-site restaurant, lounges and group meeting spaces with banquet facilities are the cornerstones of the full-service offering. In addition, selective amenities such as spas, elaborate banquet rooms, doormen, valet parking, extended room services, concierge services, and high-end restaurant and boutiques distinguish many full-service hotel properties.
- There are currently 25 hotels operating in the City including two (2) full-service (648 rooms), 15 limited-service (1,524 rooms), and eight (8) select-service hotels (1,043 rooms). 'Extended Stay Hotels' are noted with an asterisk.
- There are five (5) hotel developments consisting of 722 rooms currently under construction or that will begin land development activities in the near future. The Home2 Suites extended stay hotel is currently under construction on the adjacent property to the west.
- When the new hotel supply expected over the next year is added to the existing hotel inventory, the City will have an estimated 1,631 limit-service hotel rooms (of which, 931 rooms are in extended stay hotels), 1,290 select-service hotel rooms and 648 full-service hotel rooms. This is in addition to the Cotton House Boutique Hotel and the Windward Park Hilton, which are both under land disturbance permit review and not expected to be finished with construction before the end of the year. Factoring in the sites currently under construction, full-service hotel rooms will represent approximately 18% of all hotel rooms in the City and 'Extended Stay Hotels' will represent 26% of all hotel rooms (not including the applicant's proposal).

- Staff has identified nine (9) undeveloped sites approved for hotel use in the City. The sites could be developed with hotel use without a public hearing. There are no undeveloped sites in the City approved for an extended stay hotel. In addition to undeveloped sites there are several properties that allow hotel and could redevelop without any zoning approvals.
- Viable office parcels typically have good access to the highway system, which is the case with the subject property given its proximity within a little more than ½-mile of the interchange at Old Milton Parkway and Georgia 400. Office demand in the City remains high as seen in the low office vacancy rate and increasing number of office projects under construction in the City. The City's office vacant available (for lease) rate has been steadily declining since 2013, except for a slight increase over the last two (2) years as new office space comes online. The City's vacant available office was at its lowest in 2015 at 9.1%.
- As of the 1st quarter of 2018, the City's vacant available office has risen to 11.9%. According to the development community, spec office is typically developed when office vacant available rates drop below 10%. As shown in the table below, over 1.5 million square feet of office is currently under review or construction in the City, of which over 820,000 square feet of office development is coming out of the ground.
- As parcels zoned for office use are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel. In addition, four (4) 'Extended Stay Hotels' have already been developed in the Preston Ridge Master Plan with four (4) additional sites approved for hotel in the Master Plan. Most master plans of this size in the City have only one (1) approved hotel site.
- The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received. The City received a letter of objection from a resident with concerns over too many hotels in Alpharetta, too many extended stay hotels in Alpharetta, and higher crime associated with extended stay hotels.
- The CZIM was held on September 12, 2018. Six (6) residents signed-in with comments supporting the applicant's proposal.
- Joshua Scoggins, came forward as the attorney on behalf of the applicant and submitted a file of supporting documentation to the City Clerk

Public Comment

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA came forward to speak on this item
- Valerie Manly, 5140 Southlake Dr, Alpharetta, GA came forward to speak on this item
- ❖ Council Member Burnett offered a motion to deny MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously 7-0

VIII. NEW BUSINESS

B. Kimball Bridge Road Corridor Improvements, ITB 19-007

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommends Mayor and Council please award ITB 19-007 to CMES, Inc. for the construction of the Kimball Bridge Road Corridor Improvements project in the amount of \$15,691,990.00; approve the Intragovernmental Agreement with Fulton County for the construction of watermain improvements within the project limits; and, authorize the Mayor to execute all necessary documents.
- The award of this bid is for the construction of the Kimball Bridge Road Corridor Improvements project.
- Elements of this project include:
 - Construction of a second east/south bound lane from North Point Parkway to Waters Road
 - Construction of a second west/north bound lane from Big Creek to North Point Parkway
 - Construction of a dual-lane roundabout at the intersection of Kimball Bridge Road and Rock Mill Road
 - Construction of a 8' wide sidewalks along the north/east side of Kimball Bridge Road from North Point Parkway to Big Creek
 - Construction of a 8' wide sidewalk along the south/west side of Kimball Bridge Road from North Point Parkway to Rock Mill Road
 - Construction of a 10' wide sidewalk along the south/west side of Kimball Bridge Road from Rock Mill Road to the Big Creek Greenway Connection
 - Construction of a 10' wide sidewalk along the south/west side of Kimball Bridge Road from Fire Station 86 to Waters Road
 - Construction of a 10' wide connection to the Big Creek Greenway from the north/east side of Kimball Bridge Road
 - Construction of a 10' wide connection to the Big Creek Greenway from the south/west side of Kimball Bridge Road to replace the existing staircase
 - Construction of two sidewalk gaps along the west/north side of Spruell Circle
- Plans and specifications for this project were prepared by AECOM. During the utility coordination process, Fulton County Public Works identified a need to upgrade the existing waterline system within the project limits and extend their 54" water transmission line. The County provided the design which was incorporated into the design and bid documents. Additionally, an Intragovernmental Agreement has been prepared for the construction of the water line improvements which will fully reimburse the City for said work.

- The project advertised for competitive bids during October and November 2018. Bids for the project were received on November 29, 2018 and the City received a total of six bids from the following:
 - \$15,691,990.00 CMES, Inc.
 - \$15,717,937.93 C. W. Matthews Contracting Co., Inc.
 - \$16,162,972.04 Vertical Earth Inc.
 - \$16,448,888.00 Astra Group, Inc.
 - \$18,095,895.37 E.R. Snell Contractor, Inc.
 - \$18,183,572.98 Baldwin Paving Company, Inc.
- The apparent low bidder, CMES, Inc. is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple governmental agencies including City of Roswell, Forsyth County, Henry County, and the Georgia Department of Transportation. CMES, Inc. was also awarded the City's Bethany Road Roundabouts project on November 5, 2018.
- Staff met with representatives of CMES, Inc. on December 17, 2018 to review the scope of work and the City's expectations. CMES, Inc. assured Staff that they could complete the project for the bid amount and within the allocated time frame. CMES, Inc. further assured staff that they would be able to construct the Kimball Bridge Road Corridor Improvements without negatively impacting the completion of the Bethany Road Roundabouts. Thus, staff determined CMES, Inc. to be the lowest responsive and responsible bidder.
- The anticipated completion date for work is no more than 450 days from notice to proceed.

Public Comment

None

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the Kimball Bridge Road Corridor improvement projects ITB 19-007 in an amount not to exceed \$15,691,990.00.

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

IX. PUBLIC COMMENT

None

X. REPORTS

- Mayor Pro Tem Mitchell reported that he attended Governor Kemp's swearing-in and that he gave a great speech about being inclusive to all of Georgia

XI. ADJOURNMENT TO EXECUTIVE SESSION

❖ Council Member Binder offered a motion to adjourn into Executive Session

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 7-0

Respectfully submitted,

A handwritten signature in black ink that reads "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen, City Clerk