



OFFICIAL MINUTES OF
COUNCIL MEETING ON
JANUARY 9, 2017
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 Public Hearing & 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 and on line at the City web site.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:34 p.m.*

II. ROLL CALL

- *Council Members*
 - *David Belle Isle (Mayor)*
 - *Chris Owens (Mayor Pro Tem)*
 - *Jason Binder*
 - *Jim Gilvin*
 - *Mike Kennedy*
 - *Dan Merkel*
 - *Donald Mitchell*
- *Staff*
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator

- Kathi Cook, Director of Community Development
- Gary George, Director of Public Safety
- John Robison, Director of Public Safety
- Jill Bazinet, Senior Engineer
- Peter Tokar, Director of Economic Development
- Pete Sewczwicz, Director of Public Works

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

- A. Public Safety Proclamation Presentation
- B. Swearing-In - Director of Public Safety John Robison

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 12/12/2016)
- B. Alcoholic Beverage License Applications

1. Abrk Mansell, LLC
d/b/a BP Mansell
1630 Mansell Road
Alpharetta, Ga. 30009
Convenience Store
Beer & Wine - Sunday Sales
Owner: Abrk Mansell, LLC
Registered Agent: Makhtor Kamara

2. 1700 Mansell Road, LLC.
d/b/a Ray's Killer Creek
1700 Mansell Road
Alpharetta, GA 30004
Consumption on Premises
Liquor, beer & wine - Sunday Sales
Registered Agent: Michael Sard, Esq.

- ❖ Council Member Owens offered a motion to approve the slate
 - The motion received a second from Council Member Mitchell

- The motion was approved 7-0

VII. OLD BUSINESS

A. PH-16-18 UDC Changes - Smart Stormwater Code (1st Reading)

NOTE: This item was tabled during a previous meeting and must be removed from the table prior to discussion or consideration.

Consideration of text amendments to the Unified Development Code to implement smart stormwater strategies.

- ❖ Council Member Owens offered a motion to untable PH-16-18 UDC Changes – Smart Stormwater Code
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0
- Director of Public Works, Pete Sewczwicz, introduced Senior Engineer, Jill Bazinet and Tetra Tec consultant to provide a brief overview and field questions posed by Mayor and Council
- This item was heard at the December 1, 2016 Planning Commission meeting. There were no comments from the public for or against the request. After discussion, the Planning Commission voted unanimously to recommend approval of the amendments to the Unified Development Code. City Council discussed the item at the December 12, 2016 Council Meeting and requested additional information on runoff reduction in open space, impacts on density, and the fee-in-lieu program. Examples of runoff reduction within each open space type were provided. An explanation of how these changes do not impact density was provided. The Alpharetta Stormwater Management Manual was updated to reflect changes to the fee-in-lieu program as requested. The program requires volume credits available in a previously constructed stormwater facility or one that is fully funded for construction at the time of permit. Banking of funds for future improvement projects has been removed.
- Alpharetta is experiencing revitalization in the Downtown area and new development throughout the City. The City hired Tetra Tech to review the existing stormwater policies and provide recommended code and ordinance updates to modernize our approach to stormwater management and encourage the use of innovative stormwater design. The result is a set of clear and effective policies and standards that the city, residents, businesses, and the development community can use to allow variety and advancement in managing stormwater runoff.

- Tetra Tech's approach included a thorough code barrier review, formation of two input groups to develop new code language and policies, and a thirty-day online public input opportunity. The input groups, including city staff from various departments and community stakeholders, met multiple times to discuss the barriers, hypothesize solutions, and vet new code language. Most ordinance updates included expressly allowing infiltration and reuse stormwater management techniques. The bulk of the updates are found in UDC Articles II and III, Appendix A Articles 2 and 3, and the Alpharetta Stormwater Design Manual. Additional updates are located in the Extent of Service Policy.
- The most significant updates include:
 - A revision to current standards removing the water quality requirement when less than 1,000 square feet of new impervious area is added to a parcel.
 - A new gradual tiered chart of requirements for water quality and quantity treatment.
 - Provisions for stormwater incentives on redevelopment.
 - Adoption of runoff reduction measures with allowances to revert back to traditional water quality measures should site constraints require it. Runoff reduction measures include bioretention ponds, bio swales, pervious pavement, stormwater street tree wells, and cisterns.
 - Encouragement for developers to co-locate aesthetic stormwater management treatments in landscape islands and landscape strips.
 - Provisions for fee-in-lieu programs for sites meeting certain criteria.
- The proposed changes would allow more flexibility for developers, encourage use of smart stormwater techniques, and protect the City's natural resources. The updated language also clarifies the allowance of green infrastructure and low impact development design measures in accordance with recommendations from EPA and EPD.
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

❖ Council Member Owens offered a motion that Council adopt the proposed

amendments to the sections identified by the City Attorney in the Unified Development Code, Alpharetta Stormwater Management Manual and the Alpharetta Extent of Service Policy

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

VIII. NEW BUSINESS

A. Resolution to Adopt the 2035 Comprehensive Land Use Plan Amendment and Capital Improvement Element 2016

- Director of Community Development, Kathi Cook, came forward to provide a brief overview of this item and answer questions posed by Mayor and Council
- Council approved the 2035 Comprehensive Plan and authorized transmittal of the document to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) on June 20, 2016. The changes requested by Council were incorporated into the document prior to transmittal to DCA. DCA reviewed the transmittal and provided a comment that 3 line items in the Short Term Work Program lacked certain information, such as a description and/or cost estimate. However, it was concluded and accepted by DCA that the line items in question were hold overs from the 2030 Short Term Work Program and should have been deleted altogether. The City received a letter from ARC on September 21, 2016 indicating that the City's Comprehensive Plan 2035 Update is in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning.
- The 2016 Capital Improvement Element (CIE) Annual Update was approved by Council and authorized to be transmitted to the ARC on May 16, 2016. The City received a letter from ARC on June 16, 2016 indicating that the City's 2016 CIE Annual Update is in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning. According to State rules, renewal of the City's Qualified Local Government (QLG) status is contingent upon local adoption of the comprehensive plan and CIE annual update.
- State regulations require that community comprehensive plans be adopted and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. Alpharetta adopted the 2030 Comprehensive Plan in 2011 as a major update when the format and basic requirements of a comprehensive plan were modified by regulation. The current update required is minor in nature and a refinement of the 2011 effort. To this end, Alpharetta followed a six (6) month process that resulted in the 2035 Comprehensive Plan. Facilitated by the city's consultants, Kimley-Horn & Associates, four (4) public meetings were held including 'visioning' sessions. In addition, a steering committee was formed that met over the course of the project providing staff and the consultant with more detailed input.

- The resulting document, the 2035 Comprehensive Plan, consists of: 1. Community Agenda, which represents Alpharetta's vision, goals, policies, issues and opportunities; 2. Community Assessment, which is a compilation of information and data about the existing conditions and historical information about the city; and 3. Community Participation, which is a summary of the program used to capture citizen comments and incorporate the community's views into the final document.
- Most of the focus is placed on the Community Agenda because it addresses the City's future. The Comprehensive Plan is a guideline for growth and development and defines the citizens' shared vision and desired direction for their community. The 2035 Comprehensive Plan is intended to provide planning guidance for Alpharetta through the next twenty years.
- In order to encourage Public Input into the comprehensive plan update, the City held the following public meetings:
 1. A Workshop was held by City Council on Monday, May 23, 2016
 2. A Public Workshop was held on Thursday, June 2. This workshop was advertised in the front section of the newspaper on four consecutive weeks (May 11, May 18, May 25 and June 1, 2016). There were approximately 28 residents in attendance.
 3. The Public Hearing Advertisement for the June 2, 2016 Workshop and Planning Commission Meeting were also advertised for the same four consecutive weeks in the Public Hearing Notice Section of the legal record.
 4. The Meetings were also promoted on social media via Facebook and Twitter as well as included in news briefs and releases sent out to area media. As of this report, the most recent Tweet specifically about the workshop received 619 impressions and the previous one the prior week received 881 impressions. The Facebook post on the workshop has had a low hit rate of 96 while the Facebook post prior to that on the topic had a reach of 1,852.
 5. A Mailing was sent to Property Owners'/Residents who attended Public Vision Workshops informing them of the June 2, 2016 Meetings, as well as the City Council Meeting on June 20, 2016 where the final recommendations will be presented.
- The Georgia Planning Act also requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements. The CIE details on an annualized basis the collection and use of funds derived from impact fees. These documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

- ❖ Council Member Kennedy offered a motion to approve the Resolution as read by the City Attorney
 - The motion received a second from Council Member Owens
 - A substitute motion was offered by Council Member Gilvin to adopt the Resolution with the change that area node E on the future land use map would retain maximum density of mixed use at 8 units per acre
 - With no second, the substitute motion failed
 - The original motion was approved 6-1; Gilvin voting no

B. Alcohol Ordinance Amendment

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA PROVIDING FOR CERTAIN AMENDMENTS TO CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA PERTAINING TO CIGAR SHOPS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES (1st reading)

- City Attorney, Sam Thomas, provided a brief overview of the proposed Ordinance amendment
- Mr. Thomas read the Ordinance summary into the record

Public Comment

- Russ Sutton, owner of Cutter's Cigar, came forward to speak on this item
 - ❖ Council Member Gilvin offered a motion to table this item
 - The motion received a second from Council Member Owens with an amendment that it is brought back no later than 2 weeks
 - The original motion was approved 6-1; Gilvin voting no

C. Deferral Request - Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09

- Mayor Belle Isle recused himself from this item and Mayor Pro Tem Owens presided
- Director of Community Development, Kathi Cook, provided a brief summary of the applicant's request
- The UDC requires Council approval of a 3rd deferral request.

- Ethan Underwood came forward on behalf of the applicant

Public Comment

- Valerie Manley, 5140 Southlake Drive, Alpharetta, GA, came forward to speak on this item on behalf of Windward Community Services

❖ Council Member Kennedy offer motion to approve the request of Sharp Residential for deferral of MP-16-11/CLUP-16-07/Z-16-09 defer until and no later than the Public Hearing date in February

- The motion received a second from Council Member Merkel
- The original motion was approved 6-0

❖ Mayor Belle Isle returned to the meeting

IX. PUBLIC COMMENT

None

REPORTS

- Assistant City Administrator James Drinkard provided information for 2 upcoming public meetings to be held at City Hall:
 - Tuesday 1/17/17 at 6:30 p.m. meeting to discuss a paths and trailways concept 6:30 pm
 - Thursday 1/19/17 at 6:30 p.m. meeting to discuss phase 1 of Webb Bridge Road Corridor Improvement Project
- Council Member Owens – announced an open house public information forum on Tuesday, January 10 from 5-8 pm concerning the widening of McGinnis Ferry at Lanier Tech in Forsyth County.
- Council Member Owens also extended a ‘thank you’ to the City’s Public Works Department for their recent work during the snow storm

XI. ADJOURNMENT TO EXECUTIVE SESSION

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

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen, City Clerk