



City Council Meeting JANUARY 6, 2020

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 12/16/2019)

B. Alcoholic Beverage License Applications

PH-19-AB-31 Mongkut, LLC.
d/b/a Thai Squared
5530 Windward Pkwy Ste 140A
Alpharetta, GA 30004

Restaurant
Consumption on Premises
Beer & Wine

Owner: Mongkut, LLC.
Registered Owner: Jirarut Lewis

PH-19-AB-32 TOG Kona Macadamia, LLC.
d/b/a Kona Grill
5100 Avalon Blvd.
Alpharetta, GA 30009

Restaruant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales

Owner: TOG Kona Macadamia, LLC.
Registered Owner: Michael Sard

V. PUBLIC HEARING

A. PH-20-01 Koza/1720 Old Milton Parkway Change to Conditions of Zoning

Consideration of changes to previous conditions of zoning to extend hours of operation and to allow for on-premise consumption of alcohol. The property is located at 1720 Old Milton Parkway and is legally described as being located in Land Lot 1272, 2nd District, 2nd Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. Public Safety Fleet Replacement

B. On Call Park Design Services for Mid Broadwell Park Development

VII. WORKSHOP

A. Draft for Proposed Cultural Arts Commission

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By: Erin Cobb

Sponsored By:

Meeting Date: January 6, 2020

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 12/16/2019)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

City Council Meeting Draft Minutes 12-16-2019



City Council Meeting
December 16, 2019
Office of the City Clerk
CITY HALL 2 PARK PLAZA
6:30 PM

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 James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Peter Sewczwicz, Director of Public Works
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Tom Harris, Director of Finance
- o John Robison, Director of Public Safety
- o Kathi Cook, Director of Community Development
- o Eric Graves, Senior Transportation Engineer
- o Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Purchase of Real Estate & Resolution

B. Council Meeting Minutes (Meeting of 12/9/2019)

C. Alcoholic Beverage License Applications:

PH-19-AB-30 Mikhail Mart, LLC.
d/b/a/ Shell Food Mart
6185 Windward Parkway
Alpharetta, GA 30005

Convenience Store
Retail Package Sales
Beer, Wine, Sunday Sales

Owner: Ramiz Mikhail
Registered Agent: Medhat Karout

❖ Council Member Burnett offered a motion to approve the consent agenda

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved (7-0)

V. PUBLIC HEARING

A. PH- 19-25 Good/380 Milton Ave

NOTE: This item has been deferred by Staff and will be neither heard nor considered during this meeting. It has been moved to the January 6, 2020 Council Meeting Agenda.

B. Z-19-03/V-19-16 100 North Main Street

- Senior Planner, Michael Woodman, came forward to present this item.
- This item was heard at the 12/5/2019 Planning Commission meeting. Staff recommended approval of the item subject to 17 conditions. There were several public comments in favor of and in opposition to the project with concerns over traffic, the Cumming Street extension, access to lower level parking deck from Violet Garden Walk and Lily Garden Place, visual buffers, light pollution use of amenity rooftop, pedestrian safety, and tree removal. Staff recommended additional conditions to address the public concerns. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting some of the applicant's requested changes (Planning Commission changes shown in RED). Vote 7-0
- Staff is recommending Mayor and Council approve Z-19-03/V-19-16 100 NORTH MAIN STREET, subject to the following conditions:
 1. The site, consisting of approximately 0.92 acres, shall be zoned DT-MU and

developed substantially similar to site plan submitted by AEC, revised 10/23/2019, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail and restaurant.

2. Maximum building height shall be no greater than 3 stories and 46'.
3. Minimum building setback on North Main Street shall be ~~20'~~ 15' and shall include a minimum ~~10'~~ 5' landscape strip located outside of any easements. Minimum building setback on Violet Garden Walk shall be 20', as measured from the existing right-of-way.
4. Maximum building footprint shall not exceed 11,534 square feet.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB. Openings in parking deck walls shall be decorative screens similar to Teasley Place mixed-use development.
6. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
7. Decorative lighting and trees shall be placed on the upper level of the parking deck, as depicted on submitted renderings.
8. In conjunction with a Development Agreement, the developer shall set aside 5,141 square feet (0.118 acres) of land to accommodate future right-of-way for the Cumming Street extension, as depicted on the site plan prepared by AEC, revised 10/23/2019.
9. Access to ~~the upper level of the~~ parking deck from North Main Street shall be closed off to vehicular traffic at such time that the Cumming Street extension is completed. Additional useable space, as a result of closing off the North Main Street access, may only be added to the building if parking requirements have been met. Access shall be constructed from new roadway.
10. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
11. Street trees shall be required within the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, 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.
12. Amenity space shall be developed **on the building rooftop. Landscape improvements to the existing tree area with shall be a** park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff. **Rooftop amenity shall be limited to use by office employees only.**
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required in front of the building and along North Main Street, Cumming Street and Violet Garden Walk.
14. Developer shall save: Tree #339 (28" Pecan). The City Arborist may approve up to a 20% encroachment into the CRZ of trees with additional tree care to

offset the encroachment, as approved by Staff.

15. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification to property owner.
 16. Decorative paver aprons shall be required at permanent project driveways, as approved by Staff.
 17. ~~New Overhead~~ utilities shall be placed underground.
 18. 10' sidewalk on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
 19. Lower level parking deck shall be limited by a gated system, no deliveries, restricted to employees only and no public parking.
 20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
- The applicant, 100 N. Main St Alpharetta, LLC, is requesting a rezoning of 0.92 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed Use) to allow for the construction of a 28,100 square foot office building and structured parking. A variance is requested to increase the maximum building footprint from 10,000 square feet to 11,534 square feet. The subject property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street.
 - The submitted request, if approved, will allow for the construction of a 28,100 square foot office building and parking deck on 0.92 acres in the Downtown Overlay. The applicant proposes to rezone the property from C-1 to DT-MU, as well as a variance to increase the maximum building footprint from 10,000 square feet to 11,534 square feet. The subject property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street.
 - The subject property represents two (2) parcels of land with frontage on North Main Street and Violet Garden Walk. The property fronting North Main Street is developed with a 2,132 square foot former home that has been converted to an office. The property fronting Violet Garden Walk is undeveloped. Surrounding properties are zoned C-1 to the north and south, C-2 (General Commercial) to the east, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Alpharetta First United Methodist Church is located to the east, West of Main Subdivision is under construction and located to the west, a structure on the City's List of Contributing Historic Buildings at 116 North Main Street is located to the north and 88 North Main Street and 31 Church Street are located to the south. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.
 - A variance is requested from Unified Development Code (UDC) Subsection 3.6.5, Bulk and Mass, to increase the maximum building footprint from 10,000 to 11,534 square feet. According to the applicant, the variance is necessary to keep the building at 3-stories in height. The DT-MU zoning 3 district allows building heights up to four (4) stories and 60'. However, Staff recommends building heights of no more than three (3) stories in this area of the Downtown Overlay.
 - As shown in the table below, the applicant's proposed non-residential density is consistent with other Downtown developments. The applicant proposes a 28,100 square feet office building on 0.92 acres, which represents a density of 30,543 square feet per acre. The applicant proposes structured parking, which helps offset the higher density by providing more open space.

Development Name	Office (SF)	Retail (SF)	Acres	Density
Applicant's Proposal	28,100 SF		0.92 acres	30,543 SF/acre
Kairos Old Milton Office Bldg.	52,260 SF	3,000 SF	2.16 acres	25,583 SF/acre
Providence Group/Chelsea Walk	30,000 SF		1.0 acre	30,000 SF/acre
Wellstar	40,000 SF		2.34 acres	17,094 SF/acre
Teasley Place*	4,820 SF	16,609 SF	1.52 acres	14,098 SF/acre
55/61 Roswell Street	30,000 SF		0.72 acres	41,794 SF/acre

*Does not include 3 floors of residential above. Including residential, the overall density of Teasley Place increases to 69,361 square feet per acre.

- The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the subject property along its northern boundary and would require future right-of-way for the extension, which is depicted on the site plan to be approximately 5,141 square feet (0.118 acres). The applicant reached out to the neighboring property owner to the north (116 North Main Street), since both properties would be impacted by the road extension. According to the applicant, the adjacent property owner to the north is not interested in a coordinated development effort at this time. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.
- The submitted site plan depicts a 3-story, 28,100 square foot office building fronting North Main Street with a 2-level parking deck to the rear. The DT-MU zoning district permits building heights up to 4-stories and 60'. However, Staff believes that building heights should be limited in this area of the Downtown to no more than 3-stories. The applicant designed the office building with a 11,534 square foot building footprint in order to maintain a 3-story building height. The proposed building footprint exceeds the maximum permitted of 10,000 square feet in the DT-MU district.
- Project driveways are depicted on North Main Street, Cumming Street and Violet Garden Walk. The applicant proposes to remove the driveway on North Main Street once the Cumming Street extension and new project driveway off Cumming Street are constructed. 90 parking spaces are depicted in a 2-level parking deck (31 spaces in the upper level and 59 spaces in the lower level), of which the UDC would require a total of 84 spaces for the proposed use. The upper level of the parking deck is accessed from North Main Street, until such time that the Cumming Street extension is constructed. At which point, access will be moved to Cumming Street. The lower level of the parking deck is accessed from Violet Garden Walk.
- GDOT's North Main Street project includes the installation of twelve-foot (12') multi-use sidewalks along the frontage of the subject property. The site plan depicts, as required by the UDC, a ten-foot (10') sidewalk on Violet Garden Walk. However, it is recommended that the sidewalk be reduced to eight-feet (8') in order to provide additional landscape area for the benefit of the 4 adjacent residential development. Sidewalk(s) along the Cumming Street extension will be reduced due to the limited available right-of-way and the need to limit impacts to the property to the north (116 North Main Street), which is on the City's Inventory of Contributing Historic Structures. As shown below, minimum building setbacks are generally consistent with the DT-MU development standards. However, a greater building setback is required along North Main Street to accommodate the 10' landscape strip outside of any easements.

- North Main Street – 20'
 - Violet Garden Walk – 20' (from existing right-of-way/property line)
 - Cumming Street Extension – 5'
 - Side – 5'
- The applicant's site plan depicts 11,534 square feet, or 28%, of amenity space on the site, which includes a rooftop amenity. The applicant's site plan exceeds the minimum 10% amenity space required in the DT-MU district. If approved, amenity areas should include improvements associated with gathering and seating areas.
 - There are several trees on the subject property, consisting primarily of Hardwoods. Two (2) specimen trees are located along North Main Street. Most of the trees identified on the property are listed in 'Poor' condition. GDOT will impact and remove a few trees in conjunction with the North Main Street roadway project. Staff initially had concerns with the applicant's site plan, which did not save any trees. However, the applicant revised the site plan to incorporate a tree save along North Main Street, Tree # 339 (28" Pecan), as well as limiting impacts to boundary trees along the southern property line. According to a note on the site plan, stormwater management will be handled underground under the structured parking deck at the rear of the property.
 - The applicant's proposed renderings reflect a Neoclassical architectural style, which is an approved style in the Downtown Overlay. The building has classic storefronts on the ground floor and is primarily brick. The applicant's architect provided the following description of the building architecture, design and materials:
 - "The architecture is a blend of urban qualities of several styles approved within the guidelines. To simplify the description, I would characterize this design effort as "Neoclassical". The materials will be primarily brick veneer color (A), with a base of cast stone or an alternate brick veneer color (B). Many details such as window/door lintels may be precast stone. Other architectural features important to the design include window canopy/awnings, lights, porticoes, blade & applied letters signage, etc. each with attention to historical authenticity to meet the city's goals of a streetscape harking back to the late 1800's thru the early 1900's."
 - The street-facing façade of the office building complies with the 200' maximum façade length for a 'General Building' in the Downtown. The three (3) story building has a 1st floor height of 18', 2nd floor of 14' and 3rd floor of 14' for a total building height of 46'. The building appears to be in compliance with the architectural, material and building design regulations in the Downtown Code. The table below provides approved building heights in the Downtown.

Project Name	Location	Building Height
Applicant's Proposal	Mixed Use	3 stories, 46'
City Center	Central Business District	4 stories, 60'
Teasley Place	Central Business District	4 stories, 60'
Liberty Hall	Central Business District	4 stories, 67'
55/61 Roswell Street Office Building	Central Business District	3 stories, 46'
Cotton House Hotel	Central Business District	4 stories, 56'
Wellstar Office Building	Mixed Use Live-Work	2 stories, 40'
Liberty Village	Mixed Use Live-Work	2 stories, 32' – 45'
Kairos Old Milton	Mixed Use Live-Work	3 stories, 44'
Northside Office Building	Mixed Use Live-Work	3 stories, 44'
Providence Group Office Building	Mixed Use Live-Work	2 stories, 40'
The Maxwell	Mixed Use	2 stories, 32'

- The applicant provided a trip generation report, which shows that the proposed development would generate 47 AM Peak Hour trips and 27 PM Peak Hour trips.

TABLE 1 – TRIP GENERATION									
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
General Office Building	28,100 sf	40	7	47	4	23	27	121	121

- City Staff has reviewed the applicant's zoning proposal and finds that it can generally support the request for rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and the City's Comprehensive Plan. The property could be developed with office use under the existing zoning. However, the C-1 district regulations are not conducive to achieving the walkable vision of the Downtown Overlay. In addition, the applicant could meet the maximum building footprint, if the building were permitted to be 4-stories. Therefore, the applicant's variance request is related to Staff's recommendation to limit building heights in this area of the Downtown to no more than 3-stories. Additionally, the applicant is maintaining a minimum 15' setback at the rear adjacent to residential, which is the minimum setback requirement under the existing zoning of C-1.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant has been contacted by some of the adjacent property owners, two (2) in support and two (2) in objection with concerns over impacts from the Cumming Street extension.
- City Staff has been contacted by adjacent property owners with concerns over the Cumming Street extension impacting properties in West of Main, increased traffic and building setbacks on Violet Garden Walk. Staff notified the applicant of this concern and the applicant revised the site plan to provide a 20' setback at the rear of the property adjacent to West of Main.
- The CZIM was held on October 9, 2019. There were a few public comments on the signed-in sheet, including the need to accommodate the Cumming Street extension and associated drainage.
- Senior Traffic Engineer, Eric Graves, came forward to address questions from Mayor and Council regarding this item's traffic impact.
- Attorney Don Rolader, 1865 Lockeway Drive, Suite 601, Alpharetta, came forward to speak on behalf of the applicant.
- Avego Healthcare Capital representative, Thomas Vanderport, 1055 Powers Place, Alpharetta, came forward to speak on behalf of the applicant.
- The architect, Tracy Ward, 5155 Doubletree Drive, Cumming, came forward to speak on behalf of the applicant.

Public Comment:

- Larry Bracken, 208 Violet Garden Walk, Alpharetta, came forward in support of the item with a few concerns regarding traffic, after hours parking, and an additional setback that is needed.

- Jared Marber, 55 Church Street, Alpharetta, came forward to speak on the concept of gating the parking deck.
- Roy Roberts, 126 North Main Street, Alpharetta, came forward in support of the item.
- Tyler Vassar, 89 Canton Street, Alpharetta, came forward to address the relation of this item to the Cumming Street Extension Project.

❖ Council Member Richard offered a motion to approve Z-19-03/V-19-16 100 North Main Street subject to the following conditions:

1. The site, consisting of approximately 0.92 acres, shall be zoned DT-MU and developed substantially similar to site plan submitted by AEC, revised 12/10/2019, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail and restaurant.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Minimum building setback on North Main Street shall be 15' and shall include a minimum 5' landscape strip located outside of any easements building set back on North Main Street to accommodate moving the building 5' closer to North Main Street and 5' further from Violet Garden Walk, including an additional 5' area for planting along Violet Garden Walk. Minimum building setback on Violet Garden Walk shall be 20', as measured from the existing right-of-way.
4. Maximum building footprint shall not exceed 11,534 square feet.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB. Openings in parking deck walls shall be decorative screens similar to Teasley Place mixed-use development.
6. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
7. Decorative lighting and trees shall be placed on the upper level of the parking deck, as depicted on submitted renderings.
8. In conjunction with a Development Agreement, the developer shall set aside 5,141 square feet (0.118 acres) of land to accommodate future right-of-way for the Cumming Street extension, as depicted on the site plan prepared by AEC, revised 10/23/2019.
9. Access to the parking deck from North Main Street shall be closed off to vehicular traffic at such time that the Cumming Street extension is completed. Additional useable space, as a result of closing off the North Main Street access, may only be added to the building if parking requirements have been met. Access shall be constructed from new roadway.
10. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
11. Street trees shall be required within the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, 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.

12. Amenity space shall be developed on the building rooftop and limited to use by the occupants, invitees and guests of the development. Landscape improvements to the existing tree area shall be a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff. Occupiable vertical structures are prohibited, and rooftop space shall not be rented out for commercial use.
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required in front of the building and along North Main Street, Cumming Street and Violet Garden Walk.
14. Developer shall save: Tree #339 (28" Pecan). The City Arborist may approve up to a 20% encroachment into the CRZ of trees with additional tree care to offset the encroachment, as approved by Staff.
15. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification to property owner.
16. Decorative paver aprons shall be required at permanent project driveways, as approved by Staff.
17. New utilities shall be placed underground.
18. 10' sidewalk on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
19. Lower level parking deck shall be limited by a gated system controlled and regulated by the applicant and signage posted stating no public parking.
20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.

- The motion received a second from Council Member Binder
- The motion was approved unanimously (7-0)

C. MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village

❖ Council Member Burnett recused himself from this item.

- Director of Community Development, Kathi Cook, came forward to present this item.
- This item was heard at the 12/5/2019 Planning Commission meeting. Staff recommended approval of the item subject to 47 conditions. There were several public comments in favor of the request supporting a live/work/play environment and Alpha Loop. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting the applicant's changes (Planning Commission changes shown in RED). Vote 7-0

- Staff is recommending Mayor and Council approve MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village subject to the following conditions: (Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation.)
 1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Nelson, revised 11/25/2019 (SP-18), subject to the approved conditions.
 2. Architectural style of all buildings shall be substantially similar to submitted renderings prepared by Nelson, with non-residential buildings approved by the DRB and residential buildings approved by Staff.
 3. Development regulations shall be as follows:
 - a. Office – Maximum of 630,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 11/25/2019.
 - b. Retail/Restaurant – Maximum of 31,525 square feet and maximum height of 2 stories or 35', whichever is less. No more than 3 single-tenant, freestanding retail buildings shall be permitted. A minimum 3,000 square foot neighborhood grocery shall be required. There shall be no drive through restaurants. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities, as approved by Staff.
 - c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 3-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.
 - d. 'For-Rent' Residential – After January 1, 2022, 140 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. **After January 1, 2023, 115 'For-Rent' 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. Building maximum height shall be 4 stories or 60 feet, whichever is less. All units shall be one (1) and two (2) bedrooms with no more than 40% of the units being 2-bedrooms. 'For-Rent' units shall be constructed concurrently with a minimum 125,680 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 125,680 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 125,680 square feet of 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. If a building permit is not issued by December 16, 2022 residential units shall revert to 'For-Sale' only.
 - e. Parking Decks – Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or

screened from view with evergreen landscaping, as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

4. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. office
 - b. retail
 - c. restaurant (no drive-thru)
 - d. residential
5. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Computer Supply Store
 - g. Copy Center/Print Shop
 - h. Drug Store (not to exceed 2,000 SF)
 - i. Dry Cleaning Pick-up Station
 - j. Fitness Studio
 - k. Florist, Retail without Greenhouse
 - l. Gourmet Food Store
 - m. Office Supply Store (not to exceed 2,000 SF)
 - n. Package Shipping/Mail Box Store
 - o. Restaurant (no drive-thru)
 - p. Retail Sales and Services Establishment
 - q. Shop or Studio, Craftsman/Artist
 - r. School, Commercial
6. Building setback and landscape strip along Lakeview Parkway shall be 20'.
7. New internal street shall meet the Type 'C' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach into public spaces if they don't impede pedestrian circulation or safety.
8. Building permit shall not be issued for any freestanding retail building before a building permit is issued for the 125,080 square foot office building.
9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, ~~447 545~~, 563, 566, 568, 821, 591, 593, 596, and ~~820 600~~ shall be saved **subject to Alpha Loop and roadway improvement requirements.**
10. A minimum 25.06 acres of civic space and 7.22 acres of amenity space shall be required for the proposed development, as depicted on the 11/25/2019 plan. The greenspace to the west of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space, as approved by Staff.

Design Conditions:

11. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. At grade pedestrian and bicycle connections shall be provided throughout the site, including

between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.

12. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
13. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
14. Developer shall meet EcoDistrict measures per Page 6 of the applicant's Letter of Intent, dated 10/7/2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure, with final approval by Staff.
15. A bus shelter ~~and dedicated lane~~ shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends. **Applicant shall not be required to construct a bus shelter if MARTA does not add 360 Tech Village to its route system.**
16. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA Group/360 Tech Village Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2019 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
17. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
18. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
19. Surface parking areas shall comply with current UDC requirements for screening and tree islands. A decorative, low wall shall be located along Lakeview Parkway, where needed, to obscure views of surface parking from Lakeview Parkway.
20. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
21. New driveways within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. The view corridor from Haynes Bridge Road to the lake, along the main boulevard, shall be required, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake, as approved by Staff.

23. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space and shall incorporate ~~the existing wall~~ a wall approved by the DRB, landscaping and a focal point feature (sculpture). Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development, as approved by Staff with input from the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of at least 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
24. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways. All project components shall be developed in the first phase, except for the 200,000 SF and 150,000 SF office buildings and associated parking decks.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - Approved specifications and standards identified for each use within the total development.
 - Pedestrian network.
 - Overall planned open space areas.
27. Each plan submitted for an LDP shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Creative signage is encouraged, and rooftop signs shall be permitted, as approved by the DRB.
30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village"

Landscape Conditions:

31. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 rooftop amenity shall be required within the development. Outdoor dining areas shall not count against the maximum permitted retail/restaurant square footage.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of an LDP and shall try to save the existing mature street trees,

except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road, with final approval by Staff.

35. Developer shall be responsible for planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway, which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). ~~Investigate the possibility of adding~~ Developer shall **add** shade structures and/or trees on the top floor of parking decks to cover a minimum 15% of this surface.
37. Developer shall dedicate a permanent easement and construct a 12' multi-use trail (Alpha Loop) as depicted on the site plan prepared by Nelson, revised 11/25/2019, with final alignment/design/materials approved by Staff and construction completed prior to the first residential CO. Alpha Loop shall be clearly delineated and separate from private sidewalk associated with storefronts on the 'For-Rent' building. A crosswalk shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of a material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road **and shall count towards the original sculpture's requirement**. Alpha Loop shall include seating/gathering areas, lighting, landscape, hardscape, and Zagster (**or comparable bike sharing provider**) bike station (per applicant's Letter of Intent). Multi-use trail shall be promoted to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail, as approved by Staff. Wayfinding signage shall be placed at key locations along the trail. Developer shall dedicate a minimum 20' permanent easement through the GA 400 buffer for the purpose of a future Alpha Loop trail alignment. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 20' setback from all buildings, **except along the ground floor storefronts associated with the 'For-Rent' building**.
38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
39. The 32,124 square foot Central Green shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. Lake shall be designed for active recreation, including terraced amphitheater, plaza area, food truck staging area, and pier.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout shall be required on Lakeview Parkway, as depicted on the plan, at site driveway 3. Design of roundabout shall meet City LOS standards, as approved by Staff.
43. ~~Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 12/16/2021.~~

General Conditions of Approval to GRTA Notice of Decision:

44. Development Intensity and Use

- Provide a mix of residential, office and retail use.

45. Access Management

- Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
- Provide a maximum of 4 site driveways on Lakeview Parkway.
- Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
- Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
- Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
- No direct site access is allowed onto Haynes Bridge Road.
- No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
- Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100' from Lakeview Parkway.

46. Pedestrian Facilities

- Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
- Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.

47. Road Improvements to GRTA Notice of Decision:

Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway

- Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes. **This requirement shall be removed if a new study by DRI determines it unnecessary.**
- Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes. **This requirement shall be removed if a new study by DRI determines it unnecessary.**
- All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.

- The applicant, TPA Group, is requesting a master plan amendment to the 360 Tech Village Master Plan (F.K.A. Metropolitan Life/Peridot/Innovation) to change the development mix and previous conditions of zoning on the 62.47-acre property. Rezoning is requested for 7.47 acres from O-I (Office Institutional) to MU (Mixed-Use), as well as a conditional use to allow 'For-Rent' and 'For-Sale' residential uses. The mixed-use development would consist of 31,525 square feet of retail/restaurant, 630,080 square feet of office (475,680 square feet is new), 255 'For-Rent' units, 60 'For-Sale' townhome units, and over 32 acres of open space. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.
- The submitted request, if approved, will allow for the construction of a 62.47-acre mixed-use development consisting of 31,525 square feet of retail/restaurant uses, 630,080 square feet of office use (475,680 square feet is new), 60 'For-Sale' townhome units, 255 'For-Rent' units and over 32 acres of open space. The proposed residential density is 5.04 dwelling units per acre. The subject property is

located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

- The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and subject to the North Point Overlay and 360 Tech Village Master Plan. Surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The property is bound by Lakeview Parkway and Morrison Parkway to the north, Georgia 400 to the south and Haynes Bridge Road to the east. The Comprehensive Land Use Plan designation of the property is Mixed Use, which allows the proposed development mix.
- The applicant requests a master plan amendment to change the development mix and previous conditions of zoning. The site reverted to the 2015 conditions on May 27, 2019 and is currently approved for 100,035 square feet of retail, 211-room hotel, 447,200 square feet of office and 470 'For-Sale' residential units. A rezoning is requested for 7.47 acres from O-I to MU, of which the zoning on the 7.47-acre property also reverted on May 27, 2019. A conditional use is requested to allow 'Dwelling', 'For-Rent' and 'For-Sale' uses.
- A conceptual development plan for the assembled tract was submitted in August 2007, at which time Staff forwarded the application to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for Development of Regional Impact (DRI) Review. In 2008, ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance, which did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. Master plan amendments were approved in 2015 and 2017, which included changes to previous conditions of zoning.
- The table below provides a comparison between the applicant's current proposal and previously proposed and approved master plan and amendments for the subject property.

New Plan vs Previous Plans					
	2019 Proposed Plan	2017 Plan (Reverted)	2011/2015 Plan (Current Approval)	1988 Plan	Change 2015-2019
Acreage	62.47 acres	62.47 acres	47.05 acres	45.5 acres	+15.42 acres
Retail/Rest.	31,525 SF	57,700 SF*	100,035 SF	119,700 SF	-68,510 SF
Residential	315 Total Units: 255 'For-Rent' & 60 'For-Sale' Townhomes	417 Total Units*: 276 'For-Rent', 36 'For-Sale' Condo & 105 'For-Sale' Attached/Detached	470 Total Units: 445 'For-Sale' Condo, 25 'For-Sale' Townhomes	0	+255 'For-Rent' -410 'For-Sale' Attached
Density	5.04 du/ac	6.68 du/ac	10 du/ac	0	-4.96 du/ac
Hotel	0	0*	211 rooms	200 rooms	-211 rooms
Office	630,080 SF	664,400 SF	447,200 SF	1,015,520 SF	+182,880 SF
Parking	2,647 spaces	3,069 spaces	3,415 spaces	N/A	-768 spaces
Open/Park	32.28 acres	31.96 acres	11.08 acres	N/A	+21.2 acres

*2017 plan amended on 12/4/2017 to increase retail SF for food hall, reduce number of 'For-Sale' units and eliminate the hotel.

- The property is in the Tier 1 North Point Development Node as depicted on the 2035 Future Land Use Plan. The City's Comprehensive Land Use Plan describes the North Point Activity Center Character Area in the following way:

"PRESERVE the North Point area as a regional destination for shopping, jobs and entertainment, and ENHANCE the area with improvements

and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live.”
 “Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.

- In addition, the property is designated Mixed-Use Commercial Center Area in the North Point Activity Center LCI, which is described in the following way:

“Mixed-use Commercial Centers seek to take advantage of Georgia 400, Mansell Road, and Haynes Bridge Road to accommodate significant vehicular traffic by locating high intensity uses within a short distance of the Georgia 400 interchanges. While still providing pedestrian connectivity to the mixed-use village center, the two commercial centers are better suited to accommodate taller, regional serving development with higher vehicular traffic demands.”

- Staff has reviewed the application and is in general agreement with the request for master plan amendment, rezoning, and conditional use with fewer requested units. The proposed rezoning of 7.47 acres to MU is consistent with the vision in the North Point LCI and Comprehensive Land Use Plan designation of the property, which includes a mix of uses within a walkable environment. However, the proposed ‘For-Rent’ units exceed the recommended annual target in the City’s Rental Housing Study and exceed the City’s desired balance between owner- and renter-occupied dwelling units. Therefore, staff recommends that no more than 140 ‘For-Rent’ units be approved on the subject property in order to further the desired housing balance in the City. The reduction in ‘For-Rent’ units would also bring the percentage of ‘For-Sale’ units to 30%, which is consistent with Staff’s recommendation of at least 25% ‘For-Sale’ product within mixed use developments.
- The applicant’s request is consistent with the following land use, transportation, housing and community services and facilities strategies in the 2035 Comprehensive Plan:

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

LU Strategy 8.3: Encourage owners/developers with large land holdings to plan for multiple land uses.

LU Strategy 8.4: Establish varying levels of mixed-use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable

communities that provide linkages to activity centers within the city.

T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.

T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.

T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces onsite vehicular dependence.

H Strategy 1.2: Encourage higher residential densities and appropriate mix of uses close to Downtown Alpharetta and in the GA-400 corridor.

CSF Strategy 3.7: Encourage developers to build recreational opportunities in conjunction with new development and encourage permanent protection of open space for future generations to enjoy.

- Current U.S. Census information estimates that the City is currently at 63.7% owner-occupied. Therefore, the applicant's zoning proposal is not consistent with the following policy:

Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.

- 'For-Rent' residential use should only be considered within mixed-use developments along the Georgia 400 corridor. These mixed-use developments should provide sufficient office density to generate jobs/employees to live in the residential units and utilize on-site retail services, grocery and parks and recreational uses to reduce vehicular trips.
- It has been the City's experience that successful mixed-use developments typically include 'For Sale' product. Avalon has 101 'For-Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent'. Milton Park, which was zoned in 1999 and was developed prior to 2013, has 490 'For-Rent' units and 150 'For-Sale' units representing over 25% 'For-Sale' units. If the applicant's request is approved, it is recommended that the development have at least 25% 'For-Sale' product.
- In order to achieve the City's desired balance between owner- and renter-occupied dwelling units, it is recommended that a Certificate of Occupancy not be issued for the 'For-Rent' building until January 2022. In addition, concurrent construction of retail, office, residential and open space should be required in order to ensure that a reduction in vehicular trips is realized.
- 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. The report states that no comments were received.
- The CZIM was held on November 13, 2019. There was one (1) public comment on the sign-in sheet with concern over adding more retail space in the City.
- TPA Group's Crawford Arnold, 1776 Peachtree Street, NW Suite 100 Atlanta, came forward to speak on behalf of the item.

- The architect, Lamer Wakefield, 5200 Avalon Blvd. Alpharetta, came forward to speak on behalf of the applicant.

Public Comment:

- Blake Bridges, 12465 Preserve Lane, Alpharetta, came forward in support of the item.
- John Flack, 3424 Peachtree Road, Atlanta, came forward in support of the item.
- Grace Murphy and service dog Roch, 3160 Francis Road, Milton, came forward in support of this item.

❖ Mayor Pro Tem Mitchell offered a motion to approve MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village subject to the following conditions:

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Nelson, revised 12/6/2019 (SP-18), subject to the approved conditions.
2. Architectural style of all buildings shall be substantially similar to submitted renderings prepared by Nelson, with non-residential buildings approved by the DRB and residential buildings approved by Staff.
3. Development regulations shall be as follows:
 - a. Office – Maximum of 630,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 12/6/2019.
 - b. Retail/Restaurant – Maximum of 31,525 square feet and maximum height of 2 stories or 35', whichever is less. No more than 3 single-tenant, freestanding retail buildings shall be permitted. A minimum 3,000 square foot neighborhood grocery shall be required. There shall be no drive through restaurants. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities, as approved by Staff.
 - c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 3-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.
 - d. 'For-Rent' Residential - After January 1, 2022 255 'For-Rent' 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. Building maximum height shall be 4 stories or 60 feet, whichever is less. All units shall be one (1) and two (2) bedrooms with no more than 40% of the units being 2-bedrooms. 'For-Rent' units shall be constructed concurrently with a minimum 125,680 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 125,680 square feet of office has been constructed or is substantially under construction as determined by Staff. A Certificate of Occupancy shall not be issued for rental units until a restrictive covenant has been added to the property's title which restrictive covenant will be negotiated in good faith between the

Applicant and the City and shall contain the following terms: at least 15% of the rental units shall have a monthly rental rate no higher than 2% of the average median income ("AMI") for Alpharetta (example: the monthly rent if the AMI is \$92,839 would be calculated as $\$92,839 \times 80\% \times 30\% / 12$ or $\$92,839 \times 2\%$ or \$1,856.78) which will be recalculated annually by the latest Census data and remain in place for a period of 10 years following the issuance of the Certificate of Occupancy. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 125,680 square feet of 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. If a building permit is not issued by December 16, 2022 residential units shall revert to 'For Sale' only.

- e. Parking Decks – Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping, as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
4. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. office
 - b. retail
 - c. restaurant (no drive-thru)
 - d. residential
5. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Computer Supply Store
 - g. Copy Center/Print Shop
 - h. Drug Store (not to exceed 2,000 SF)
 - i. Dry Cleaning Pick-up Station
 - j. Fitness Studio
 - k. Florist, Retail without Greenhouse
 - l. Gourmet Food Store
 - m. Office Supply Store (not to exceed 2,000 SF)
 - n. Package Shipping/Mail Box Store
 - o. Restaurant (no drive-thru)
 - p. Retail Sales and Services Establishment
 - q. Shop or Studio, Craftsman/Artist
 - r. School, Commercial
6. Building setback and landscape strip along Lakeview Parkway shall be 20'. Morrison Parkway building setback shall be 30'. Building under two stories on Haynes Bridge Road shall be 20'. Buildings above two stories shall have

- a 50' setback.
7. New internal street shall meet the Type 'C' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach into public spaces if they don't impede pedestrian circulation or safety.
 8. Building permit shall not be issued for any freestanding retail building before a building permit is issued for the 125,080 square foot office building.
 9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 447, 563, 566, 568, 821, 591, 593, 596, and 820 shall be saved subject to Alpha Loop and roadway improvement requirements.
 10. A minimum 25.06 acres of civic space and 7.22 acres of amenity space shall be required for the proposed development, as depicted on the 12/6/2019 plan. The greenspace to the west of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space, as approved by Staff.

Design Conditions:

11. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. At grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.
12. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
13. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
14. Developer shall meet EcoDistrict measures per Page 6 of the applicant's Letter of Intent, dated 10/7/2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure, with final approval by Staff.
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Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.

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approved by the DRB.

30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village"

Landscape Conditions:

31. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 rooftop amenity shall be required within the development. Outdoor dining areas shall not count against the maximum permitted retail/restaurant square footage.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of an LDP and shall try to save the existing mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road, with final approval by Staff.
35. Developer shall be responsible for planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway, which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Developer shall add shade structures and/or trees on the top floor of parking decks to cover a minimum 15% of this surface.
37. Developer shall dedicate a permanent easement and construct a 12' multi-use trail (Alpha Loop) as depicted on the site plan prepared by Nelson, revised 12/6/2019, with final alignment/design/materials approved by Staff and construction completed prior to the first residential CO. Alpha Loop shall be clearly delineated and separate from private sidewalk associated with storefronts on the 'For-Rent' building. A crosswalk shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of a material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road and shall count towards the original sculpture's requirement. Alpha Loop shall include seating/gathering areas, lighting, landscape, hardscape, and Zagster (or comparable bike sharing provider) bike station (per applicant's Letter of Intent). Multi-use trail shall be promoted to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail, as approved by Staff. Wayfinding signage shall be placed at key locations along the trail. Developer shall dedicate a minimum 20' permanent easement through the GA 400 buffer for the purpose of a future Alpha Loop trail alignment. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 20' setback from all buildings, except along the ground floor storefronts associated with the 'For-Rent' building.

38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
39. The 32,124 square foot Central Green shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. Lake shall be designed for active recreation, including terraced amphitheater, plaza area, food truck staging area, and pier.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout shall be required on Lakeview Parkway, as depicted on the plan, at site driveway 3. Design of roundabout shall meet City LOS standards, as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

43. Development Intensity and Use
 - Provide a mix of residential, office and retail use.
44. Access Management
 - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
 - Provide a maximum of 4 site driveways on Lakeview Parkway.
 - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
 - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
 - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
 - No direct site access is allowed onto Haynes Bridge Road.
 - No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
 - Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
 - All internal intersections shall be a minimum of 100' from Lakeview Parkway.
45. Pedestrian Facilities
 - Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
 - Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.
46. Road Improvements to GRTA Notice of Decision:
Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway
 - Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes. This requirement shall be removed if a new study by DRI determines it unnecessary.
 - Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes. This requirement shall be removed if a new study by DRI

- determines it unnecessary.
- All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.
- The motion received a second from Council Member Binder with a friendly amendment to strike out Part 3-d “After January 1, 2023, 115 ‘For Rent’ units shall be permitted a Certificate of Occupancy in accordance with the UDC ‘For Rent’ requirements.” Additionally, adding to Part 3-d that the rental rate will be recalculated annually using the latest Census data.
- Mayor Pro Tem Mitchell accepted the friendly amendment
- The motion was approved (4-2); Mayor Gilvin and Council Member Richard voting in opposition; Council Member Burnett abstained

D. V-19-17 Chick-Fil-A North Point

- ❖ Council Member Burnett rejoined the meeting.
- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending Mayor and Council approve V-19-17 Chick-fil-A North Point Variances, subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted plan prepared by CPH, revised 11/22/2019, except for modifications required to comply with the conditions below.
 2. Building elevations shall be substantially similar to submitted elevations and comply with the North Point Overlay with respect to building design and material regulations, with final approval by DRB.
 3. Developer shall provide creative signage, such as painted signs ~~and~~ or blade signs incorporating the Chick-fil-A brand logo with final approval by Design Review Board. Monument sign shall incorporate corten steel or a comparable material that complements the building architecture and materials.
 4. Developer shall improve streetscapes along North Point Parkway and North Point Court as depicted on the 11/22/2019 plan and shall include street furniture, such as benches, lighting and trash cans approved by DRB. Planter along North Point Court shall be planted with min. 2’ tall (at time of planting) continuous row of shrubs. In addition, applicant shall incorporate areas for future placemaking arbors on the LDP plans. The area around the existing MARTA shelter shall be improved with landscaping and lighting.
 5. Street trees along North Point Court shall be saved as depicted on the plan prepared by CPH, revised 11/22/2019, with final approval by Staff.
 6. Open space, consisting of an outdoor seating area, bicycle amenity area and other amenity areas, shall be provided as depicted on the 11/22/2019 plan. Open space shall be planted with a mix of trees, shrubs, grasses and ground cover of varying heights, textures and colors, as approved by the DRB. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
 7. Foundation plantings, in-ground and/or in pots, shall be required on all sides of

- the building. Outdoor seating area shall be bordered with planters.
8. Vines and/or climbing landscaping shall be required on the columns of the order canopy and drive-through pick-up structure elevation facing North Point Parkway. A green wall shall be required on all sides of the order pick-up structure.
 9. Landscape plan shall be approved by DRB prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
 10. Developer shall meet EcoDistrict measures, as submitted. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
 11. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.
 12. Dumpster enclosure shall be designed with materials that are compatible with the primary building and shall be heavily screened with landscaping from the adjacent right-of-way.
 13. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible. Run-off reduction shall be addressed with green stormwater BMPs, as approved by Staff.
 14. Developer shall work with property owner to the east to reconfigure the shared driveway on North Point Parkway as depicted on the plan prepared by CPH, revised 11/22/2019.
 15. New utilities shall be placed underground.
- The applicant, CPH, Inc., is requesting variances to increase maximum building setbacks on North Point Court, to allow parking and drive-through facilities between a building and the street, to reduce the sidewalk and planter on North Point Court, and to reduce the landscape strip along North Point Parkway. The subject property is located at 6085 North Point Parkway at the northeast corner of North Point Parkway and North Point Court.
 - The submitted request, if approved, would allow for increased maximum building setbacks on North Point Court, allow parking and drive-through facilities between a building and the street, reduced sidewalk and planter on North Point Court, and reduced landscape strip along North Point Parkway. The applicant proposes to redevelop the existing Chick-fil-A with a new a 1-story, 7,855 square foot building with expanded drive-through facilities. The existing building is 26 years old and the operator wishes to provide a more attractive, modern and functional building in keeping with current market and customer expectations. The subject property is located at 6085 North Point Parkway at the northeast corner of North Point Parkway and North Point Court.
 - The 1.8-acre property is zoned PSC (Planned Shopping Center) and is developed with a Chickfil-A restaurant with drive-through. Surrounding properties are also zoned PSC and subject to the North Point Business Center Master Plan. The future North Point Park (existing stream and detention area) is located to the north and west, the former Ruby Tuesdays is located to the east and Men's Wearhouse is located to the south. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed development.
 - The applicant states that the variances are requested in an effort to redevelop the property. Additionally, the recently adopted North Point Overlay includes regulations that are dissimilar from the surrounding development patterns. The applicant is requesting the following variances from the Unified Development

Code (UDC):

- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to increase the maximum building setback along North Point Court from ten feet (10') to 42'. North Point Court is a Type 'C' Corridor, which has a maximum setback of 10'. The 3-sided property has two (2) road frontages, which makes it difficult to comply with the maximum building setback on two (2) sides.
- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to allow a surface parking lot and driveway between the primary building and North Point Court. North Point Court is a Type 'C' Corridor, which requires surface parking lots and parallel driveways to be located behind or beside the primary building. The 3-sided property has two (2) road frontages, which makes it difficult to comply with this regulation.
- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to reduce the minimum sidewalk width from twelve (12) to eight (8) feet along certain portions of the sidewalk along North Point Court. The majority of sidewalk along North Point Court is proposed to comply with the minimum required sidewalk width of twelve-feet (12'). However, Staff requested that the applicant save some of the existing street trees along North Point Court, which results in two (2) notch-outs in the sidewalk.
- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to reduce the minimum planter width from six (6) to two (2) feet along North Point Court. Staff requested that the applicant provide the required twelve-foot (12') sidewalk and save some of the existing street trees along North Point Court, which results in the required sidewalk being shifted closer to the road.
- UDC Subsection 3.2.8 (D)(1), Tree Replanting, Buffer and Landscape Standards, Landscape Strips. Variance to reduce the minimum landscape strip from twenty (20) to fifteen (15) feet along certain portions of the landscape strip along North Point Parkway. A covered drive-through pick-up area encroaches five-feet (5') into the landscape strip. It is recommended that vines/climbing landscaping be added to the exterior of the drive through pick-up structure to enhance the landscape strip along North Point Parkway.
- North Point Business Center (MP-91-07) Master Plan was approved in 1991 as a 320-acre master planned development consisting of office, shopping center and residential uses. The Master Plan includes eleven (11) pods, of which six (6) are designated 'Office', four (4) 'Retail/Shopping Center' and one (1) 'High Density Residential'. Pod 2 is approved for 'Office' as the primary use, bank, clinic, hotel and restaurant with drive-through window. Retail services uses are permitted in Pod 2; however, they are required to be located within an office building. Over the years, Pod 2 has been developed with nine (9) restaurants, a hotel and open space. As shown in the table below, there have been several amendments to the North Point Business Center Master Plan over the years, including the recent amendment to Pod 2 to redevelop the site at the corner of Haynes Bridge Road and North Point Parkway with restaurant, retail and office buildings.

North Point Business Center Master Plan and Amendments (Approved)

File #	Pod	Request
MP-91-07		Original Master Plan
CLUP-95-10/Z-95-17/MP-95-06	4	To allow 264 'For-Rent' units
MP-96-05	2	Increase height and density to allow hotel for LaQuinta Inn
MP-08-06/PH-08-04/CU-08-05	3	Spa Services for Hand & Stone Massage and Facial Spa
CLUP-11-03/Z-11-04/MP-11-02	1	To allow freestanding retail use on a pod approved for office
MP-12-04/CU-12-05	1	To allow restaurant with drive-through for Pollo Tropical
MP-18-12/CU-18-14/V-18-19	1	To allow for 159 For-Sale Condominium units
MP-19-04/V-19-12	2	To allow certain retail uses

- The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The vision for the LCI is to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. The applicant's proposal to redevelop the site with the building pulled up to the corner with parking generally to the rear and streetscape improvements is consistent with the LCI's vision and would contribute to a walkable environment.
- Staff has reviewed the applicant's proposal and finds that it can generally support the requested variances. The proposal represents redevelopment of an existing site where the building will be brought up to the street. The property has an unusual shape and two (2) road frontages, which make it difficult to screen surface parking areas and drive-through facilities with a building(s). In addition, certain variances were recommended by Staff in an effort to save existing street trees along North Point Court. If approved, conditions are approved requiring site landscaping to improve aesthetics and screening.
- 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 November 13, 2019. There were six (6) public comments on the sign-in sheet generally in support of the proposed redevelopment with some concerns over exterior lighting and parking.
- Attorney David Kurke, 600 Peachtree Street, Atlanta, came forward to speak on behalf of the applicant.

Public Comment:

- No Public Comment

❖ Council Member Richard offered a motion to approve V-19-17 Chick-fil-A North Point Variances, subject to the following condition:

1. Property shall be developed substantially in accordance with submitted plan prepared by CPH, revised 11/22/2019, except for modifications required to comply with the conditions below.
2. Building elevations shall be substantially similar to submitted elevations and comply with the North Point Overlay with respect to building design and material regulations, with final approval by DRB.
3. Developer shall provide creative signage, such as painted signs or blade

signs incorporating the Chick-fil-A brand logo with final approval by Design Review Board. Monument sign shall incorporate corten steel or a comparable material that complements the building architecture and materials.

4. Developer shall improve streetscapes along North Point Parkway and North Point Court as depicted on the 11/22/2019 plan and shall include street furniture, such as benches, lighting and trash cans approved by DRB. Planter along North Point Court shall be planted with min. 2' tall (at time of planting) continuous row of shrubs. In addition, applicant shall incorporate areas for future placemaking arbors on the LDP plans. The area around the existing MARTA shelter shall be improved with landscaping and lighting.
5. Street trees along North Point Court shall be saved as depicted on the plan prepared by CPH, revised 11/22/2019, with final approval by Staff.
6. Open space, consisting of an outdoor seating area, bicycle amenity area and other amenity areas, shall be provided as depicted on the 11/22/2019 plan. Open space shall be planted with a mix of trees, shrubs, grasses and ground cover of varying heights, textures and colors, as approved by the DRB. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
7. Foundation plantings, in-ground and/or in pots, shall be required on all sides of the building. Outdoor seating area shall be bordered with planters.
8. Vines and/or climbing landscaping shall be required on the columns of the order canopy and drive-through pick-up structure elevation facing North Point Parkway. A green wall shall be required on all sides of the order pick-up structure.
9. Landscape plan shall be approved by DRB prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
10. Developer shall meet EcoDistrict measures, as submitted. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
11. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.
12. Dumpster enclosure shall be designed with materials that are compatible with the primary building and shall be heavily screened with landscaping from the adjacent right-of-way.
13. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible. Run-off reduction shall be addressed with green stormwater BMPs, as approved by Staff.
14. Developer shall work with property owner to the east to reconfigure the shared driveway on North Point Parkway as depicted on the plan prepared by CPH, revised 11/22/2019.
15. New utilities shall be placed underground.

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

E. E-19-09 DXL Big & Tall Sign Exception

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve E-19-09 DXL Big & Tall Sign Exception, subject to the following conditions:
 1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, with final approval by Staff.
 2. Rear wall sign shall not exceed 44 square feet in sign area, with final approval by Staff.
 3. No additional wall signs shall be permitted for the applicant's tenant space. Wall sign permit issued for west elevation shall be voided.
- The applicant, Apollo Signs on behalf of DXL Big & Tall, is requesting consideration of a sign exception to increase the allowable sign area for the rear wall sign. A 54.6 square foot wall sign is proposed on the rear elevation facing a parking lot. The Unified Development Code (UDC) limits the sign area of the rear wall sign to no more than 24 square feet. The subject property is located at 6110 North Point Parkway, Suite A at the southwest corner of North Point Parkway and North Point Court.
- The submitted request, if approved, would allow a larger rear wall sign facing a parking lot. The Unified Development Code (UDC) allows one (1) wall sign up to 24 square feet on the rear of the building facing a parking lot or open space. The applicant is requesting to utilize unused wall sign area to allow for a 54.6 square foot wall sign on the rear elevation of the building. The subject property is located at 6110 North Point Parkway, Suite A at the southwest corner of North Point Parkway and North Point Court.
- The subject property is zoned PSC (Planned Shopping Center) and is developed with a 14,241 square foot multi-tenant building. Surrounding properties are also zoned PSC and located within the North Point Overlay. Chick-fil-A is located to the north, Jared Jewelers to the west, Target to the south and Men's Warehouse to the east.
- UDC Section 2.6.12 (B)(2) Signs Permitted in Shopping Centers states that, "One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) ln. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs)." In addition, the North Point Overlay allows one (1) wall sign, not to exceed 24 square feet, located on the rear of the building, since the property backs up to a parking lot. Currently, Staff is proposing changes to this regulation to increase the 2 allowable sign area of a rear facing wall sign to 50% of the allowable sign area of the wall sign on the front elevation. If the text amendment is approved, the applicant would be permitted a rear wall sign with a sign area of up to 44 square feet.

- Two (2) wall signs are proposed; one (1) existing wall sign on the front elevation of the building facing North Point Parkway and one (1) proposed wall sign on the rear elevation of the building facing Target. The building has 88' of frontage facing North Point Parkway and 100' of frontage on the corner facing Jared Jewelers. Including the rear-facing wall sign, 212 square feet of sign area is permitted for three (3) wall signs on the applicant's tenant space.
- One (1), 35.96 square foot wall sign has been permitted and placed on the front elevation of the building, which has internally illuminated channel letters. A 2nd wall sign permit was issued for the west elevation facing Jared Jewelers; however, the applicant will not utilize that sign. Another wall sign is depicted on the rear of the building facing Target and is proposed to be 54.6 square feet with internally illuminated channel letters. As shown in the table below, the applicant is requesting a total of two (2) wall signs with a total sign area of 90.56 square feet, which is 121.44 square feet, or 57%, less in total sign area than permitted by the Sign Code.

Elevation	# Allowed	# Requested	Allowed Sign Area	Requested Sign Area
North (North Point Pkwy)	1	1	88 SF	35.96 SF (sign permit issued, sign installed)
West	1	0	100 SF	0 SF (sign permit issued, but applicant will not use)
East	0	0	0	0 SF
South (rear)	1	1	24 SF	54.6 SF
TOTAL	3	2	212 SF	90.56 SF

- Staff has reviewed the application and is in general agreement with the requested sign exception. The criteria have been met and the applicant's request should not impact surrounding properties. The applicant is permitted a total of three (3) wall signs with a sign area of 212 square feet, of which the applicant proposes 90.56 square feet of sign area over two (2) wall signs on the front and rear building elevations. Two (2) wall signs on the front and rear elevations would be more aesthetically pleasing than three (3) wall signs with a sign area of up to 212 square feet. If approved, a condition is recommended limiting the size of the rear wall sign to no greater than 44 square feet.
- The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.
- CZIM was held on November 13, 2019. There were two (2) sign-ins and one (1) public comment on the sign-in sheet in opposition to a sign placed on the rear of the building.
- Apollo Sign representative, Rosa Shaw, 1238 Logan Cir NW, Atlanta, came forward to speak on behalf of the applicant.

Public Comment:

- No Public Comment

- ❖ Council Member Richard offered a motion to approve E-19-09 DXL Big & Tall Sign Exception, subject to the following conditions:

1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, with final approval by Staff.
2. Rear wall sign shall not exceed 44 square feet in sign area, with final approval by Staff.
3. No additional wall signs shall be permitted for the applicant's tenant space. Wall sign permit issued for west elevation shall be voided.

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

F. PH-19-23 Tax Allocation District #2 North Point Overlay Economic Redevelopment Plan (Second Public Hearing)

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending Mayor and Council approve PH-19-23 Tax Allocation District #2: North Point Overlay Redevelopment Plan & Resolution.
- Staff retained Bleakly Advisory Group to assist the City in evaluating opportunities that could result from creating a Tax Allocation District (TAD) for the North Point / LCI Area. Preliminary findings were presented to the City Council on April 8, 2019.
- Bleakly Advisory Group has drafted a redevelopment plan outlining the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the Tax Allocation District.
- Bleakly Advisory Group presented the update on the redevelopment plan on September 16, 2019.
- The submitted request, if approved, will allow for the establishment of a tax allocation district for the North Point Area. This district will help achieve the goals for the North Point Activity Center, as detailed in the 2018 LC Plan:
 - Transportation improvements including sidewalks and crosswalks
 - Reduce vehicular trips through an emphasis on walkability by construction of multi-use trail connections
 - Provide public green space and gateway parks to the connect to the Greenway
- The TAD creation will allow the City the opportunity to make significant infrastructure investments to create the environment and attract private investment for the area.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- Terry Schiff, 3125 Gadsden Street, Alpharetta, came forward in support of this item.
- John Hinkey, 2130 Monroe Drive, Alpharetta, came forward and stated that the TAD does not address the real issues that North Point Mall is experiencing.
- ❖ Council Member Richard offered a motion to approve PH-19-23 Tax Allocation District #2 North Point Overlay Economic Redevelopment Plan & Resolution
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

VI. NEW BUSINESS

A. FY 2020 Fire Station 82, 83, and 84 Generator Replacement

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council award the contract for generator replacements to Energy Systems Southeast, LLC. in the amount of \$95,075.00 and authorize the mayor to execute all necessary documents. Approval of this requisition executes an expenditure authorized as part of the FY 2020 Capital Budget.
- Generators for emergency power at several facilities around the City are reaching or beyond the typical life span. The typical usable life for generators is 20 years. The three generators being replaced are 28, 26, and 25 years old. Along with replacing the aging generators, the new ones will be converted from diesel to natural gas. Generators running on natural gas are less expensive to maintain and will not need to be re-fueled if ever cut on due to power failure. The plan is to have all generators converted to natural gas utilizing recurring capital money each year as budget allows. Currently, after the replacement of the three this year only three more will need to be converted.
- The city currently has a maintenance contract for all generators with Energy Systems Southeast, LLC (ESSE). The maintenance in this contract includes but is not limited to; monthly inspections, maintaining log books, generator cleaning, and a yearly tune up or manufacturer recommended maintenance for each generator. The contract is a 5-year contract terminating on June 30, 2021. For warranty reasons, and the knowledge of the equipment and recommended maintenance being installed, the Public Works Department will be utilizing ESSE to perform the generator replacements.
- The Public Works Department requested pricing for the three fire stations from ESSE and to verify fair pricing was being provided, we requested pricing from Caldwell Electrical Contractors. Below is a comparison cost from each contractor.

Contractor	Station 82	Station 83	Station 84	Total
ESSE	\$30,750	\$29,850	\$34,475	\$95,075
Caldwell Electric	\$32,820	\$32,820	\$32,820	\$98,460

- The current budgeted and approved amount was \$100,000.00 for stations 82 and 83. After receiving official quotes, The Public Works Department moved forward with pricing and replacement for the generator at station 84.

Public Comment:

- No Public Comment
- ❖ Mayor Pro Tem Mitchell offered a motion to award the contract for generator replacements to Energy Systems Southeast, LLC. in the amount not to exceed \$95,075.00 and authorize the mayor to execute all necessary documents. Approval of this requisition executes an expenditure authorized as part of the FY 2020 Capital Budget.
 - The motion received a second from Council Member Hipes
 - The motion was approved unanimously (6-0); Council Member Richard absent

B. Big Creek Greenway Extension (RFP 19-108)

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP 19-108 to Integrated Construction and Nobility, Inc. for the construction of the Big Creek Greenway Extension project in the amount of \$10,071,888.19; allocate funds in the amount of \$100,000.00 for utility relocations; approve Atkins North America, Inc.'s proposal for construction management, engineering, and inspections services in the amount of \$372,572.72; authorize the Finance Director to appropriate funding as shown on Exhibit A; and, authorize the Mayor to execute all necessary documents.
- The award of Request-for-Proposals (RFP) 19-108 is for the construction of the Big Creek Greenway Extension from Marconi Drive to Union Hill Park. The greenway extension will traverse approximately 9,370 feet (1.77 miles). Encompassed within the 9,370 feet, approximately 2,520 feet (0.48) miles of elevated concrete trail will be constructed.
- Plans and specifications for this project were prepared by Pond & Company with oversight from the Public Works Department and input from the Recreation, Parks, and Culture Services Department. A request for qualifications was issued on November 15, 2018 for the construction of this project. A total of five statements of qualification were received on December 13, 2018. Staff from the Public Works Department evaluated and scored the received statements based on Firm Experience (25%), Project Manager & Site Superintendent Experience (25%), and Sample Projects (50%). Based on the scoring, three firms were selected to move on to the request for proposals phase of the procurement. These firms were:
 - Astra Group, Inc. (Astra)
 - Integrated Construction and Nobility, Inc. (ICAN)
 - JHC Corporation
- On April 15, 2019, RFP 19-108 was issued to the three shortlisted firms. Proposals were received on May 14, 2019 from Astra and ICAN. JHC Corporation submitted

a "No Bid" form. Staff from the Public Works Department evaluated and scored the received statements based on Cost (50%), Schedule (35%), and Project Approach (15%). Staff also met with both firms to address questions specific to each firm's proposal. Based on the submitted proposals and clarifications from the meetings, the final scoring (on a 5-point scale) for the two firms was:

- ICAN 3.88
- Astra 2.88
- ICAN is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple government agencies including Cherokee County, Clayton County, City of Dunwoody, and City of Roswell. Additionally, ICAN was awarded one of two contracts with the City for On Call Park Trail Construction Services on June 3, 2019.
- The anticipated completion date for work is no more than 480 days from notice to proceed. ICAN anticipates being able to mobilize and begin construction by the end of January 2020.
- Construction of the trail within the rights of way requires a few utilities to be relocated. Public Works has received verbal estimates from utility owners, though nothing official since actual relocation needs will not be determined until the utilities are exposed. Public Works is requesting an additional \$100,000 to cover the relocation needs and Public Works will work directly with the utility owners to expedite relocation. The City must pay for relocation of any utility since this project is not associated with a vehicular improvement project.
- On November 14, 2016, Atkins North America, Inc. was awarded a contract for providing the City with assistance on larger scale bond and TSPLOST projects in the form of project management, right-of-way acquisitions, construction management, and construction inspection services. At Staff's direction, Atkins has prepared a proposal for providing construction project management, inspection, and engineering services for the Big Creek Greenway Extension project. Their scope includes:
 - Providing an experienced project manager to provide oversight and coordinate activities of Atkins, City Staff, and Integrated Construction and Nobility, Inc.;
 - Providing experienced inspectors to monitor and document the day to day construction activities; and,
 - Assigning a dedicated engineer to maintain document control, assist in shop drawing and submittal review, and assist with site or design challenges
- Atkins is currently overseeing the Windward Triple Lefts project at Georgia 400. Due to the proximity of the Greenway extension to that project, Atkins will be able to provide the City these services at a reduced cost. The proposed fee for these services is \$372,572.72 which is based on an estimated number of hours to be worked over a 16-month time frame.

Public Comment:

- No Public Comment

- ❖ Mayor Pro Tem Mitchell offered a motion to award RFP 19-108 to Integrated Construction and Nobility, Inc. for the construction of the Big Creek Greenway Extension project in the amount of \$10,071,888.19; allocate funds in the amount of \$100,000.00 for utility relocations; approve Atkins North America, Inc.'s proposal for construction management, engineering, and inspections services in an amount not to exceed \$372,572.72; authorize the Finance Director to appropriate funding as shown on Exhibit A; and, authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Hipes
- The motion was approved unanimously (6-0); Council Member Richard absent

C. Flock Safe Communities Program MOU

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is requesting that Mayor and Council approve an MOU with the Flock Safe Communities Program for a term of five (5) years and authorize the Mayor to execute all necessary documents.
- Several Alpharetta HOAs are already using Flock cameras to help reduce crime in their neighborhoods.
- The Flock LPR device records the license plate of every vehicle entering the subdivision. The video is saved to the I-cloud for 30 days. If a crime happens in a neighborhood, like a car break-in or a robbery, people living there will have access to that video to try and identify a subject vehicle and license plate.
- Additionally, if permission is granted, Alpharetta Police can also utilize the LPR videos to assist in investigating crimes. Long term, this can not only help solve crimes, it can also be a deterrent as participating neighborhoods have signage indicating potential criminals are being recorded.
- As with our recently approved Ring video doorbell agreement, if a crime occurs, the Department of Public Safety would request video footage for a specific date and time range. Only the footage necessary to an investigation would be retained by Public Safety, and that video would be subject to the same open records restrictions and requirements as would other evidence connected to a criminal investigation.
- There is no cost to the city, and the program is fully voluntary for HOA's and residents.
- The MOU is a Data Sharing Memorandum of Understanding and would be entered into by and between Flock and the Alpharetta Department of Public Safety

Public Comment:

- No Public Comment

- ❖ Council Member Hipes offered a motion to approve an MOU with the Flock Safe Communities Program for a term of five (5) years and authorize the Mayor to execute all necessary documents.

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

D. McGinnis Ferry Road IGA

- City Administrator, Bob Regus, came forward to present this item.
- Communication between Forsyth County and the Cities of Alpharetta and Johns Creek has been ongoing since May, 2015. McGinnis Ferry Road is the boundary between the County and the two Cities. It has been the County's desire to four lane McGinnis Ferry Road through Johns Creek and through Alpharetta to where it will intersect with the new McGinnis Ferry Road intersection at Georgia 400.
- There have been several attempts by the governments to get the project moving. The biggest impediment is funding. The current estimated cost of the project is \$51 million. Current funding for the project is currently just under \$40 million, consisting of a County contribution of \$18 million, Georgia Department of Transportation Contribution of \$10 million, and each City contributing \$5.9 million.
- The Intergovernmental Agreement allows all governments to get started on acquiring needed right-of-way, permanent and temporary construction easements and in Alpharetta's case to construct its share of the road from the eastern end of the bridge over Big Creek west to the Ronald Reagan intersection, while capping our total funding commitment at \$5.9 million.
- The County acknowledges that Alpharetta has already contributed the sum of \$500,000.

Public Comment:

- No Public Comment
- ❖ Mayor Pro Tem Mitchell offered a motion to approve an IGA regarding right of way acquisition, utility relocation, project funding and contract management responsibilities for the widening of portions of McGinnis Ferry Road in an amount not to exceed \$5.9 million
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

E. Refunding Bonds Series 2020

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the resolution authorizing the sale of the refunding bonds (not to exceed \$23.5 million) and authorizing the Mayor and staff the authority to execute all necessary documents.

- The Refunding Bonds are being issued for the purpose of refunding outstanding 2012 GO Bonds. Assuming current interest rates hold through the date of the bond sale (February), the annual debt service savings will approximate \$300k (\$2.4 million in net present value savings after all costs).
- Approximately \$200k of the projected annual savings are due to the lower interest costs (lower coupon rates) with the remaining savings resulting from retiring \$1.3 million of outstanding debt with available dollars in the debt service fund. The cash balance is from prior year debt service millage rate levies which can only be used to pay down outstanding debt.
- The 2012 GO bonds were authorized for \$29 million to fund City Hall and the Parking Garage.
- Competitive bids for the purchase of the bonds will be held in February and Council will adopt a supplemental resolution and award the bonds to the offeror with the lowest interest cost.
- The bond parameters (e.g. principal amount; max debt service) in the attached resolution are set conservatively so as to count for potential changes in interest rates between now and bond sale and still achieve net present value savings of approximately \$750k (3.11% of the refunded bonds).
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to adopt the resolution authorizing the sale of the refunding bonds (not to exceed \$23.5 million) and authorize the Mayor to execute all necessary documents
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

VII. WORKSHOP

A. Capital Project Funding

- Director of Finance, Tom Harris, came forward to present this item.
- This item is being presented for information and discussion purposes only.
- On December 2nd and December 9th, the Directors of Recreation, Parks & Cultural Services and Public Works, respectively, presented potential capital projects. The Finance Director presented potential funding options and bonding capacity.
- Capital Investment – Determine need/timing (exclude Recurring Capital)
- Funding Options:
 - TSPLOST \$44M (cash-on-hand/forecast through end of tax)

- Annual Pay-As-You-Go • \$1-2M (Fund Balance/Impact Fee Fund/Hotel Fund)
- Bonding Capacity
 - o General Fund base budget \$6.3M; \$400K annual debt service funding
 - o General Fund budget reprioritization \$2.5M for every 1% reduction in M&O budget (approx. \$160K)
 - o Hotel/Motel Fund (TPD portion) \$7M; \$450K annual debt service funding
- Millage Increase
 - 1 mill = \$5.9M in additional taxes - Funds bond size of \$102M (25-years @ 3%)
 - 0.25 mill = \$1.5M in additional taxes - Funds bond size of \$26M
- Homestead Exemption Increase
 - \$5K HX - \$300K reduction in taxes; \$5.2M reduction in bond size
 - Example: \$30K HX (\$45K to \$75K) » Keeps average homesteaded property of \$450K harmless in taxes after a 1-mill increase - Funds bond size of \$71M

Public Comment:

- No Public Comment

VIII. PUBLIC COMMENT

- No Public Comment

IX. REPORTS

- Council Member Hipes appointed Dan Mitnick to the Natural Resources Commission.

X. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 11:55 PM

Respectfully submitted,



Erin Cobb, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Administration

Submitted By:

Sponsored By:

Meeting Date: January 6, 2020

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

PH-19-AB-31 MONGKUT, LLC.
D/B/A THAI SQUARED
5530 WINDWARD PKWY STE 140A
ALPHARETTA, GA 30004

RESTAURANT
CONSUMPTION ON PREMISES
BEER & WINE

OWNER: MONGKUT, LLC.
REGISTERED OWNER: JIRARUT LEWIS

PH-19-AB-32 TOG KONA MACADAMIA, LLC.
D/B/A KONA GRILL
5100 AVALON BLVD.
ALPHARETTA, GA 30009

RESTAURANT
CONSUMPTION ON PREMISES
LIQUOR, BEER, WINE & SUNDAY SALES

OWNER: TOG KONA MACADAMIA, LLC.
REGISTERED OWNER: MICHAEL SARD

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

P.H. Liquor License Hearing 1-02-2020 Meeting Minutes



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: January 2, 2020
TIME: 3:00 P.M.
LOCATION: City Hall, Council Chambers

Official Minutes

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

I. CALL TO ORDER: City Attorney, Sam Thomas, called the meeting to order at 3:00 P.M.

II. LICENSE APPLICATIONS:

1. PH-19-AB-31 **Mongkut, LLC**
 d/b/a Thai Squared
 5530 Windward Pkwy
 Suite 140A
 Alpharetta, GA 30004

Restaurant
Consumption on Premises
Beer & Wine

Owner: Mongkut, LLC
Registered Agent: Jirarut Lewis

City Attorney, Sam Thomas, asked the representative from Mongkut, LLC. (d/b/a Thai Squared) to come forward. The applicant, Jirarut Lewis, 13300 Morris Road, Alpharetta, GA, came forward. Ms. Lewis stated that she is the registered agent as well as the owner of the Thai Squared. Ms. Lewis stated that she has over 10 years of experience managing a restaurant and experience with alcohol sales.

The restaurant will employ two full-time servers and two part-time servers, that will be trained by the manager. Mr. Thomas reminded the applicant that the employees

will be required to have a pouring license, additionally the restaurant will need to apply for their state license after they have received their City alcohol license.

Public Comment: No Public Comment

Mr. Thomas stated that staff is recommending approval of the alcohol license. The application will be on the consent agenda for the Monday, January 6th City Council Meeting.

2. PH-19-AB-32

**TOG Kona Macadamia, LLC
d/b/a Kona Grill
5100 Avalon Blvd.
Alpharetta, GA 30009**

**Restaurant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales**

**Owner: TOG Kona Macadamia, LLC
Registered Agent: Michael Sard**

City Attorney, Sam Thomas, asked the representative from TOG Kona Macadamia, LLC. (d/b/a Kona Grill) to come forward. The General Manager of Kona Grill, Michael Scott Revado, 1406 Avalon Blvd, Alpharetta, GA, and the applicant's attorney, Mindy Thompson, 3789 Roswell Road, Atlanta, GA, came forward.

Ms. Thompson stated that this application is for change of ownership and no changes to the operation will be made. Mr. Revado has been the manager of Kona Grill for 5 years and at the Alpharetta location for one year. Mr. Thomas reminded the applicant to continue to make sure that their employees are trained and have up to date pouring licenses.

Public Comment: No Public Comment

Mr. Thomas stated that staff is recommending approval of the alcohol license. The application will be on the consent agenda for the Monday, January 6th City Council Meeting.

II. ADJOURNMENT: With no further business to discuss or items to be heard, City Attorney, Sam Thomas, adjourned the meeting at 3:40 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Erin Cobb". The ink is a light grey or blue color.

Erin Cobb, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: January 6, 2020

I. AGENDA ITEM TITLE: PH-20-01 KOZA/1720 OLD MILTON PARKWAY CHANGE TO CONDITIONS OF ZONING

CONSIDERATION OF CHANGES TO PREVIOUS CONDITIONS OF ZONING TO EXTEND HOURS OF OPERATION AND TO ALLOW FOR ON-PREMISE CONSUMPTION OF ALCOHOL. THE PROPERTY IS LOCATED AT 1720 OLD MILTON PARKWAY AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1272, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

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:

Koza 1720 Old Milton Pkwy CC Staff ReportFinal, Aerial Map, Future Land Use, Zoning Map, Location Map, Koza Site Plan, CZIM Sign-in Sheet, Cit Part B Report 12.12.19, Koza App 10.29.19



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-20-01 KOZA/1720 OLD MILTON PARKWAY CHANGE TO PREVIOUS CONDITIONS OF ZONING

CITY COUNCIL:

JANUARY 6, 2019

II. RECOMMENDATION:

Approve PH-20-01 Koza/1720 Old Milton Parkway Change to Previous Conditions of Zoning, subject to the following conditions (RED text below indicates a change from the previous 2016 conditions):

1. The property shall have an "AG" zoning classification and a "Park/Recreation/Open Space" land use designation. Property shall be restricted to residential use and volleyball courts only as depicted on site plan dated December 2, 2015.
2. The conditional use to allow existing volleyball court shall be approved but shall cease when the property is sold, leased or transferred.
3. Additional landscaping shall be installed on the south, east and west side of the property to completely screen the volleyball courts, bathrooms, and other structures from Old Milton Parkway and neighboring properties. A planting plan shall be submitted to the City for Staff approval.
4. Applicant shall post a sign in the parking area stating, "No parking is permitted in the Wills Park parking lot".
5. Volleyball courts can only be used from 9:00 am to 9:30 pm.
6. No expansion of the volleyball court facility or use shall be permitted.
7. Photometric plan shall be provided to the City for review and approval. Spillover light shall not exceed one half (0.5) of one foot-candle when measured six feet above grade at the residential property line. Lights shall be turned off when volleyball courts are not in use.
8. ADA compliant restrooms shall be installed on the site close to the house location and screening to be approved by staff.
9. Undisturbed 5' buffer on all sides of the property. A 50' undisturbed buffer shall be required adjacent to North. Existing front setback shall remain.
10. Gravel or a crusher run product shall be used for the parking area. Site plan shall be submitted to Staff for review and approval and shall not extend beyond garage structure.
11. Yearly renewal of business license shall be dependent upon review of the business impact to the site and surrounding residences. The impact of the use shall be reviewed and considered. If complaints are received from surrounding residents or if a parking shortage or traffic problem can be demonstrated by the City, then the business license for athletic facility shall not be renewed at this location. Applicant shall have 60 days to stop use in the event that the business license is denied.
12. The sale and consumption of alcohol shall be prohibited as it relates to the commercial volleyball court operation.
13. Additional evergreen landscape screening materials shall be required to screen the volleyball courts from Old Milton Parkway as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Jim Koza, is requesting changes to previous conditions of zoning related to a single-family lot with commercial volleyball courts. The property was rezoned in 2016 from R-15 (Dwelling, 'For-Sale', Residential – Min. 15,000 SF lot) to AG (Agriculture) to allow two (2) commercial volleyball

courts on a residential property. The requested changes would extend the hours of operation of the volleyball courts from 9:00 PM to 9:30 PM and clarify the condition prohibiting the provision of alcohol on the subject property so there is no prohibition for private/non-business-related events. The subject property is located at 1720 Old Milton Parkway east of Wills Road and across the street from the tennis courts at Wills Park.

DISCUSSION

The submitted request, if approved, would allow for changes to previous conditions of zoning related to a single-family lot with commercial beach volleyball courts. The property was rezoned in 2016 from R-15 to AG to allow two (2) commercial beach volleyball courts on a residential property. The requested changes would extend the hours of operation of the volleyball courts from 9:00 PM to 9:30 PM and clarify the condition prohibiting the provision of alcohol on the subject property as it relates to the commercial use. The subject property is located at 1720 Old Milton Parkway east of Wills Road and across the street from the tennis courts at Wills Park.

The property was approved for a comprehensive land use plan amendment, rezoning, conditional use and variances on January 25, 2016. The approved variances included an allowance for a gravel parking lot, reduction of the 50' undisturbed buffer and reduction of the minimum lot size in the AG zoning district. The applicant proposes the following changes to previous conditions of zoning related to file #CLUP-15-15/Z-15-16/CU-15-14/V-15-26 Koza/Volleyball Courts (~~Strike through = Delete, Underline = Add~~):

5. Volleyball courts can only be used from 9:00 am to ~~9:00~~ 9:30 pm.
- ~~12. No alcohol shall be permitted/provided as part of this request.~~

The applicant's letter of intent states that the proposed extension to the hours of operation is to address a safety issue. Currently, users of the volleyball courts utilize the American Legion parking lot for overflow parking. According to the applicant, there are two (2) sessions with no break in between. Extending the hours of operation would allow the applicant to build-in a 30-minute break between the two (2) sessions allowing the first session users to leave the property before the next session arrives. The proposed change would likely prevent users from parking at the American Legion and having to walk to the applicant's property during the evening hours. The applicant also requests that the consumption of alcohol be permitted on the property for private noncommercial events. According to the applicant, alcohol would not be sold, but brought to the property and consumed by adults using the volleyball courts during private noncommercial events.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request to change previous conditions of zoning related to hours of operation. However, Staff does not support the request to allow for the provision of alcohol as it relates to the commercial volleyball courts and clarified with applicant that the request was only for non-business-related events. The site is completely surrounded by single-family residential lots and Wills Park. If approved, it is recommended that the sale and consumption of alcohol be prohibited as it relates to the commercial volleyball courts. The consumption of alcohol associated with the residence on the property is not regulated by zoning.

CITIZEN PARTICIPATION PLAN

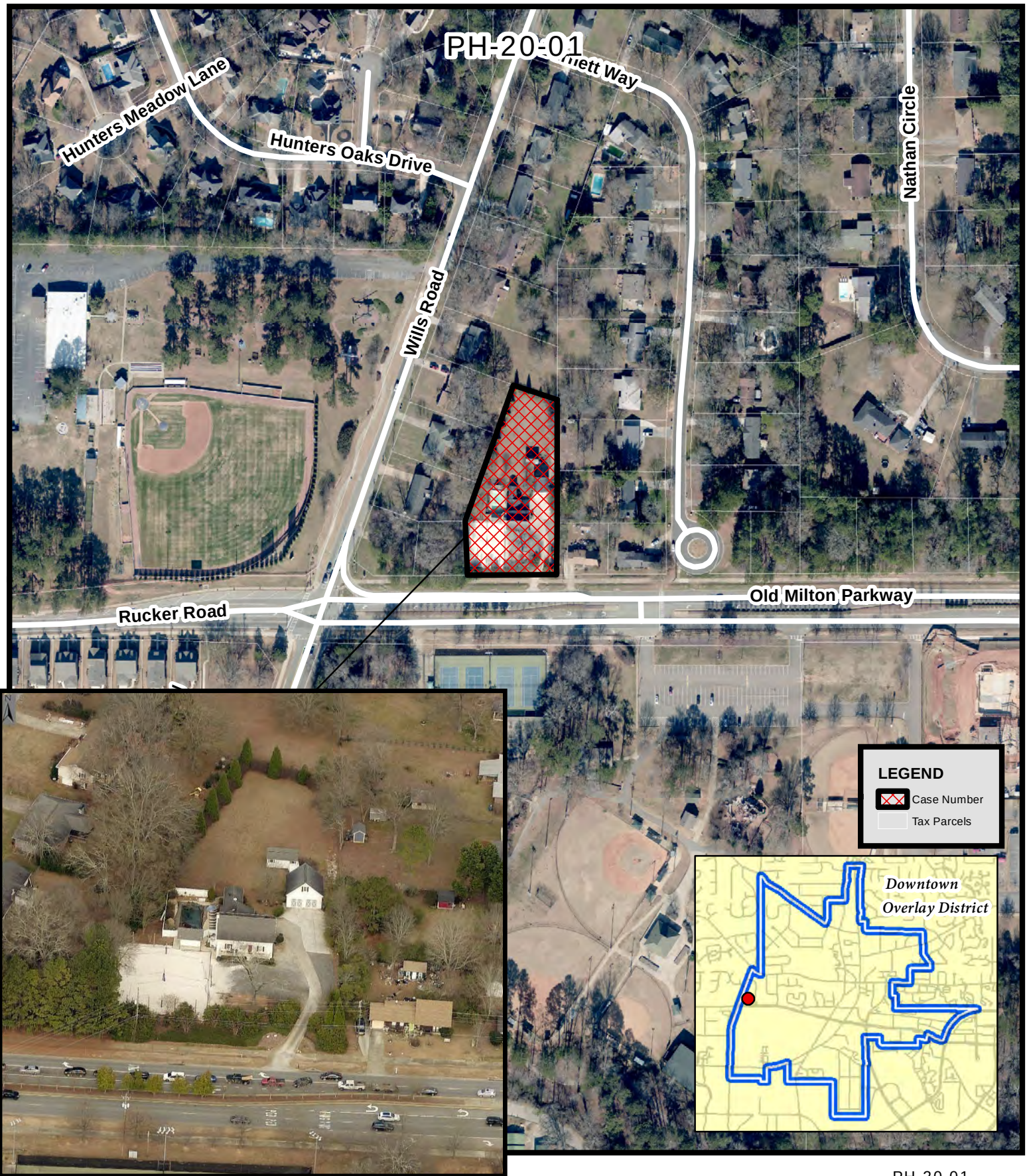
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that two (2) neighbors reached out in support of the applicant's request.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on December 11, 2019. There were several public comments in support of the requested changes.

IV. ATTACHMENTS:

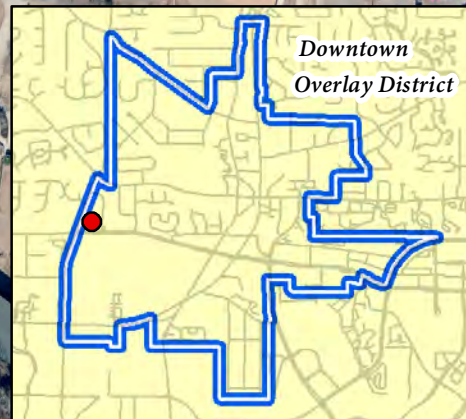
- Site Plan



LEGEND

 Case Number

 Tax Parcels

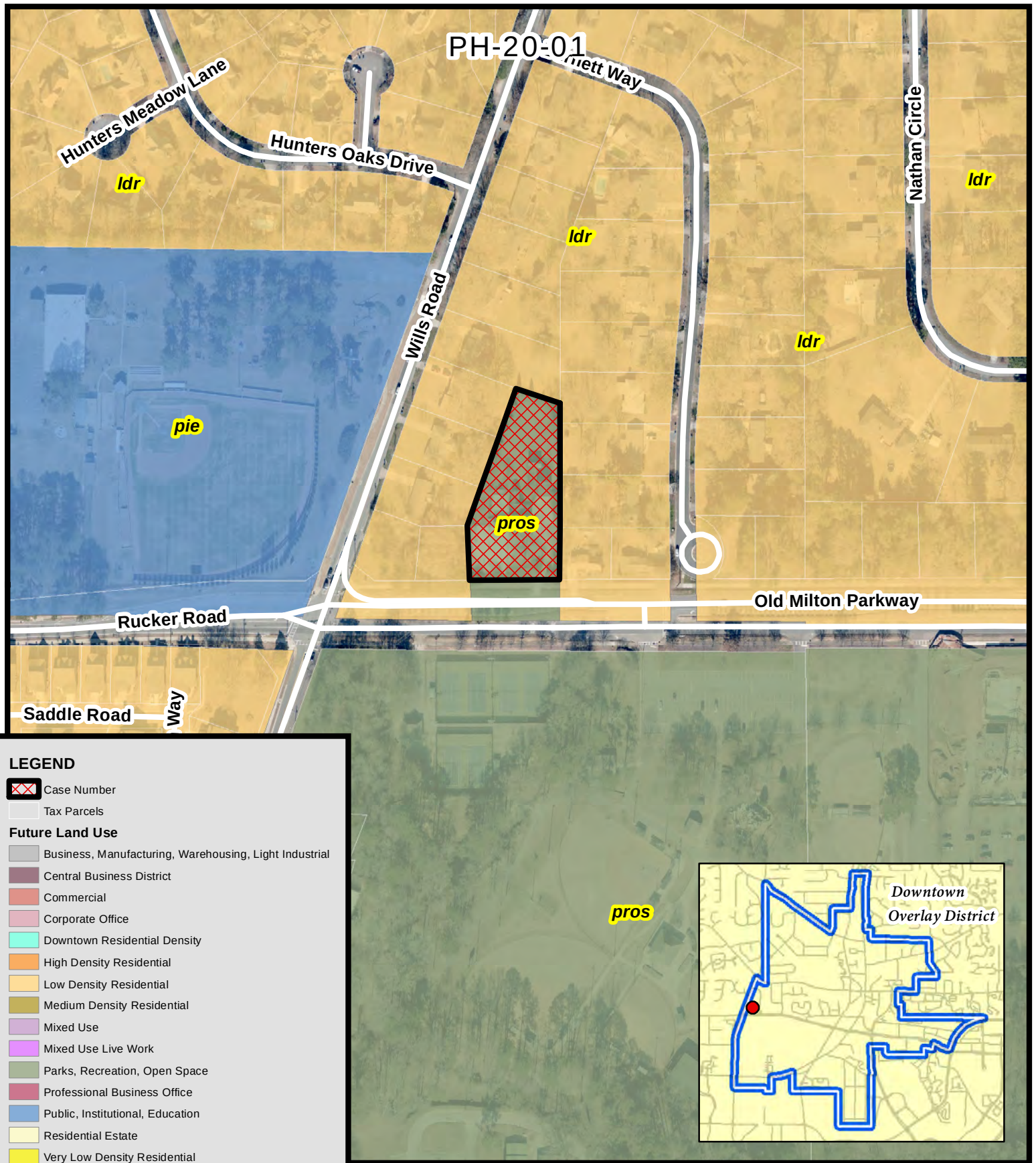


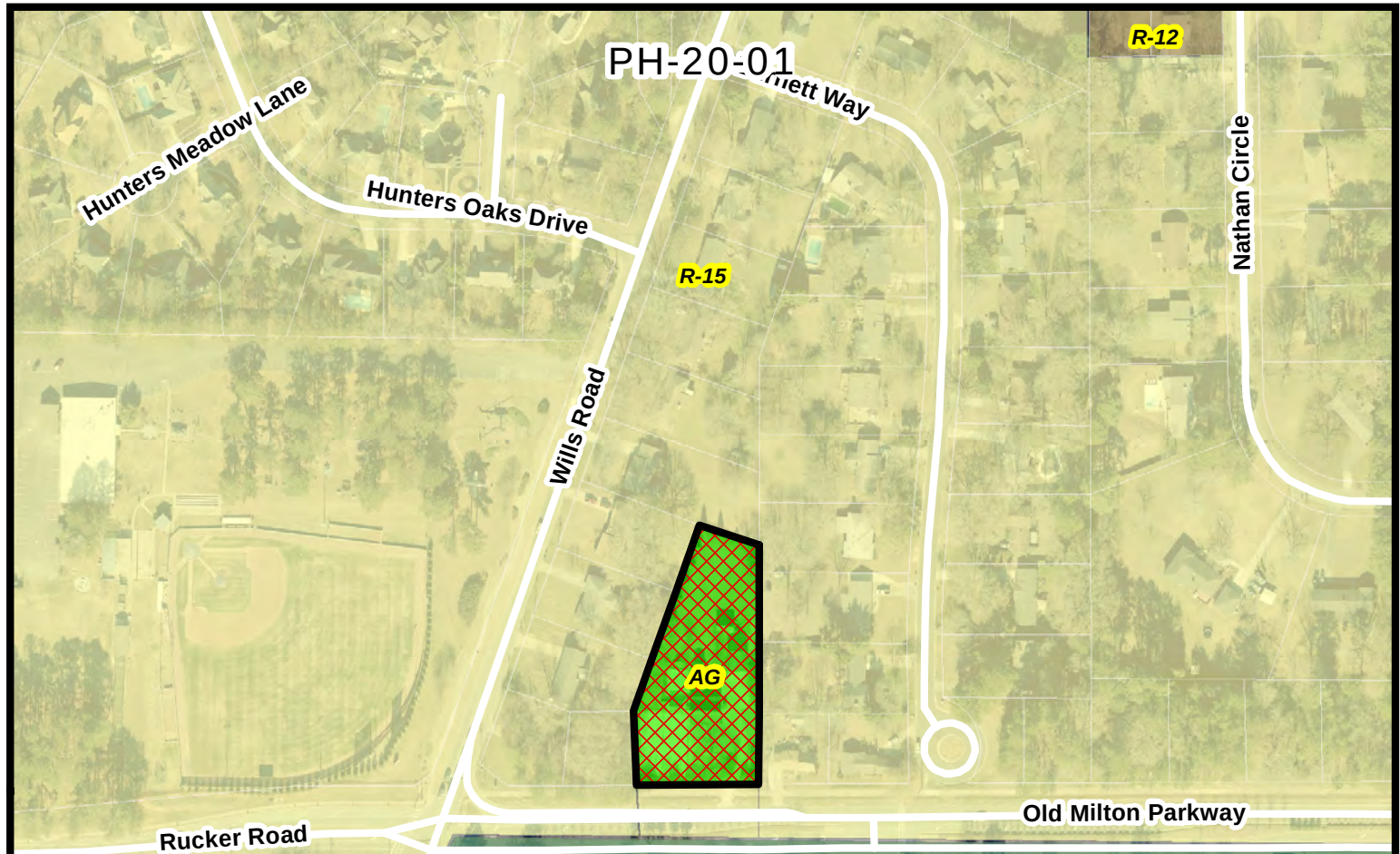
PH-20-01
D/LL: 2/2/61272
CC Date: 1/06/20

Aerial Map
Koza Volleyball Courts
Change to Conditions of Zoning
1720 Old Milton Parkway

Location Map Provided by:
Community Development - GIS





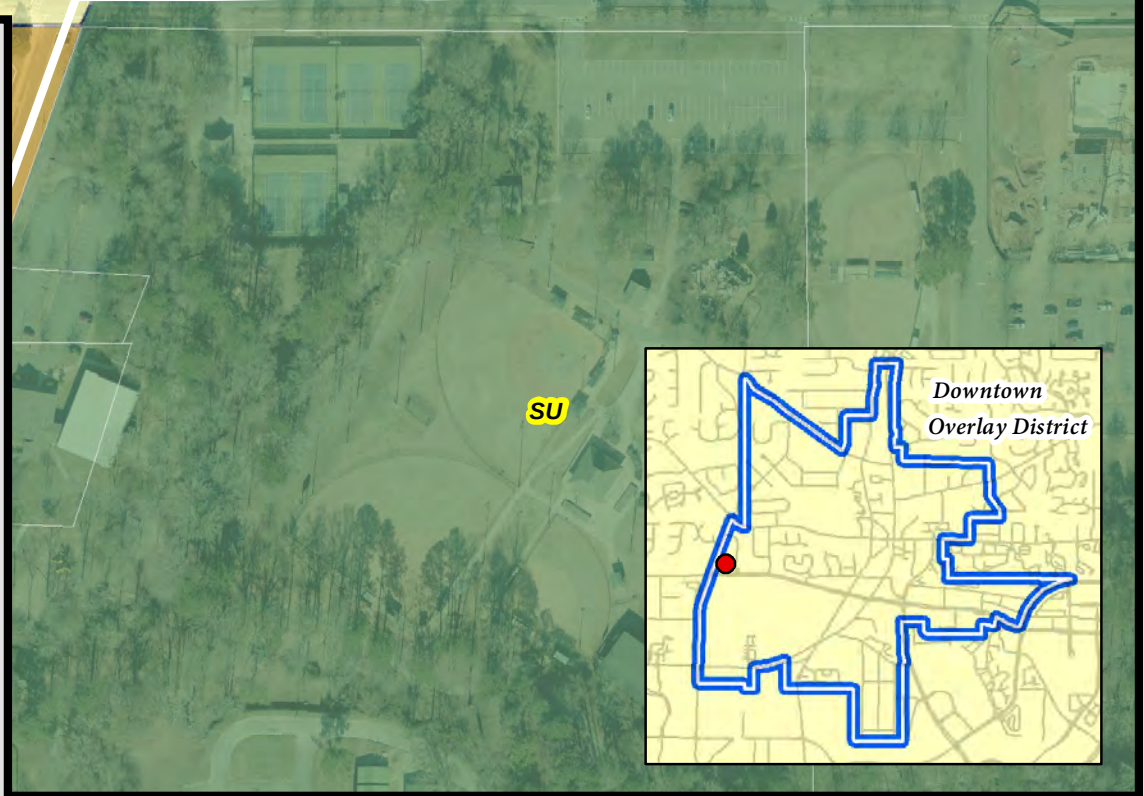


LEGEND

- Case Number
- Tax Parcels

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



Zoning Map

Koza Volleyball Courts

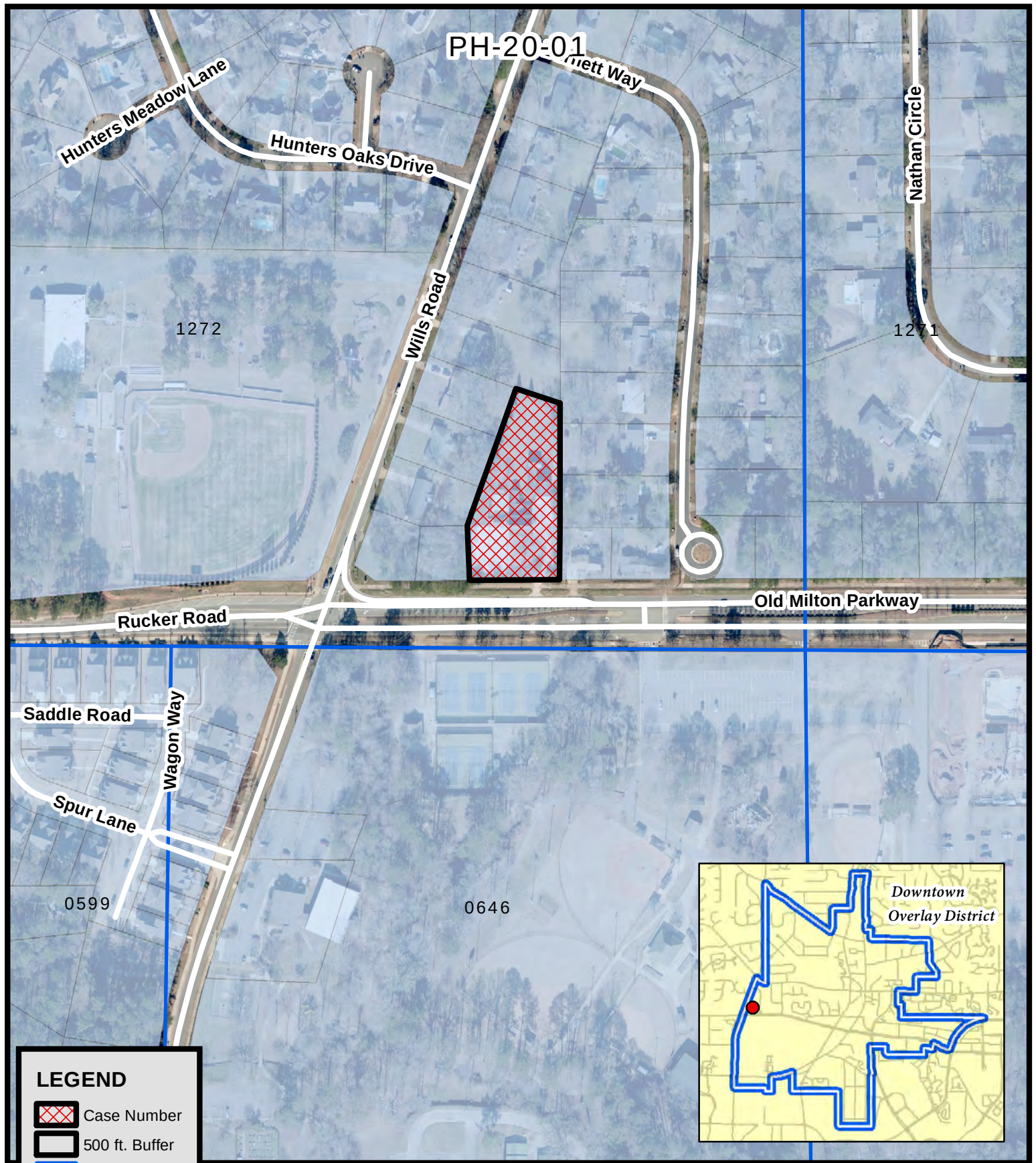
Change to Conditions of Zoning

1720 Old Milton Parkway

PH-20-01
D/LL: 2/2/61272
CC Date: 1/06/20

Location Map Provided by:
Community Development - GIS





Location Map
 Koza Volleyball Courts
 Change to Conditions of Zoning
 1720 Old Milton Parkway

PH-20-01
 D/LL: 2/2/61272
 CC Date: 1/06/20

Location Map Provided by:
 Community Development - GIS





- New 6' Fence/or Frame
 *** 20+15 New English Laurels (min. 2' tall) at 4' on center, maintained as formal hedge to match style of home & other landscaping.
 X Crepe Myrtle to be Removed
- Existing Fence
 **** 4 New English Laurels
 ● Muscogee/Lavender Crepe Myrtles
- New Restroom Bldg
 ○ New Muscogee Crepe Myrtle
 ■ Decking
- C Compact Parking Spot
 — New Electric Line from Existing Pole
 ○ Lights

Koza Volleyball Courts Change to Condition of Zoning

CZIM

12.11.19

NAME	ADDRESS	Comments
Michael Weitz	2340 Woodland Hills Dr	I am in support of the Proposal
SRINIVAS UPAMANU	470 LIBERTY TR, 30076	very much support this facility and the proposed to remove no-alcohol condition
Erik Eklund	185 volleyball 11415 Old Roswell Rd	Co-director for beach juniors program in support of this proposal for time extension
Lynn Shivers	3255 Moorstead Way Cumming, Ga 30041	I have known Jim Koza for over 20 years + have seen + used his property
Sophia Chan	6011 Baybrook Way Canton Ga. 30115	through various transitions. Everyone has always been very respectful
	(I've been enjoying Alpharetta beach) for years, there's never been... I'm for the proposal.	with bringing any minor amount of alcohol. I am in support of allowing alcohol.

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Pre-20th Kozz Unimproved Courts

Contact Name: Jim Kozz

Telephone: 404-433-4531

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

I mailed the attached letter to all of the property owners on the 500' perimeter list that was provided to me by the city. To date, I have received two responses, which are listed below:

Lazita Bradley (1730 Old Milton Pkwy), who is my closest neighbor to the courts and parking area on my east side, sent me this text Friday 12/6/19 [exact quote, including capitalizations]: "Jim, you know Ron and I have NO COMPLAINTS on how you are running you courts, so far they have been very ORDERLY and RESPECTFUL."

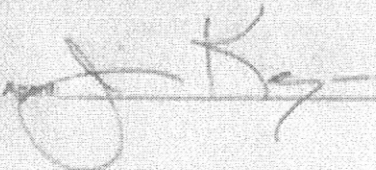
Jim Cobb (191 Burnette Way), who is next the home next to the Bradley's above, left me a voicemail Wednesday 12/11/19 in response to my mailout: "I just want to tell you, I support what you're trying to do, and if there's any way I can throw some input into it, I'd be happy to do so."

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

- | | |
|---|---|
| ☒ Letter | ☒ Personal Visits |
| ☒ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 12/12/19

Print Form

Jim Kozz - Owner
Alpharetta Beach

Jim Koza
Alpharetta Beach Volleyball Courts
1720 Old Milton Pkwy, Alpharetta, GA 30009
info@AlpharettaBeach.com
Cell: 404-433-4531

December 5, 2019

RE: PH-20-01 KOZA VOLLEYBALL COURTS Change to Conditions of Zoning
Alpharetta Beach request to extend closing time from 9pm to 9:30pm and remove a "no-alcohol condition."

Dear Neighbor(s):

I'm Jim Koza of 1720 Old Milton Pkwy, Alpharetta GA 30009, and I have two beach volleyball courts here known as "Alpharetta Beach." I rezoned my property with the City of Alpharetta in 2016, so that I could share these professional volleyball courts publicly. My rezoning was primarily so juniors could participate in club practices here, as juniors can earn college scholarships through beach volleyball.

I have just made application with the City of Alpharetta for a couple minor changes to conditions set forth in that now approved zoning. Below are my requests, and I invite your input.

Request #1 Closing Time Extended from 9pm to 9:30pm

The reason for the extra 1/2 hour request is simply to allow time between our evening 2-hour juniors practice sessions here, so my Alpharetta Beach parking lot can fully empty, prior to the arrival of the following second session of juniors. This will be a safety benefit for the juniors by reducing the number of juniors needing to park off site and walk to the courts, which has them temporarily out of site of adults, as well as, crossing the street at the busy intersection of Old Milton Pkwy and Wills Rd.

Request #2 Removal of a No-Alcohol Condition

A No-Alcohol condition was suggested by the city and adopted as a condition during my initial zoning request. Prior to that rezoning and the addition of this condition, I had hosted volleyball at my home from 3-5 times a week for a full 11 years. For the first nine years we played on the grass in my large backyard, and then after building the sand courts in my front yard, we played on those for two years before rezoning for public use. The atmosphere here was always akin to a nice picnic with friends, focused around a mutual love for the game of volleyball. During those 11 years here, folks would bring their kids, food dishes, sodas, beer, wine, and other drinks to enjoy, while we socialized and played games. I never received complaints from any of my neighbors during that entire 11 years, and I've always tried to be conscientious regarding activities run at my home, as I take my responsibilities of being a good neighbor very seriously. Now, with all activities out front and adjacent to Old Milton Pkwy, I feel it would be even less likely there would ever be a chance of disturbing you, my neighbors.

To be clear, this is NOT a request to sell alcohol. I just hope to once again offer that picnic-like atmosphere here, where my adults can bring alcohol should they choose, while we play volleyball.

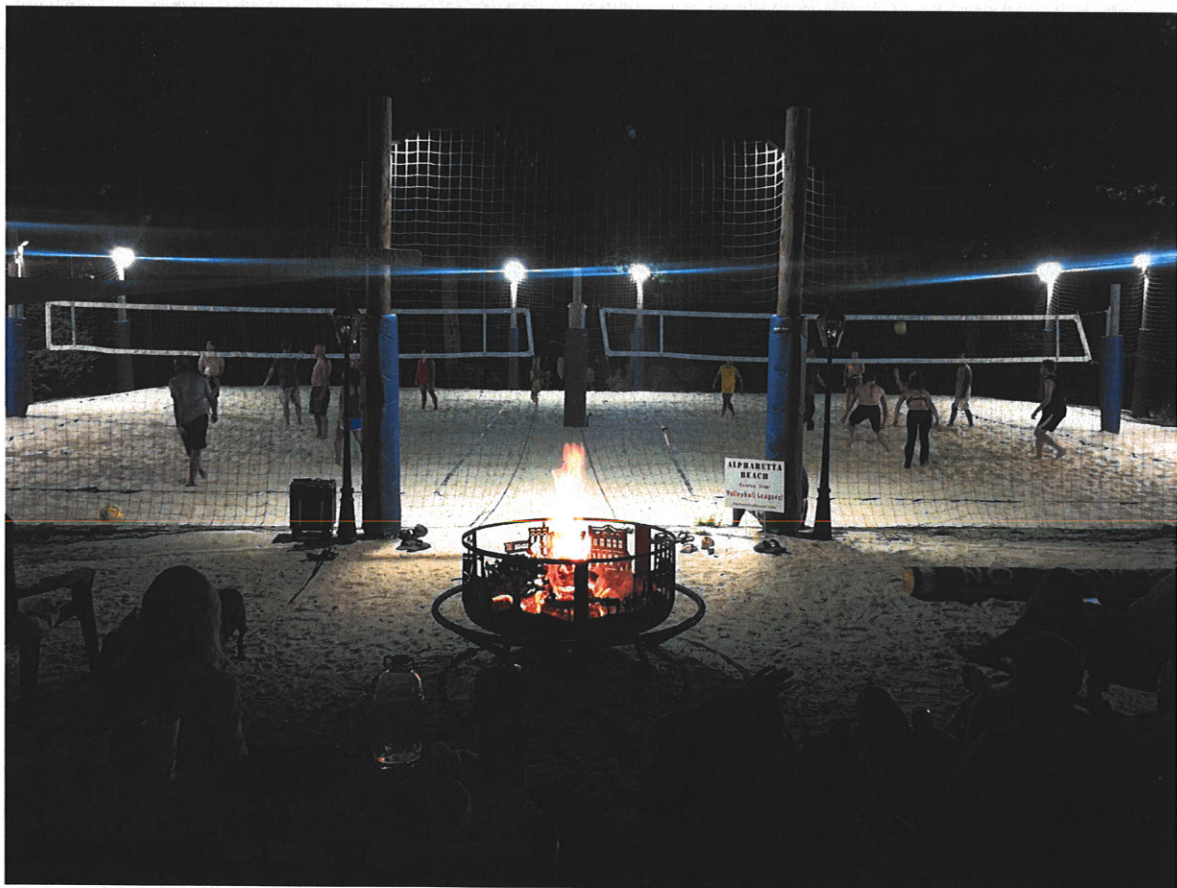
Below is the schedule for both the informal public meeting and the city council meeting regarding my requests above. Both will be at Alpharetta City Hall, 2 Park Plaza Alpharetta, GA 30009.

The Community Zoning Information Meeting will be held **Wednesday, December 11, 2019 6p.m.** in the **Community Room of City Hall**. This meeting is an informal, open house format designed to allow citizens to view applications and communicate with Applicants.

The City Council Meeting will be held on **Monday, January 6 at 6:30 p.m. in Council Chambers**. If you have any questions or would like to speak with me directly for any reason, please feel free to contact me. I'd love to hear from you, and my contact information is above.

Thank you for your consideration.

Jim Koza



ALPHARETTA POST #201 OF THE AMERICAN
LEGION INC
0 P.O. BOX 314
ALPHARETTA GA 30009-0314

ANDERSON ERIC & LABOA TRACY A
131 BURNETT WAY
ALPHARETTA GA 30004

BELL JEFF
171 BURNETT WAY
ALPHARETTA GA 30009

BENNETT JOHN & AUDREY L
141 BURNETT WAY
ALPHARETTA GA 30004

BLALOCK NORMAN HENRY & KATHY ELAINE
66 KATYDID LN
DAWSONVILLE GA 30534

BRADLEY RONALD W SR & LEZITA B
1730 OLD MILTON PKWY
ALPHARETTA GA 30009

BULLOCK RICHARD KELLY II & BULLOCK
CHRISTOPHER SARKISS
151 BURNETT WAY
ALPHARETTA GA 30009-1805

BURDETT JOANNE M
150 WILLS RD
ALPHARETTA GA 30004-1449

CABRERA MELISSA M & JOYNER JUDY L
150 BURNETT WAY
ALPHARETTA GA 30009

CATHELL MICHAEL J
200 WILLS RD
ALPHARETTA GA 30009

CHUONG ANDREW C
92 NATHAN CIR
ALPHARETTA GA 30009

CLARK LAURA K
5210 HUNTERS OAK DR
ALPHARETTA GA 30009

DODD GARY O & LYNN D
130 WILLS RD
ALPHARETTA GA 30004-1449

FROST SLOAN & SEDGWICK AMANDA
140 BURNETT WAY
ALPHARETTA GA 30009

GAMBLE LEE H & GAMBLE NANCY BAILEY
5220 HUNTERS OAKS DR
ALPHARETTA GA 30009

GAUTAM SIDDHARTHA
190 WILLS RD
ALPHARETTA GA 30004

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

HARDIN THERESA M
180 BURNETT WAY
ALPHARETTA GA 30009

HATCH KEVIN
160 BURNETT WAY
ALPHARETTA GA 30004

HOOD CAROL
130 BURNETT WAY
ALPHARETTA GA 30004

INNOCENTE SOFIA M & DOMINIC A
111 BURNETT WAY
ALPHARETTA GA 30004-1805

KERCHER BURNS DONNA
72 NATHAN CIR
ALPHARETTA GA 30009

KNOX JUNE
161 BURNETT WAY
ALPHARETTA GA 30009

KOZA JAMES J
1720 OLD MILTON PKWY
ALPHARETTA GA 30009

PAIGE DERREKA
180 WILLS RD
ALPHARETTA GA 30004

PARK REBECCA
140 WILLS RD
ALPHARETTA GA 30009

RAINWATER SUE
5205 HUNTERS OAKS DR
ALPHARETTA GA 30004

REDDY JAMES MICHAEL JR
160 WILLS RD
ALPHARETTA GA 30009

SHORT BONNIE L
181 BURNETT WAY
ALPHARETTA GA 30004

SIMPSON DANIEL M & SIMPSON MAEGAN V
170 WILLS RD
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
4900 SCOTTSDALE RD SUITE 2000
SCOTTSDALE AZ 85251

TWO THOUSAND NINE COBB FAMILY REVOCABLE
TRUST THE
191 BURNETT WAY
ALPHARETTA GA 30009

VEGA KELLY DAYANA
210 WILLS RD
ALPHARETTA GA 30009

WHALEN BRIAN J & LISA A
14624 TIMBER POINT
MILTON GA 30004-4528

WHITE TOMPKINS HAROLD
170 BURNETT WAY
ALPHARETTA GA 30004

WILSON PETER ALLEN & WILSON JACQUELINE ANNE
297 MILTON AVE
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PH-20-01

KOZA VOLLEYBALL COURTS

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA192050☒ Fee PaidInitial: JC

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Jim KozaTelephone: 404-433-4531Address: 1720 Old Milton Pkwy

Suite: _____

City: AlpharettaState: GAZip: 30009

Fax: _____

Mobile Tel: 404-433-4531Email: info@alpharettabeach.com

Subject Property Information:

Address: 1720 Old Milton PkwyCurrent Zoning: AGDistrict: 2Section: 2Land Lot: 1272Parcel ID: 22 466312720011Proposed Zoning: AGCurrent Use: AG

This Application For (Check All That Apply):

☐ Conditional Use☐ Master Plan Amendment☐ Exception☐ Rezoning☐ Master Plan Review☐ Variance☐ Public Hearing☐ Comprehensive Plan Amendment☒ Other (Specify):

Request for changes to conditions set forth in current AG zoning.

APPLICANT REQUEST AND INTENT

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

No change of use of property. Property to remain AG Zoning, with current use of residential home and Alpharetta licensed commercial beach volleyball facility.

Applicant's Request (Please itemize the proposal):

- 1) Request to change times of operation from 9am-9pm to 9am-9:30pm.
- 2) Request to removed the "No Alcohol Allowed" condition that applies to the Beach facility portion of property. This is not a request to "sell" alcohol, but simply the allowing of adults to bring and consume their own alcohol, if they wish.

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

- 1) I'm requesting a change to operating hours from the current 9a-9p to 9a-9:30p. That extra half hour would be used to provide a 30 minute window for juniors of our first 2-hour juniors practice session from 5-7pm to fully empty the Alpharetta Beach parking lot, before the next group of juniors arrive for their 2-hour session that would start at 7:30pm. This change will provide a safer situation for kids, because at present both groups of juniors come and go right at 7pm. As it is now, many juniors have to park 2 minutes away at the American Legion (which approved our use of their parking). That parking lot is out of sight of coaches/coaches, and those same juniors also have to cross the busy intersection at Wills Road and Old Milton Pkwy, again without adults present. Having all juniors being able to park on site will dramatically increase safety for them.
- 2) I'm requesting that the city remove the "no alcohol" condition. This would return my property to how things were here prior to rezoning to AG and my beach facility being licensed. I have a full 12 years of history here prior to the no alcohol condition, indicating allowing alcohol would not be a concern. During those 12 years I hosted identical types of adult volleyball activities here multiple times a week just as I do today, both on my beach courts, and prior to building those on three grass courts in the backyard. Alcohol was allowed during that entire 12 year span with no issues or complaints.

KOZA VOLLEYBALL COURTS PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jim Koza Telephone: 404-433-4531

Address: 1720 Old Milton Pkwy Suite: _____

City Alpharetta State: GA Zip: 30009 - _____

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other |

Identify Authorized Applicant:

Name of Authorized Applicant: Jim Koza Telephone: 404-433-4531

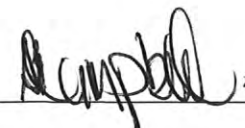
Address: _____ Suite: _____

City Alpharetta State: GA Zip: 30009 - _____

So Sworn and Attested:

Owner Signature:  Date: 10/25/19

Notary:

Notary Signature:  Date: 10/25/19



KOZA VOLLEYBALL COURTS DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Jim Koza

Subject Public Hearing Case: Change to Current Zoning Conditions

Campaign Contribution Information:

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

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

Name of Official: None Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____

Date: _____

10/28/19

KOZA VOLLEYBALL COURTS CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Alpharetta Beach hours of operation and alcohol allowed

Contact Name: Jim Koza Telephone: 404-433-4531

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Property owners within 500' of subject property

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Will mail each property owner within 500' information regarding these two requests along with a self addressed stamped envelope or card to simplify the return of their responses. For adjoining properties, if I do not receive their responses back on the self addressed stamped return forms I mailed out, I will also make an attempt contact them directly in person with door to door visits.

Letter of Intent: Request to Update to Current Zoning Conditions

- 1) A change from 9pm to 9:30pm closing time will provide a safer situation for juniors players that practice here multiple times a week. Their practices are 2-hours long, and two 2-hour sessions are currently hosted back to back from 5p-7p and 7p-9p.

Logistically sessions cannot start before 5pm, because of varying class schedules, bus schedules, parent schedules, etc.). Having our first session end at 7pm while the second session starts at 7pm means we need to use overflow parking at the American Legion to accommodate twice the cars. The American Legion approved our use of their parking years ago, so this request is solely about children's safety.

Those juniors that use American Legion parking lot have to walk 2 minutes from the American Legion south on Wills Road, cross Wills Road at the busy intersection of Wills Road and Old Milton Pkwy, than complete their walk on the north side of Old Milton Pkwy to Alpharetta Beach. During that 2 minute walk, juniors are out of sight of coaches/adults, and cross a very busy intersection, again out of sight of coaches/adults. Of course, this situation repeats upon leaving. A periodic forgotten item in the car would mean yet another trip back and forth.

With a 9:30 closing, all juniors will be able to park or be dropped off directly at Alpharetta Beach, and will remain on site until they leave. Juniors will no longer be crossing the street at the very busy intersection each way for every visit here, and will therefore be onsite and within sight of coaches/adults the entire time. Their vehicles and possessions in their vehicles will also be more secure.

With a 9:30 closing, the first 5-7pm session of juniors will all park directly at Alpharetta Beach, and then leave at 7pm. After the parking lot has emptied, the second session of juniors will begin to arrive for their 7:30-9:30pm session, after which they to will leave directly from Alpharetta Beach. This is a real win.

- 2) Allowing alcohol would be a return to how things ran here prior to rezoning to AG. Beginning in 2005, I ran 9 years of volleyball events with my adult friends on three nets in my backyard multiple times a week. These were nothing more than picnics with volleyball and a couple beers. From 2014 to acceptance of my AG rezoning request with "no alcohol" condition in 2016, the "new" beach courts were also used multiple times a week with that picnic environment.

That is 11 years of picnics with similar numbers of visitors as I have here today, and over that entire time there was never an issue or complaint. I'm an extremely conscientious homeowner, neighbor and business owner, and watch over activities here dutifully to assure things are always well controlled.

Volleyball is an easy going sport that provides great exercise and a tremendous social environment. I hope my problem free history here provides confidence that allowing alcohol would be of no concern to the city or the neighborhood.

1720 Old Milton Parkway – Overall Legal Description

Property Line Description

All that tract or parcel of land lying and being in Land Lot 1272 of the 2nd District, 2nd Section, City of Alpharetta, Georgia, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the easterly right of way of Wills Road and the northerly right of way of Old Milton Parkway thence easterly along the northerly right of way of Old Milton Parkway a distance of 233' more or less to a point. Said point being the POINT OF BEGINNING;

thence north 2 degrees 55 minutes 42 minutes west, 106.43 feet to a point;
thence north 19 degrees 34 minutes 44 minutes east, 283.27 feet to a point;
thence south 71 degrees 9 minutes 39 minutes east, 90.76 feet to a point;
thence south 0 degrees 3 minutes 53 minutes west, 175 feet along the northerly right of way of Old Milton Parkway to a point; said point being the POINT OF BEGINNING

Said tract or parcel of land contains 1.22 acres.

This Legal Description was prepared by DGM Land Planning Consultants, Inc. and is intended for zoning purposes only. It is not to be used for purposes of purchasing, selling, or transferring title on any property.
Dated: June 30th, 2015

PH-20-01
KOZA VOLLEYBALL COURTS

16-153

PROJECT NO.

1 OF 1

SHEET NO.

SURVEY DATE: 06/14/16

PLAT DATE: 06/30/16

FIELD CREW: RS/AD

DRAWN BY: LAM

BOUNDARY SURVEY FOR

JAMES J. KOZA

FULTON COUNTY, GEORGIA

LAND LOT 1272

2nd DISTRICT, 2nd SECTION

DAVIS ENGINEERING & SURVEYING

81 CROWN MTN. PLACE

DAHLONEGA, GA 30533

PH: (706) 864-0012

FAX: (706) 864-0052

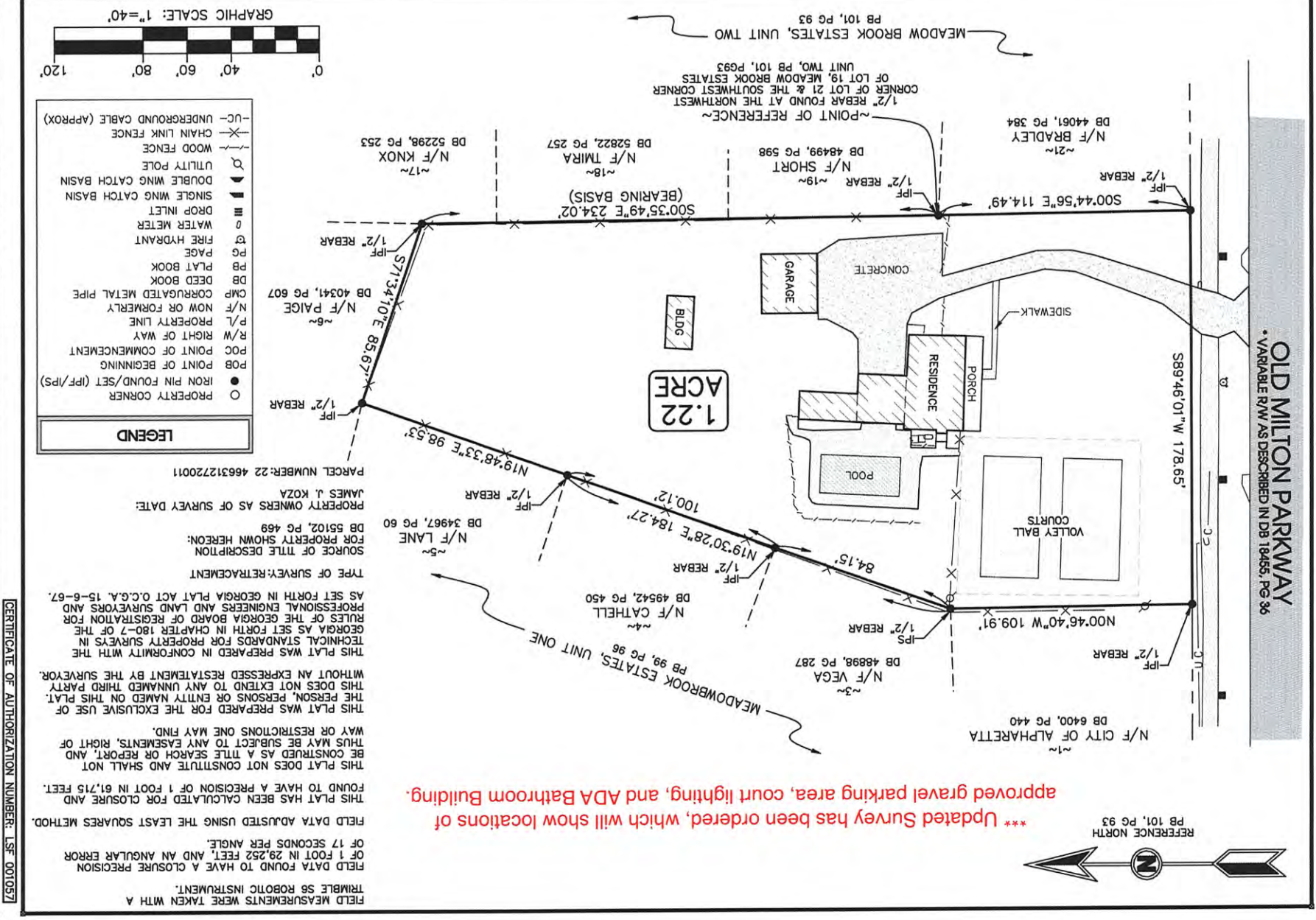
DAVISENGINEERS.COM

REGISTERED

LAND SURVEYOR

NO. 3241

CLASON D. WALKINS



PH-20-01
KOZA VOLLEYBALL COURTS

PARKING GRAVEL

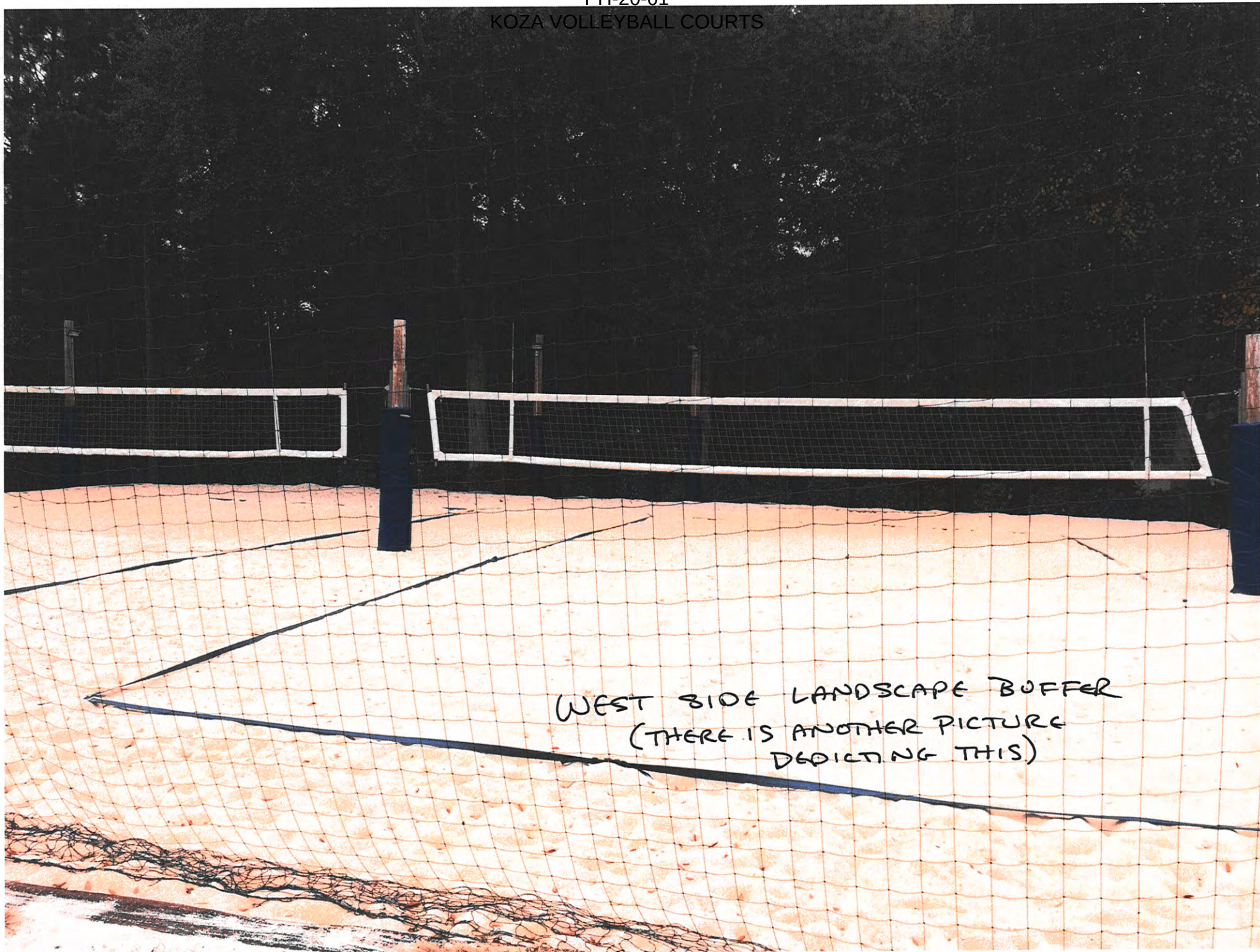


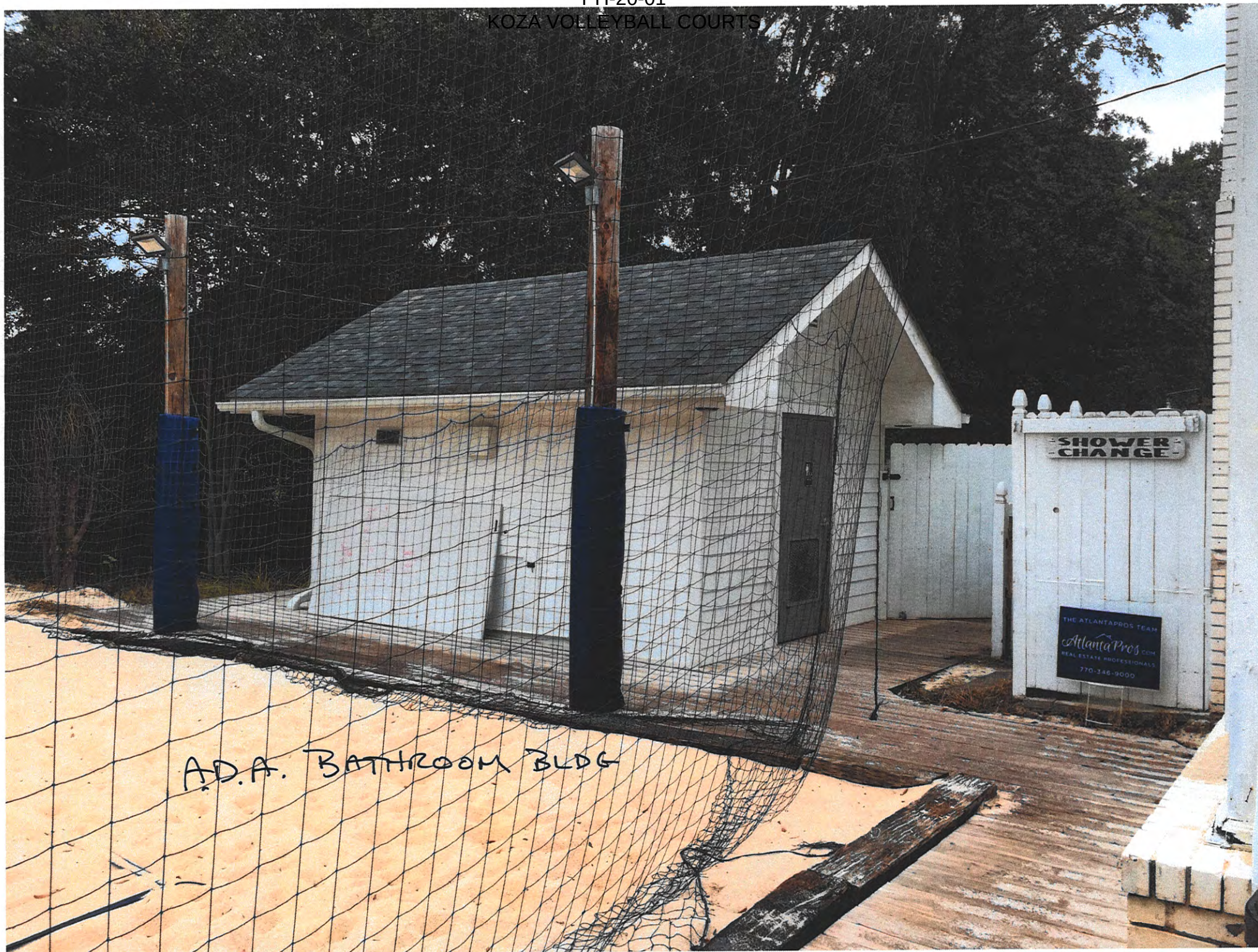


PARKING & LANDSCAPE BUFFER
EAST SIDE. ALL ALIVE.

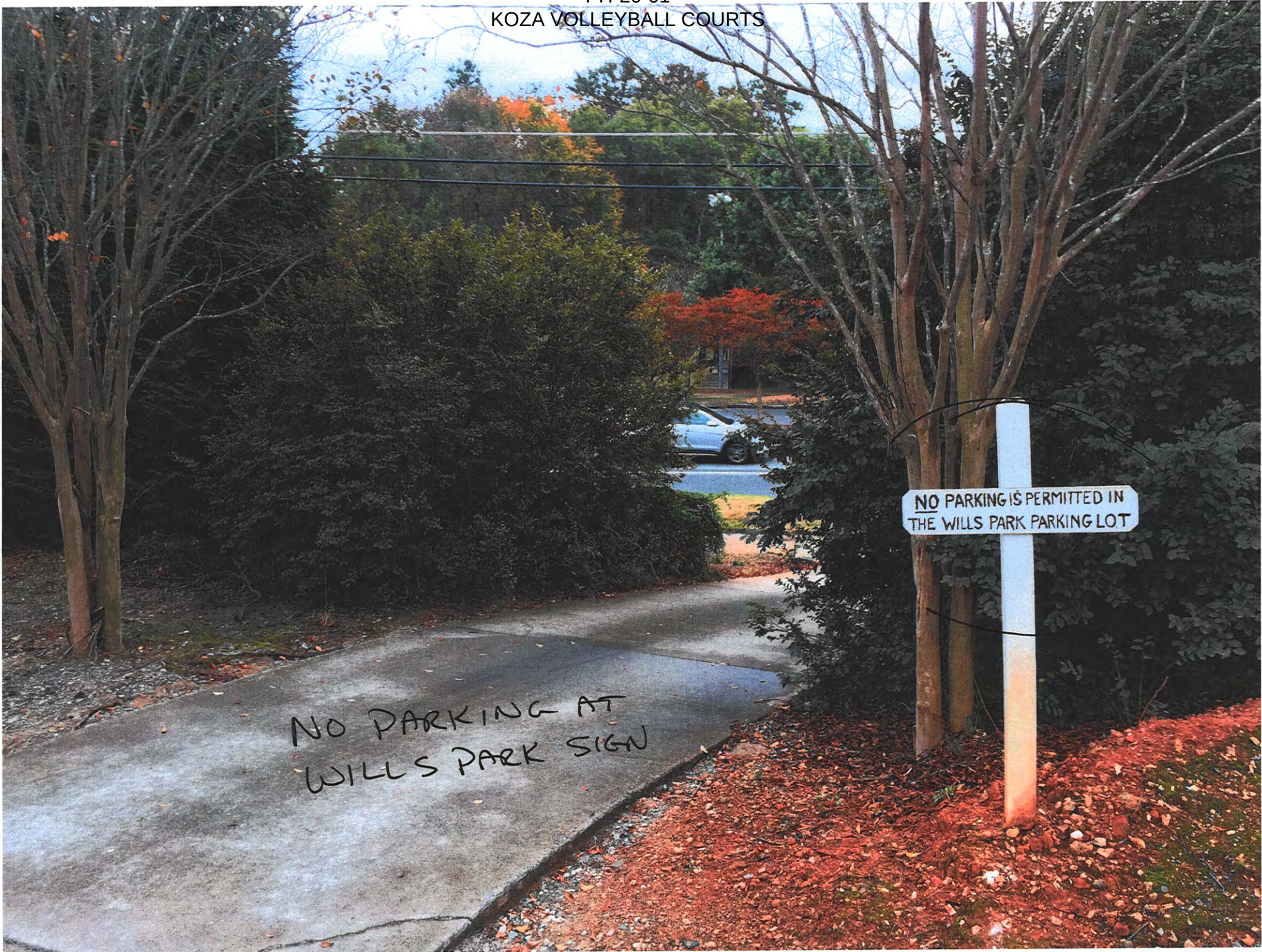
PH-20-01

KOZA VOLLEYBALL COURTS





ADA BATHROOM BLDG



PH-20-01
KOZA VOLLEYBALL COURTS



PH-20-01

PICNIC KOZA VOLLEYBALL COURTS



PICNIC PH-20-01
KOZA VOLLEYBALL COURTS



PH-20-01
KOZA VOLLEYBALL COURTS



PICNIC
SETTING



City Council Meeting STAFF REPORT

Submitting Department: Public Safety
Submitted By:
Sponsored By:
Meeting Date: January 6, 2020

I. AGENDA ITEM TITLE: PUBLIC SAFETY FLEET REPLACEMENT

II. RECOMMENDATION:

Staff recommends approval for the Department of Public Safety to purchase three (3) vehicles at a total cost of \$108,270:

One (1) Ford F-250 pickup truck from Alan Vigil Ford, available on state contract (99999-SPD-ES40199373-002), in an amount totaling \$41,347.

One (1) Ford Police Interceptor (Explorer) from Wade Ford, available on state contract (ES-RFR-40199-409), in an amount totaling \$34,378.

One (1) Dodge Durango from Troncalli Automotive Group, Inc. in an amount totaling \$32,545 representing the lowest of three (3) solicited quotes.

Approval to expend to \$31,925 for estimated costs associated with purchasing and installing necessary emergency equipment for the vehicles.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Fleet Replacement and upfitting (30131150-542200-C1202)	\$54,250.00
Vehicle Replacement (Insurance Claims; 60015550-552201)	\$85,945.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00
Insurance Proceeds	\$32,000.00

IV. REPORT IN BRIEF:

As approved in the FY 2020 budget, the Department of Public Safety seeks approval to purchase one (1) replacement F-250 for the Fire Battalion Chief. The vehicle to be replaced is a 2011 Chevrolet Tahoe with over 120K miles. The F-250 will provide numerous benefits compared to the current Tahoe including separating fire duty-gear and potential contaminates from the interior space during transport (e.g. said gear will be transported in the truck bed). This vehicle is recommended to be sourced through Alan Vigil Ford under State Contract (99999-SPD-ES40199373-002).

The other vehicles are being replaced due to total-loss insurance claims. Specifically, one patrol vehicle and one administrative vehicle. These vehicles are being purchased through our Risk Management Fund with the costs being partially offset through insurance proceeds from the at-fault drivers. The patrol vehicle (For Explorer Interceptor) is recommended to be sourced through Wade Ford under State Contract (ES-RFR-

40199-409). The Administrative Vehicle (Dodge Durango) is recommended to be sourced through Troncalli Automotive Group, Inc. as the lowest of three quotes with the results as follows:

- Troncalli Auto Group, Inc:\$32,545
- Akins Ford/Dodge/Jeep/Chrysler:\$33,884
- Ginn Chrysler/Jeep/Dodge:\$33,045

Approval is also requested to expend up to \$31,925 for estimated costs associated with purchasing and installing necessary emergency equipment for the vehicles (e.g. lightbars, computer stands, radios, weapon racks, prisoner transport systems, graphics, etc.). The City will utilize its on-call contractor for these services (Dana Safety Supply).

Funding for this initiative is requested from existing appropriations within the Department's Capital Fleet Replacement account as well as the Risk Management Fund (insurance claims).

V. ALTERNATIVES:

VI. ATTACHMENTS:

Alan Vigil Ford State Contract (F250), Wade Ford State Contract (Police Interceptor Explorer), Low Quote (Troncalli - Dodge Durango), Quote 2 (Akins Dodge - Dodge Durango), Quote 3 (Ginn Dodge - Dodge Durango)

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2020 Ford F250 Regular Cab
V8 Long Bed 4X2 (3/4 ton)

As of 12/01 Base Price

\$22,578.00

SWC #99999-SPD-ES40199373-002

Equipment included in Base price

6.2L V8 Gasoline/E85 Engine
6 Speed Automatic Transmission
Factory Installed A/C
9800# GVWR
AM-FM RadioMP3
Ford Sync(Bluetooth)
Power Steering
Power ABS Brakes
40/20/40 Vinyl Bench Seat
Rubber Floor Covering
Full Size Spare Tire
Rear Step Bumper
Solar Tinted Glass
Trailer wiring harness
2.5" Receiver Hitch (12.5k)
Tilt Steering Wheel
Rear View Camera(N/A w/ bed delete)
Electric Shift (4X4 only)

Colors Available

	Exterior	Interior
J7	Magnetic	Grey
PQ	Race Red	Grey
N1	Blue Jeans	Grey
JS	Iconic Silver	Grey
D1	Stone Gray	Grey
UM	Agate Black	Grey
Z1	Oxford White	Grey

School Bus Yellow is available at
\$654.00 per vehicle.

FOB Allan Vigil Ford
Delivery \$1.50 per mile, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260

770-968-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax

Options	Price	Code
6.7L V8 Diesel Engine	9,995.00	99T
7.3L Gas Engine	1,985.00	99N
4X4 Option	4,175.00	4430 F2B
Skid Plates (4X4 only)	95.00	95 41P
LT245 All-terrain tires	160.00	TBM
Super Cab Long Bed	3,975.00	X20I
Super Cab Short Bed	3,790.00	X20s
Crew Cab Long Bed	4,165.00	W20I
Crew Cab Short Bed	4,010.00	4315 W20s
Roof Clearance Lights	89.00	592
Cruise Control	225.00	525
Cab Steps	355.00	355 18B
Sirius XM Radio	175.00	39S
Limited Slip Axle	365.00	X3E
Engine block heater	85.00	41H
PTO Transmission -diesel only	270.00	62R
Trailer Brake Controller	255.00	52B
Daytime Running Lights	42.00	942
Reverse Aid Sensor	235.00	76R
XL Value Pkg (cruise control		
Chrome bumpers)	675.00	96V
R.window defrost-requires 90L	65.00	65 43B/924
Power Windows,Locks,Mirrors	1,050.00	90L
Cloth 40/20/40 Bench Seat	295.00	1S
Dual Alternators (Diesel only)	331.00	67A
200 Amp HD Alternator	80.00	67E
Upfitter Switches	160.00	66S
Spray-in Bedliner	395.00	395 ATK
Tailgate Step	345.00	85G
Bed & Camera Delete	(249.00)	66D
Spring pkg for bed delete	115.00	63R
RearView Camera w/bed delete	378.00	872
XLT Package Upgrade	5,590.00	5590 603A
Power Driver Seat (XLT only)	1,349.00	1349 17V
CNG/Propane Prep pkg	310.00	98F
Additional Options	see side	2100 see side
Option total		18694
Other vendor added equipment		
Delivery		75
Total		\$41,347.00

Options	Price	Code
BLIS	525.00	60B
Pro Trailer Bkup Assist	1,500.00	1500 53R
Carpet Delete	0.00	0 166
Weather Mats	125.00	125 16S
Wheel liners	300.00	300 61N
Front Splash	120.00	120 61S
Rear Splash	0.00	0 62S
Camera Relocate	355.00	65B
Box Rail Lighting	55.00	55
Total		2100

Contact person _____

Department _____

Phone Number _____

Fax number _____ 1-Dec



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.3L V6 Hybrid Engine, Cloth Front/Vinyl Rear, Power Windows/Locks/Mirrors/Drv Seat, Pursuit Rated Tires

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Jessica Davis, Jdavis@wade.com, 678.385.3427

Code	Vehicle Options	Total	Code	Added Equipment	Total
1 99B	3.3 V6 Regular Gasoline Eng	(3,083.00)	66A	Head Light Solution	868.00
99C	3.0 L V6 EcoBoost Engine	759.00	66B	Tail Light Solution	417.00
		0.00	66C	Rear Lighting Solution	442.00
1 86T	Taillight Housing	59.00	67G	Cargo Wiring Upfit Pkg	1,314.00
51PW	Spotlight Prep (1,2)	136.00	67H	Ready for Road Pkg	3,485.00
51YZ	Regular Spot Light (1,2)	210.00	67U	Ultimate Wiring Pkg	544.00
1 51RS	LED Spot Light (1,2) Unity	411.00	60A	Pre Wire Grille	49.00
1 43D	Dark Car (Courtesy light inop)	19.00	47C	Front Wire Connector Kit	102.00
47A	Engine Idle Feature	255.00	21P	Rear Wire Connector Kit	127.00
17T	Red Cargo Dome Lamp	49.00	63L	Rear Quarter Marker Lights	563.00
65U	Interior Upgrade	378.00	63B	Side Marker Mirror Lights	285.00
16C	Carpet w/ Mats	122.00	21L	Front Aux Warn Lights	540.00
88F	2nd Row Cloth Seats	59.00	21W	Front Pocket Warn Lights	626.00
87P	Power Passenger Seat	310.00	96W	Windshield Warning Lights	1,092.00
1 17A	Dual AC w/ Front Controls	597.00	96T	Rear Spoiler Warning Lights	1,371.00
64E	Painted Aluminum Wheels	461.00	18X	100 Watt Siren Speaker	294.00
65L	Full Wheel Covers	59.00	52B	Enhanced TPU Cooler	2,865.00
			1 16D	Badge Delete	0.00
61RS	Steering Wheel Switches	153.00	91A	Two Tone Vinyl (roof doors)	821.00
59*	Keyed Alike (Need code)	49.00			0.00
1 55F	Keyless Remote (4 total)	332.00	CB1	Standard Cop Box Installed	1,995.00
593	Perimeter Alarm (req 55F)	117.00	SB1	Standard Scale Box Installed	2,395.00
1 87R	Camera Monitor in Mirror	0.00		other models available	0.00
19L	Lockable Gas Cap	20.00			0.00
1 76R	Reverse Sensing	269.00			0.00
1 60R	Noise Suppression Bonds	98.00			0.00
549	Heated Mirrors	59.00			0.00
1 55B	BLIS (Blind Spot Alert)	533.00			0.00
63V	Cargo Storage Vault	239.00	2TD	2-tone Paint 4 Doors Only	1,000.00
942	Daytime Running Lights	43.00	2TB	2-tone Paint Doors & Roof	1,300.00
43L	Silent Mode (req 942)	19.00			0.00
68Z	Roof Rack	152.00			0.00
1 68G	Rear Door Handle/Lock Inop	34.00			0.00
52P	Hidden Lock Plunger	157.00			0.00
1 18W	Rear Window Inop	25.00			0.00
90DE	Ballistic Doors Lvl 3 (1,2)	1,553.00			0.00
90FG	Ballistic Doors Lvl 4 (1,2)	2,365.00			0.00
41H	Engine Block Heater	88.00			0.00
				DELIVERY	0.00

PAINT COLORS				
	YZ	Oxford White	Vermillion Red	E4
1	UM	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Metallic	FT
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$34,984.00
Total Chassis Options	(\$706.00)
Total Body Options	\$0.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$34,378.00

Agency Contact	
Phone	
Agency	
Address	

TRONCALLI AUTOMOTIVE GROUP, INC.
818 ATLANTA RD
CUMMING, GA 300402708

Configuration Preview

Date Printed:	2019-12-03 3:25 PM	VIN:	Quantity:	1
Estimated Ship Date:		VON:	Status:	BA - Pending order
			FAN 1:	013BS City of Alpharetta GA
			FAN 2:	
			Client Code:	
			Bid Number:	TB0059
			PO Number:	
Sold to:	Ship to:			
TRONCALLI AUTOMOTIVE GROUP, INC. (67995)	TRONCALLI AUTOMOTIVE GROUP, INC. (67995)			
818 ATLANTA RD	818 ATLANTA RD			
CUMMING, GA 300402708	CUMMING, GA 300402708			

Vehicle: 2020 DURANGO PURSUIT AWD (WDEE75)

	Sales Code	Description	MSRP(USD)
Model:	WDEE75	DURANGO PURSUIT AWD	34,870
Package:	22Z	Customer Preferred Package 22Z	0
	EZH	5.7L V8 HEMI MDS VVT Engine	2,995
	DFD	8-Spd Auto 8HP70 Trans (Buy)	0
Paint/Seat/Trim:	PXJ	DB Black Clear Coat	0
	APA	Monotone Paint	0
	*H7	Cloth Low-Back Bucket Seats	0
	-X9	Black	0
Options:	4ES	Delivery Allowance Credit	0
	MAF	Fleet Purchase Incentive	0
	YEP	Manuf Statement of Origin	0
	ADL	Skid Plate Group	295
	AHX	Trailer Tow Group IV	845
	XAN	Blind Spot and Cross Path Detection	495
	4DH	Prepaid Holdback	0
	5N7	Saved Favorites	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	166	Zone 66-Orlando	0
	4EA	Sold Vehicle	0
	4FA	Special Bid-Ineligible For Incentive	0
	TB0059	Government Incentives	0
Non Equipment:			
Bid Number:	NAS	50 State Emissions	0
Discounts:	YG1	7.5 Additional Gallons of Gas	0
Destination Fees:			1,495
Total Price:			<u>40,995</u>

Order Type:	Fleet	PSP Month/Week:	
Scheduling Priority:	1-Sold Order	Build Priority:	99
Salesperson:	Tyler A Grant		
Customer Name:	City of Alpharetta		
Customer Address:	2 Park Plaza		
	Alpharetta GA 30009 USA		
Instructions:			

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

Phone 678-244-4100

VEHICLE BUYERS ORDER



CHRYSLER • JEEP • DODGE • SUBARU

"Where Customers Send Their Friends"

Internet Address: www.troncalli.com

E-Mail: troncalli@troncalli.com

818 Atlanta Highway
CUMMING, GA 30040

DATE OF BIRTH _____

DATE 12/03/2019

DATE OF DELIVERY 12/03/2019

SALESMAN _____

STOCK NO. _____

DEAL NO. 115229

CUST NO. _____

NAME CITY OF ALPHARETTA

PHONE (RES) _____ (BUS) (678) 297-6336

BUYER CELL # (678) 858-0156

ADDRESS 2 PARK PLAZA

APT. _____

CITY ALPHARETTA

STATE GA

ZIP 30009

PLEASE ENTER MY ORDER FOR ONE

DRIVER'S LICENSE NO./STATE _____

COUNTY FULTON

E-Mail Address cmiller@alpharetta.ga.us

☒ NEW

YEAR

MAKE

MODEL

CYL

TYPE

COLOR #

ODOMETER

☐ USED

2020

DODGE

DURANGO POLI

8

BLACK

12 MI.

SERIAL NO. _____

TAG NO. _____

IGN NO. _____

DR. NO. _____

TRK NO. _____

TO BE DELIVERED

ON OR BEFORE

DEC 03 2019

TERMS AND CONDITIONS

As used in this Agreement the terms (a) "Dealer" shall mean the authorized dealer designated in this Agreement, (b) "Purchaser" shall mean the party(ies) executing this Agreement, whether for purchase or lease, and (c) "Manufacturer" shall mean the Corporation that manufactured the vehicle or chassis, it being understood by the Purchaser that Dealer is in no respect the agent of the Manufacturer. The Dealer and Purchaser are the sole parties to this Agreement. Any reference to Manufacturer herein is for the purpose of explaining generally certain contractual relationships existing between Dealer and Manufacturer with respect to new motor vehicles.

The undersigned Purchaser hereby certifies that he is of legal age to execute binding contracts in this State and hereby agrees to purchase/lease from Dealer the vehicle described hereinabove subject to all of the terms, conditions and agreements contained herein.

TRADE IN BALANCE OWING TO				
ADDRESS				
VERIFIED BY	ACCOUNT #			GOOD UNTIL
DESCRIPTION OF TRADE-IN				
MAKE	MODEL	TYPE	COLOR	YEAR
SERIAL #				TITLE OF STATE
ODOMETER	MI.	DECAL #	TAG NO/STATE	

Customer agrees to pay any difference between the actual payoff and the payoff indicated herein within 24 hours of notice by dealership.

INSURANCE INFORMATION

Customer may choose the entity through which insurance is obtained.

INSURANCE CO. _____

POLICY NO. _____

AGENT/NAME/PHONE _____

The front and back of this agreement constitute the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior agreements, understanding, negotiations, and discussions between the parties, whether oral or written. This agreement cannot be modified except by a written instrument executed by the parties. If this agreement is for a used vehicle, the information on the Federal Trade Commission WINDOW FORM is part of the agreement. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THIS AGREEMENT.

THE ONLY WARRANTIES APPLYING TO THIS VEHICLE ARE THOSE SUPPLIED BY THE MANUFACTURER, IF ANY. THE DEALER EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM DEALER ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, OR INCOME OR OTHER INCIDENTAL DAMAGES, UNLESS A SEPARATE WRITTEN DEALER WARRANTY IS PROVIDED TO PURCHASER BY THE DEALER, A USED VEHICLE SOLD/LEASED HEREUNDER IS SOLD "AS IS" WITHOUT ANY WARRANTY.

If the used motor vehicle which has been traded in as a part of the consideration for the motor vehicle purchased hereunder is not to be delivered to Dealer immediately, Dealer shall be entitled to re-appraise the trade-in vehicle at the time of delivery in order to determine the trade-in allowance. If such re-appraised value is lower than the original allowance shown therefor on the front of this agreement, Purchaser may, if dissatisfied therewith, cancel this agreement, provided however, that such right to cancel must be exercised prior to delivery of the motor vehicle purchased hereunder and prior to the surrender of the used motor vehicle to Dealer.

PURCHASER ACKNOWLEDGES THAT HE HAS READ, UNDERSTOOD AND AGREED TO ALL OF THE TERMS AND CONDITIONS ON THE FRONT AND BACK OF THIS AGREEMENT. THIS AGREEMENT SHALL NOT BECOME BINDING UNTIL ACCEPTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEALER.

Retail Price:	40995.00
Dealer Installed Accessories:	
SALES PRICE	32545.00
1. TOTAL PRICE OF UNIT (CASH PRICE)	32545.00
2. TRADE IN CREDIT	N/A
3. NET COST	32545.00
4. DELIVERY SERVICE CHG.	N/A
5. ETR FEE	N/A
6. SALES TAX OR TAVT (AT N/A %)	N/A
7. GA MV WARRANTY RIGHTS FEE	N/A
8. LICENSE	N/A
9. TITLE	N/A
10. OWING ON TRADE-IN	N/A
11. TOTAL	32545.00
12.	
13.	
REC. #	
REC. #	
BALANCE DUE ON DELIVERY	\$ 32545.00
LIEN HOLDER	
ADDRESS:	

SALESMAN _____

ACCEPTED BY: _____

DEALER OR HIS AUTHORIZED REPRESENTATIVE

PURCHASER'S SIGNATURE _____

DATE 12/03/2019

AKINS FORD DODGE JEEP CHRYSLER GOVERNMENT SALES
ROZ ICENHOUR

220 W MAY STREET, WINDER GA 30680
770.868.5271 800.282.7872
FAX 770.307.1952
RICENHOUR@AKINSONLINE.COM

2020 DODGE DURANGO

STATEWIDE CONTRACT

99999-SPD-ES40199409

BASE PRICE 3.6L ALL WHEEL DRIVE PURSUIT RATED	29696.00
BASE PRICE 5.7L ALL WHEEL DRIVE PURSUIT RATED	32362.00

EQUIPMENT INCLUDED IN BASE PRICE		OPTIONS	✓	PRICE	CODE
8-SPEED AUTOMATIC REAR-WHEEL DRIVE P265/60R18 BSW ON/OFF ROAD TIRES FRONT AND REAR HEAT AND AIR CONDITIONING REMOTE PROXIMITY KEYLESS ENTRY W/ 4 FOBS SUPPLEMENTAL SIDE CURTAIN AIR BAGS POWER DOOR LOCKS/POWER WINDOWS 8 WAY POWER DRIVER'S SEAT W/LUMBAR SUPPORT AM/FM/BLUETOOTH STREAMING AUDIO SYSTEM CARPET FLOOR COVERING W/FLOOR MATS REAR VIEW AUTO DIM MIRROR WITH MICROPHONE REAR PARK ASSIST W/BACKUP CAMERA SPOTLAMP WIRING PREP PROJECTOR FOG LAMPS RAIN BRAKE SUPPORT OVERHEAD CONSOLE DEEP TINT SUNSCREEN GLASS POWER HEATED MIRRORS CLOTH BUCKETS FRONT CLOTH 60/40 FOLDING REAR SEAT FULL LENGTH FLOOR CONSOLE SPEED CONTROL/TILT STEERING WHEEL UCONNECT 4 WITH 7" DISPLAY FULL SIZE SPARE TIRE		DRIVERS SPOT LAMP-HALOGEN		\$ 332.00	WD1
		DRIVERS SPOT LAMP-LED		\$ 460.00	WE1
		CLOTH FRONT / VINYL REAR SEAT		\$ 571.00	JC1
		SIRIUS XM SATELLITE RADIO		\$ 176.00	RSD
		**SETINA REAR DOOR PANELS		\$ 263.00	EG1
		ENGINE BLOCK HEATER		\$ 86.00	NHK
		DAYTIME RUNNING LIGHTS		\$ 37.00	LM1
		SINGLE DISC REMOTE CD PLAYER		\$ 446.00	RH1
		TRAILER TOW GROUP IV	X	\$ 760.00	AHX
		BLIND SPOT DETECTION	X	\$ 446.00	XAN
		SKID PLATE GROUP	X	\$ 266.00	ADL
		TWO TONE PAINT		\$ 950.00	DLR
		VINYL FLOOR COVERING		\$ 656.00	GFX
		FRONT/REAR VINYL FLOOR LINERS		\$ 200.00	DLR
				DELIVERY CHARGE	\$ 50.00
				TOTAL	33,884.00
EXTERIOR COLORS					
PSC BILLET SILVER					
PXJ BLACK	X				
PAU GRANITE					
PW7 WHITE KNUCKLE					
PRM REDLINE RED					
PDN DESTROYER GREY					
PBF REACTOR BLUE					
PWD VICE WHITE PEARL					
		\$535 ADDITONAL			

** THIS OPTION DISABLES REAR LOCKS & WINDOWS

GINN CHRYSLER JEEP DODGE, LLC
5190 HIGHWAY 278 NE
COVINGTON, GA 300142652

Configuration Preview *Att. C Miller*

Date Printed: 2019-12-09 10:13 AM
Estimated Ship Date:

VIN:
VON:

Quantity: 1
Status: BA - Pending order
FAN 1: 013BS City of Alpharetta GA
FAN 2:
Client Code:
Bid Number: TB0059
PO Number:

Sold to:
GINN CHRYSLER JEEP DODGE, LLC (60359)
5190 HIGHWAY 278 NE
COVINGTON, GA 300142652

Ship to:
GINN CHRYSLER JEEP DODGE, LLC (60359)
5190 HIGHWAY 278 NE
COVINGTON, GA 300142652

Vehicle:

2020 DURANGO PURSUIT AWD (WDEE75)

	Sales Code	Description	MSRP(USD)
Model:	WDEE75	DURANGO PURSUIT AWD	34,870
Package:	22Z	Customer Preferred Package 22Z	0
	EZH	5.7L V8 HEMI MDS VVT Engine	2,995
	DFD	8-Spd Auto 8HP70 Trans (Buy)	0
Paint/Seat/Trim:	PXJ	DB Black Clear Coat	0
	APA	Monotone Paint	0
	*H7	Cloth Low-Back Bucket Seats	0
	-X9	Black	0
Options:	4ES	Delivery Allowance Credit	0
	MAF	Fleet Purchase Incentive	0
	YEP	Manuf Statement of Origin	0
	XAN	Blind Spot and Cross Path Detection	495
	AHX	Trailer Tow Group IV	845
	ADL	Skid Plate Group	295
	4DH	Prepaid Holdback	0
	5N6	Easy Order	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	166	Zone 66-Orlando	0
	4EA	Sold Vehicle	0
Non Equipment:	4FA	Special Bid-Ineligible For Incentive	0
Bid Number:	TB0059	Government Incentives	0
Discounts:	NAS	50 State Emissions	0
	YG1	7.5 Additional Gallons of Gas	0
Destination Fees:			1,495

Total Price: 40,995

Order Type: Fleet
Scheduling Priority: 1-Sold Order
Salesperson:
Customer Name:
Customer Address:
Instructions: USA

PSP Month/Week:
Build Priority:

99

GINN COMMERCIAL
Marion Sherrill
Government Municipal Sales Mgr
6263 Turner Lake Road
Covington, GA 30014
(p)678-625-4000/(f)678-625-4300
msherrill@getginn.com

your cost
#33,045.80
xx

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.



City Council Meeting STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By: Ruby Flynn

Sponsored By:

Meeting Date: January 6, 2020

I. AGENDA ITEM TITLE: ON CALL PARK DESIGN SERVICES FOR MID BROADWELL PARK DEVELOPMENT

II. RECOMMENDATION:

Approve an on-call design services contract for Pond & Company to provide design and construction documents for development of Mid-Broadwell Park in an amount not to exceed \$66,295.00 and authorize the Mayor to execute all necessary documents

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$66,295.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Park Development 30161150-541500 C1920	\$66,295.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

IV. REPORT IN BRIEF:

In September 2019 City Council approved a conceptual master plan for Mid-Broadwell Park, a future neighborhood park to be located at 1480 and 1490 Mid-Broadwell Road. Staff then requested that our on-call design firm, Pond & Company, develop final designs and construction documents based on the approved conceptual plan. Pond & Company has submitted a proposal to complete the design engagement at a cost of \$66,295.

Pond & Company provided similar services for the development of the Windward Community Park, which is currently under construction. As the construction of this park is reaching completion, staff wishes to launch the development of Mid-Broadwell Park with the intent of construction being completed by the Fall of 2020.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Conceptual Site Plan, 2019-12-19 MidBroadwell Design Proposal (002)



LEGEND

- ① PICNIC AREA
- ② OVERGREEN SCREENING
- ③ PICNIC AREA WITH SHADE STRUCTURE
- ④ NATURAL PLAY AREA
- ⑤ SOFT SURFACE HIKING TRAIL
- ⑥ PRESERVED WOODLANDS (TYP.)
- ⑦ OPEN FIELD 'GLADE' (CLEARED AND GRASSED)
- ⑧ 8-10' WIDE MULTI-USE TRAIL
- ⑨ CROSS WALK CONNECTION
- ⑩ ACCESS TO CHURCH PARKING LOT

Mid Broadwell City Park

PRELIMINARY LANDSCAPE PLAN



1480 & 1490 Mid Broadwell Rd
Alpharetta, GA 30004





3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

T: 678.336.7740 | F: 678.336.7744
www.pondco.com

December 19, 2019

Kurt Kirby
City of Alpharetta Recreation and Parks
1825 Old Milton Parkway
Alpharetta, GA 30009

Dear Mr. Kirby,

Pond is pleased to continue working with the City of Alpharetta to advance the design of Mid Broadwell Park by developing permitted construction documents. These plans will include site grading, pathways/walkways, and definition of spaces for picnic areas, a pre-fabricated restroom building, play areas, and a 12-space gravel parking lot. Utility connections will be shown from the street to the proposed locations in the park for future connection of water and sewer. In addition, stormwater management will be designed to accommodate the project as shown on the approved conceptual master plan, dated Aug. 16, 2019 and approved September 09, 2019. The primary area of development as indicated in the master plan is approximately 1.5 acres, with foot trails looping through the remainder of the property.

Upon Notice to Proceed for this next phase of design and engineering, Pond will provide a production schedule for the development of Construction Documents. Design review will occur with City Staff at Concept Verification, 40% Design Development, and 100% Construction Documents. Plans and deliverables will be developed as follows:

Concept Verification

Per our discussions during the recent site meeting, while the concept plan lays the groundwork for the programming within the park, there are modifications that need to be resolved prior to detail design. Notably the final location of the driveway access and parking area will be dependent upon protection of significant trees in the vicinity of the proposed parking area. Additionally, the inclusion of a water feature within the park / natural play area, as well as the incorporation of swings within the play area. There is an area within the park that is a slightly sunken space demarcated with three boulders that the Parks Dept. has requested be retained and enhanced as a gathering space within the new park. Pond will perform the following services associated with the concept verification task:

- The City will procure the site survey under separate contract and provide to Pond for use in developing the final concept plan which will advance thru detailed design.
- Site visit to verify survey and study concept plan impacts based upon final survey. The client team is encouraged to join the Pond team during this site visit.
- Concept design – Pond will make necessary revisions to the concept plan based on site survey, existing conditions, and programming/regulatory requirements as defined by the client and city.
 - Revise driveway and parking area as required to protect trees in site

- Further develop concept of the natural playground area which is likely to include sculpted land forms, natural materials play area(s) sand, earth, rock, water, wood, play space defined by landscape plantings, and as requested by the Parks Dept. at least one pair of traditional swings.
- Enhancement of the existing gathering space currently defined by the land form and boulders
- Location of small picnic pavilions, restroom, and interconnecting pathways
- Location of perimeter loop slatescape surface trail.
- Location of benches, bench swings, trash cans, and bike racks.
- Concept Review meeting: Meet with the City staff to review updated concept plan. Upon approval of the concept plan, Pond will proceed with Design Development task.

40% Design Development

- Pre-permitting meeting with city permitting department to discuss the requirements for Land Development Permits
- Site layout and preliminary grading plans.
- Materials palette for review by City Staff, to include hardscape materials, recommended products and colors, keyed to the site plan for clarity.
- Recommend geotechnical investigation locations, if needed; Geotechnical investigation to be performed by others, under allowance as provided herein. Geotech activities may include soil borings for determination of stability of ground for structures and/or infiltration tests for proposed stormwater management facilities.
- Pond will prepare a preliminary stormwater management analysis for sizing and massing of the stormwater management facilities such as water quality devices and measures;
- Cost estimate
- Plan sheets to be included:
 - Cover Sheet with location/vicinity maps, including brief project narrative/phasing description as applicable
 - Index Sheet, General notes, Abbreviations and Legends
 - Existing Conditions/Site Demolition Plan
 - Site Layout Plan
 - Grading and Drainage Plan
 - Preliminary tree impact, removal, and protection plan
 - Site Construction Details
 - Specifications Table of Contents

100% Construction Documents

Pond shall submit and present 100% documents to the City Project Manager for review and comment.

These documents shall be permit review ready and include:

- Cover Sheet with Location/vicinity Maps
- Index Sheet, General notes, Abbreviations and Legends

- Site Demolition Plan
- Site Layout Plan
- Grading and Drainage Plan
- Landscape planting plans and details shall consist of groundcovers for permanent site stabilization, trees, and minimal shrubs. Additional landscape design and planting s will be the responsibility of the Parks Dept. and at their discretion.
- Tree protection and replacement plans per city code.
- Site Construction Details
- Water feature performance specification
- Utility Plans
- Stormwater Management Plan, including storm drainage profiles and calculations and storm water quality measures
- Pond will prepare a final stormwater management analysis and report (aka Hydrology Report) to meet the City requirements, as applicable;
- Erosion Sedimentation and Pollution Control Plans (3 Phase per NPDES permit)
- Bid documents: Construction Plans and applicable MasterSpec specifications.
- Prepare draft NOI, to be completed by City of Alpharetta

Pond shall be responsible for obtaining all review department approval signatures needed for obtaining development and building permits. Pond is not responsible for paying any development, impact, review, or permit fees associated with the park projects.

Deliverables

For client review the following will be provided:

- One full size printed set of 40% Design Development Plans. PDF files will also be provided.
- One full-size printed set of 100% plans, Specifications Table of Contents, and cost estimate. PDF files will also be provided.

After incorporation of City staff comments of the 40 and 100% plans, Pond shall submit required documents to the City of Alpharetta for obtaining necessary permits. Pond will respond to permitting authority comments and provide required resubmittals to obtain permit approvals, and in turn provide 100% complete and permitted plans ready for bid and construction.

Assumptions / Qualifications / Exclusions:

All noted exclusions, while not a part of this proposal, can be provided as an additional service.

- No services have been included for environmental design/coordination associated with wetlands, streams, contaminated soil/groundwater, asbestos, lead based paint, endangered species, etc.
- Water feature is currently undetermined; therefore, design of the water feature will be schematic in nature. Contractor will be required to submit complete shop drawings and/or specifications for the final water feature element.

- Traffic Studies and Signal Warrants are not included but may be provided as additional scope/services.
- This proposal does not include analysis of any existing storm sewer system onsite other than the pipe segments immediately downstream of the project site. It is understood that the capacity of all existing utilities, including storm sewer, is unknown at the time of this proposal and must be verified prior to full design. This proposal assumes that all necessary utilities are existing and nearby with sufficient capacity and will not require upgrades, extensions, or pumping to serve this site. If it is later discovered that the capacity of the existing utilities is insufficient, this proposal will need to be re-evaluated to include possible off-site scope.
- Flood Study is not included.
- Lighting design is not included
- Permitting shall consist of preparing plans and associated forms/documents for review. Pond shall prepare responses/revise design to address review comments provided by local and state agencies that fit within the scope of this proposal.
- Permitting shall be limited to City of Alpharetta LDP and NOI. The NOT can be coordinated separately on an hourly as-needed basis per standard Master Services contract rates.
- Water quality monitoring and inspections associated with NPDES permit will be provided by the construction contractor except for the initial inspection of perimeter controls, which will be provided by Pond as part of the scope of services.
- All permit, review, or impact fees shall be paid by the City/Client.
- Geotechnical and soils studies and reports, including infiltration testing, if necessary, may be accommodated up to the allowance provided herein. Should anticipated Geotech needs exceed the allowance, additional services will be necessary.
- Irrigation design is not included
- Field-run survey of the as-built condition, upon completion of construction of this scope of work, is not included.
- Bid Phase and Construction Administration Services are not included. These services are typically RFI and Submittal reviews, site visits and field reports, pre-bid and pre-construction meetings, punch list creation, contractor pay application review and other construction phase related services. Per our master contract, Bid and Construction Phase services shall be provided as needed at hourly rates through a future contract amendment.
- Any revisions requested by the owner that significantly change the design from that which was approved after acceptance of each design milestone will be considered additional services and require a contract revision.

FEE STRUCTURE

Pond shall receive compensation for the above-described responsibilities as broken out below. Fees are to be billed monthly based on services provided.

Task 1 – Concept Verification and 40% Design Development	\$24,395.00
Task 2 –100% Construction Documents	\$37,900.00
Geotechnical Allowance	\$4,000.00
Total:	\$66,295.00

Refer to attachments for detailed breakdown.

Sincerely,



Matthew Wilder, PLA, ASLA, LEED AP BD+C
Principal, Director Landscape Architecture

Signature

Printed Name

Title

Date

Attachments:

Hours, Rates, Costs by Task

City of Alpharetta

PROJECT:

Mid Broadwell Park

Construction Documents

Task 1 Concept Verifications and 40% Design Development

PERSONNEL	EST. HOURS	RATE/HR.	COST \$	TOTALS
PRINCIPAL	7.00	\$200	\$1,400	
DESIGN DIRECTOR	19.00	\$150	\$2,850	
PROJECT MANAGER	0.00	\$120	\$0	
SENIOR ENGINEER	44.00	\$130	\$5,720	
ENGINEER	40.50	\$100	\$4,050	
SENIOR LANDSCAPE ARCHITECT	6.00	\$110	\$660	
LANDSCAPE ARCHITECT	59.50	\$90	\$5,355	
TECHNICIAN / DRAFTER	0.00	\$80	\$0	
CLERICAL	6.00	\$60	\$360	
				\$20,395
TOTAL DIRECT LABOR	182 Manhours			\$20,395
DIRECT COSTS (SPECIFY):				
	PHOTOGRAPHY & VIDEO			\$0
	REPRODUCTION			\$0
	SUPPLIES			\$0
	TRAVEL			\$0
	MAIL & DELIVERY			\$0
SUBCONSULTANTS (LIST):				\$0
Cost Estimating				\$4,000
Geotechnical Allowance	Anticipate only needing 1 or 2 infiltration tests			\$4,000
OTHER DIRECT COSTS (LIST):				
TOTAL DIRECT COSTS				\$8,000
COST AMOUNT FOR PHASE				\$28,395

City of Alpharetta

PROJECT:

Mid Broadwell City Park
Construction Documents
Task 2 100% CDs

	EST. HOURS	RATE/HR.	COST \$	TOTALS
PERSONNEL				
PRINCIPAL	6	\$200	\$1,200	
DESIGN DIRECTOR	34	\$150	\$5,100	
PROJECT MANAGER	0	\$120	\$0	
SENIOR ENGINEER	60	\$130	\$7,800	
ENGINEER	150	\$100	\$15,000	
SENIOR LANDSCAPE ARCHITECT	26	\$110	\$2,860	
LANDSCAPE ARCHITECT	62	\$90	\$5,580	
TECHNICIAN / DRAFTER	0	\$80	\$0	
CLERICAL	6	\$60	\$360	
				\$37,900
TOTAL DIRECT LABOR	344 Manhours			\$37,900
DIRECT COSTS (SPECIFY):				
	PHOTOGRAPHY & VIDEO			\$0
	REPRODUCTION			\$0
	SUPPLIES			\$0
	TRAVEL			\$0
	MAIL & DELIVERY			\$0
SUBCONSULTANTS (LIST):				\$0
OTHER DIRECT COSTS (LIST):				
TOTAL DIRECT COSTS				\$0
COST AMOUNT FOR PHASE				\$37,900



City Council Meeting STAFF REPORT

Submitting Department: Recreation and Parks
Submitted By: Morgan Rodgers
Sponsored By:
Meeting Date: January 6, 2020

I. AGENDA ITEM TITLE: DRAFT FOR PROPOSED CULTURAL ARTS COMMISSION

II. RECOMMENDATION:

Staff is seeking direction from City Council on the next step in the process of establishing an Alpharetta Cultural Arts Commission.

III. REPORT IN BRIEF:

This workshop is slated to review a proposal for a Cultural Arts Commission in the City of Alpharetta. The purpose of this Commission is to help arts and culture grow and thrive in the City of Alpharetta. Along with supporting art and cultural initiatives throughout the year, the Cultural Arts Commission would advise the City Council on art acquisition, promote strategic arts planning, and support local Art Leader Groups in Alpharetta.

The proposed duties of the Cultural Arts Commission would be as follows:

- Reviews, recommends and approves the acquisition of all works of art by the City, either purchase, gift or otherwise. Reviews and make recommendations as needed for pieces to be acquired and their proposed locations.
- Reviews and encourages programs for the cultural enrichment of the City.
- Reviews and recommends guidelines for art and culture contract programs that support community art and culture programming projects and may make annual funding recommendations to the City Council.
- Proposes methods to encourage private initiative in arts and culture.
- May advise City Council regarding the participation in or sponsoring by the city of artistic performances, programs or other cultural endeavors.
- May advise City Council on the preservation and care of all cultural landmarks owned by the city and on the design and location of city-owned or other statuary and works of art.
- Support and strengthen existing local organizations in the arts and culture fields.
- Increases public understanding, appreciation and enjoyment of cultural activities and all forms of art and culture.
- Advises and assists with the development of an Art & Culture Master Plan for the City.
- May seek and develop donations, offers of service and grants to further its and the city's projects and activities.

This proposal has been reviewed by the Alpharetta Recreation Commission and was passed unanimously at their September 10, 2019 meeting. In addition, this proposal has been reviewed by Arts Alpharetta and was passed by a vote of 4 to 2 in favor of support.

The next step would be to work with Legal and develop language for a City Ordinance establishing the Cultural Arts Commission and bring the document back to City Council for the approval process.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Cultural Arts Commission_DRAFT as of August 28, A2O Board meeting MINUTES 12.16.19, Rec Commission Meeting Minutes 09-10-19

Alpharetta Cultural Arts Commission (DRAFT as of August 28, 2019)

The Cultural Arts Commission is a volunteer board comprised of seven members (one from Mayor & each Councilmember) that have demonstrated interest, experience or education in arts and/or cultural activities.

The Cultural Arts Commission works to help arts and culture grow and thrive in the City of Alpharetta. Along with supporting art and cultural initiatives throughout the year the Cultural Arts Commission advises the City Council on art acquisition and promotes strategic arts planning, and supports local Art Leader Groups in Alpharetta. It is anticipated that this group will initially meet quarterly, with additional meetings called as needed.

Proposed Duties:

- Reviews, recommends and approves the acquisition of all works of art by the City, either purchase, gift or otherwise. Reviews and make recommendations as needed for pieces to be acquired and their proposed locations.
- Reviews and encourages programs for the cultural enrichment of the city.
- Reviews and recommends guidelines for art and culture contract programs that support community art and culture programming projects and may make annual funding recommendations to the City Council.
- Proposes methods to encourage private initiative in arts and culture.
- May advise City Council regarding the participation in or sponsoring by the city of artistic performances, programs or other cultural endeavors.
- May advise City Council on the preservation and care of all cultural landmarks owned by the city and on the design and location of city-owned or other statuary and works of art.
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- Advises and assists with the development of an Art & Culture Master Plan for the City.
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Welcome

Attendees: Pam Schiftic, Karen Hipes, Ben Hollingsworth, Sandy Barth, Mike Buchanan, Kim Zane

Financial Report

See notes forwarded from Laurel to Sandy.

Artists' Holiday Market

- Comments very positive from holiday market.
- Nancy, Mike and Ben have a survey ready to go to artists for feedback
- 2020 event? Gallery Team will propose plans for 2020 in January or February meeting.

Upcoming Gallery Shows and Receptions

- GNPA summary - Barbara Ann Temple - director of **Nature Matters** is coming. A2O will issue a \$150 honorarium.
- Instructors Show - Nancy expressed concern for a less than enthusiastic response to date. Nancy will get commitment from instructors; she will assess mounted work from students and will update A2O on cost. A2O will discuss level of assistance. Possibly add Michael Dillon's machettes. Possibly ask public art sculptors to send representation like Michael D's. Will A2O and City fund mounting of some works for instructor show?
- 'Mix It Up' — instead of Pastels? Kim and A2O approved editing Pastel Society Show to Mix It Up and Collage Society show.
- Solo Show December 2020 - still collecting artists.

Omnium Gatherum status

Spacing for Jerome's sculpture is incorrect. Daniel will work on editing the location of pieces. All sculptures are installed except for 2 pieces. By end of 2019, Mike will get statements from artists on installed pieces. Ben and Mike will send designer list of sculptures and any details asap.

Mike shared his idea on a demonstration of an iron pour here at Arts Center. He has the artist, Alan Peterson from Kennesaw State, ready to participate in spring or fall. Needs 30' x 30' spot to demonstrate. To attend iron pour, cost for artist would be \$2k. A2O could sell blocks to participate and reduce cost.

Tools or parts or blacksmithing work could make an evening event. Proposing event in the fall. Mike will coordinate and submit a plan. Mike will propose as workshop. Artist will need sand from city - 1-2 yards of sand. Mike will list needs, refine details, and send to Kim.

Working on speakers for authors and film makers. He is working on connecting with film teachers in high schools.

Ben has idea for 2021 to see if Booth Museum will loan to us.

Janet Rodgers/ACVB

- Create event calendar for 2020, share with ACVB; Updates sent to ACVB, City every month. Meghan V is sending events to ACVB. Need to get umbrella groups to submit their calendar of events. Send our calendar items to Meghan. Janet recommends 3 big things to promote per year at the ACVB.
- Local-focus events
 - Survey community for top 'Points of interest' site - eg: Mansell House, giant tree, Greenway, etc. What does our community think is most exciting, interesting or a must-see item. Perhaps engage photographers shoot these and invite artists interpretations of these spots.
- John Mitchell at Alpha Tech Center (Mike B. knows) – collaborate with techies; partner with Arts Center / STEM school.
- Ken Davis – President, Renasant Bank has told Janet he's interested in Art Project\$
- Deanna Sirlin / Sabine Genet to meet & discuss high school arts apprenticeship program. Kim is about to meet with Deanna and Meghan on refining and devising for the next budget year.

EVENTS

- **Jazz Night – Friday, Feb. 21.** Linda shared other ideas on performance-based experiences.
- **ACT1 Theater – FR – SUN, Feb. 14 – 16 -**
- **Alpharetta Symphony Chamber Group – needs**

A2O Goals Updated - will discuss at next meeting

GROWTH

- Board recruitment for **committees** (+ goals & promotion)
- Executive advisory board formed by fall 2020
 - Identify executives via chambers, Rotary, personal connections
 - Messaging, reasons to join
 - Commitment: Meets every 6 months(?), evenings; 3 yr. min.
- Nancy suggests that A2O consider hiring a consultant to help us set direction. Get proposal from Sandy will contact Amanda from Quinlan, Karen will contact Sandra Hoffman, and Pam will contact Laura Malik. Kim suggests that we get a common pitch for each presenter. Pam will share her notes on common pitch.
- Arts Alpharetta needs to develop committees that communicate to each other and can divide and conquer each of the 3 goals. So much to cover but so little that is finished. Lots accomplished in the past year. (events, Jazz Nights, gallery teams, public art, umbrella groups. etc.)
- Nancy will continue to work on editing database.

CITY UPDATES FROM KIM

- Arts Center building sign to be ordered this week. A2O recommends color-matched backing panel shifted to size of initial image (that had bar behind letters).
- Kim would like to have Arts Alpharetta propose a design and execute for the crosswalk in front of Alpharetta Elementary.

MISC.

- Arts Commission approval: voted to support 4 in favor:2 not in favor
- We raised \$325 on GA Gives site. Nancy will connect with Laurel on the receipt of these funds.
- Grant funding needs updates by Wed. (see attachment)
- Any other A2O business?

Events Calendar

December 16	11 am – 1 pm	A2O Board Meeting
January 6	9 am - 12 pm	Dismantle AAG Show
January 6	11 am - 1 pm	A2O Board Meeting
January 11-12	9 am - 5 pm	Installation of GNPA
January 20		MLK Day
January 25	5-7 pm	GNPA Reception
January 27	11 am - 1 pm	A2O Board Meeting?
January 27	7 - 9 pm	Movie Monday: Nature Matters with Mike Buchanan
Feb. 14 -16	TBD	ACT1 Theater
Feb. 21	TBD	Jazz Night



RECREATION AND PARKS COMMISSION MEETING OF SEPTEMBER 10, 2019

PUBLISHED BY: AMY RICKMAN
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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. Official minutes are recorded and available for review.

I. CALL TO ORDER

- Commission Chair Dennis Mitchell called the meeting to order at 7:00 pm

II. ROLL CALL

- Commission members present: Sandy Barth, Dana Davis, Kevin Johnson, Melissa Jurgens, Dennis Mitchell, Cheryl Rand, Jit Saha
- Commission absent: Shuntel Beach, Scott Doll
- City staff present: Department Director Morgan Rodgers, Wills Park Manager Matt Casey, Project Manager Kurt Kirby, Park Services Manager Eric Milley, Community Services Manager Amanda Musilli, Cultural Services Manager Kim Zane, Administrative Assistant II Amy Rickman
- City Council:

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES OF August 13, 2019

- Motion by Cheryl Rand to approve the minutes of August 13, 2019 as written.
Second by Jit Saha.
- No discussion.
- **All in favor. Motion carried**

V. OLD BUSINESS

- Approval for recommendation for creation of Cultural Arts Commission

- Motion by Cheryl Rand to recommend to Council to form a Cultural Arts Commission, with final guidelines to be developed by staff upon approval. Second by Kevin Johnson.
- Discussion – Cheryl raised concern regarding if it will be challenging to keep active members on another commission. Morgan stated that Council gave direction to start process for formation of a Cultural Arts Commission.
- **All in favor. Motion carried.** Morgan will keep commission updated on process.
- Approval of new name for park on Windward Parkway
 - Motion by Jit Saha to approve a new name for the park on Windward Parkway as Windward Community Park. Second by Dana Davis.
 - Discussion – Morgan clarified that parks are normally named after the road on which to access. However, the name Windward Park already exists as a business area, so another name had to be selected for the actual park.
 - **All in favor. Motion carried**

VI. NEW BUSINESS

- None

VII. REPORTS

A. Divisions:

1. Recreation Services – Christine Young (via video)

- Fall recreational programs began last week
- Aquatics: Pool is officially closed for the season; successful season; end of year final numbers will be coming soon
- Athletics: Ambush Soccer season now open; 20th anniversary celebration at Webb Bridge Park on Sept 22, 5pm-8pm
- Adult Activity Center: Former woodshop is now an activity room; next area for improvements will be new flooring in stained glass workshop
- Exceptional Population:
 - 2020 North Fulton Special Needs Services and Expo – TBA – Feb date; gives opportunity to reach families through schools; more info to come
 - BrewAble Café is officially open at the Alpharetta Community Center
- Upcoming Recreation Events:
 - 21st Annual Touch-a-Truck, Sat, Sept 14, North Point Mall
 - IronKids Triathlon, Sun, Sept 15, Wills Park and Pool
 - Drool in the Pool, Sun, Sept 29, Wills Park Pool

2. Wills Park and Equestrian Center – Matt Casey

- Equestrian Center:
 - Event-driven month with several outstanding, large horseshows
 - Daily maintenance operations will be temporarily housed in Barn G
 - Equipment housed there while new maintenance structure is erected
 - Allows for removal of old maintenance structure at current site
 - Equestrian Foundation requested acceleration of maintenance barn removal to signal action to community and assist with fundraising efforts
- Wills Park – current projects:
 - Exterior painting of concession stands, restrooms (lower, upper fields) scheduled to begin this week
 - Natural trail being developed by park crew to promote connectivity from community center to dog park where goats cleared underbrush; will activate about 2 acres of unused park land along Old Milton Parkway; will link up to the paved trails already in the park; beautiful mature trees in this area including a huge pine tree

3. **Cultural Services – Kim Zane**

- Upcoming Cultural Happenings:
 - *Southern Summer Exhibit*, thru Sept 27, Arts Center
 - *Is This Art?* Alpharetta Art Guild lecture, Sept 9, Arts Center
 - *Rio Negro*, Latin Jazz Pop Up Series, Sept 13, 8pm Ole Milton Park
 - *Evening of Music* with Alpharetta Chamber Orchestra, Sept 14, 6pm open, 7pm music, Arts Center Black Box, tickets \$25
 - *Big the Musical*, by ACT1, Sept 13, 15, 20, 21, 22, 27, 28, 29, ACT1 Theater
 - *Meeting Landscape and Lights*, Sept 18, 6:30pm, Arts Center, by Georgia Nature Photographers Association
 - *Fossil Talk* with Mike Buchanan, Sept 18, 6:30pm, City Hall
 - *How North Fulton Residents Influences Aviation*, Sept 19, Mansell House Alpharetta and Old Milton Historical Society program
 - *Alpharetta's Music at Twilight*, Sept 20, 8:30pm, Downtown
 - Refer to September 2019 full calendar for all *Local Happenings*
- Marketing for Cultural Services:
 - NEW... local happenings monthly calendar
 - Online Cultural Calendar, partnering with Alpharetta CVB
 - Website, Cultural Services page, work in progress
- Arts Center:
 - Play Me Again Piano unveiled on terrace at Arts Center
- Special Needs:
 - TRAP rhythmic drumming programing begins in October
 - Special Needs Program grant application is being reviewed by legal; will be duplicating application for another grant on the arts side
- Music / AMPS (Alpharetta Music Project Strategy):
 - Details of program sent out to Alpharetta restaurants and businesses

- Funding match up to \$350 for music in smaller, intimate settings
- Music Match Program will be held Sept-Nov with 16 fall music shows
- ACVB will continue grant funding for shows during winter months
- History Update:
 - *Saving Farm House*, documentary film released at City Hall, being shown to targeted community groups; will be posted on city website in October
 - Telephone Building, historical marker of first telephone call in Alpharetta
- Public Art / Sculptures:
 - *Omnium Gatherum Exhibit*, awaiting final location approval from Council; proposed to extend exhibit to Wills Park and Alpha Loop

4. Park Services – Eric Milley

- Webb Bridge Park:
 - Replaced wooden boards with lighter steel on pedestrian bridge at entry
 - Drainage work along roadway, parking lots
 - Installation of metal ‘flowers’ at entry to Webb Zone Playground
- North Park:
 - Adult Activity Center, exterior painting of building

5. Community Services – Amanda Musilli

- Alpharetta Special Events:
 - Mayor’s Corporate Challenge recap; approximately 1500 attendees
 - Grilling & Gridiron, Sept 14
 - European Market, Sept 21-22
 - Brew Moon, Sept 28
 - Scarecrow Harvest, Oct 5
 - Family and school entries for free, business entries for fee
 - Sponsorships sold; larger installations and walk-in photo areas
 - Length of time for display has been reduced this year
 - Wire & Wood Songwriters Festival, Oct 11-12
- Marketing:
 - Development of Social Media Field Team
 - Responsibility for managing and replying to 16 social media channels
 - Idea to develop team; offered training on best practices; empowered staff to post happenings now; makes postings more social and spontaneous
- Alpharetta Community Agriculture:
 - Food Well Alliance offered program support through \$10,000 grant
 - YMCA Day of Service, 100+ volunteers, Sept 14, 9am-noon
 - Fall Member Appreciation Picnic, Sept 14, 5-7pm; garden inspired dishes

6. Project Management – Kurt Kirby

- Park Enhancements:
 - North Park restroom floors resurfaced with SaniGlaze
 - Zagster Bike Share station added downtown at Village Green; new bikes installed this month at all stations across the system
- Park Repairs and Improvements:
 - Webb Bridge Park pedestrian bridge completed
 - Next up...path restoration between North Park Fields 7-8
- Park Development:
 - Windward Soccer Park redevelopment
 - Still in permitting phase
 - Site work, trail construction starts Sept 12
 - Playground RFP proposals deadline, Sept 20
 - Pre-cast restrooms by CTX approved by Council
 - Mid-Broadwell Park concept approved by Council
 - Community input meeting included request for water feature, which will be considered for incorporation into natural area
- Wayfinding and Signage Replacement:
 - Sign Replacement Phase I
 - First sign installation scheduled for October
 - North Point Park, Rock Mill Park on greenway, first signs installed
 - Preston Ridge Park
 - Landscaping around sign has been completed

B. Director Update – Morgan Rodgers

- Amanda sends an email each week to Public Safety regarding what's happening in Alpharetta; as a sample, current week includes 8 opportunities for free fitness
- City Council meeting on Sept 9, 2019:
 - Approval of YMCA Memorandum of Understanding, building contract
 - Provides programming spaces for activities on east side of town
 - Shared team for programming space, including special needs area
 - Separate entrance to community space, for access if YMCA is closed
 - Construction to start end of month; plans to be in space by next fall
 - Two-story open space; \$2.5 million from city; total costs \$3.4 million
 - Mid-Broadwell Park concept was approved by Council
 - Plan is to have no asphalt in this park; geogrid parking area with hard-packed surface; concrete only under restroom and single-use pavilion
 - Cheryl requested for us to be prepared in advance for citizen conversation regarding statistics of crime around park areas; Morgan agreed that we will be proactive for this conversation
- Council meeting agendas items for September:
 - Request to engage Pond as our construction administration for Windward Park project; Kurt is general contractor; Pond to advise

- Windward Park site work contract, Windward Park playground contract
- Approve for department to apply for Department of Natural Resources grant for stream restoration at Wills Park; funds were set aside, but not enough once final inspection occurred; Kurt attended grant application training; ask for \$250,000 matching grant for stream restoration funds; includes educational, environmental, recreational components in the application; contracting with Amanda Day, former city employee, to assist with writing of the grant application; prioritized as a project and seeking match funds to complete
- Other – commission discussion regarding process of YMCA construction plans and any input into design; approved by Council and department able to make minor tweaks to the design for use as shared open space for community programming

C. City Council – none

VIII. CITIZEN'S COMMENTS

- None

IX. ADJOURNMENT

- Motion to adjourn by Chery Rand. Second by Melissa Jurgens.
- **All in favor. Motion carried**
- Meeting adjourned at 8:15 pm
- Next Commission meeting: October 8, 2019 at 7pm