City Council Meeting
JULY 20, 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 6/22/2020)

B. Financial Management Report: Month Ending May 31, 2020

V. PUBLIC HEARING

A. PH-20-07 City of Alpharetta Comprehensive Plan 2040
Announcing the kickoff of the Alpharetta Comprehensive Plan 2040 planning effort. Presentation will include an overview of the planning process, public participation plan and project schedule.

B. PH-20-08 Code of Ordinances Text Amendments – Litter Ordinance
Consideration of text amendments to the Code of Ordinances related to Litter. The proposed changes match the minimum standards of the latest model ordinance from the Metropolitan North Georgia Water Planning District.

VI. OLD BUSINESS

A. PH-18-16 Unified Development Code Text Amendments – Historic Preservation Ordinance (2nd Reading)
Consideration of text amendments to the Unified Development Code related to Historic Preservation regulations.

B. An Ordinance to Amend Chapter 3 (Alcoholic Beverages) of the City Code to Add a New Article Providing for the Licensing of Distilleries (2nd Reading)
Sponsored By: Mayor Gilvin & Council Member Merkel

VII. NEW BUSINESS

A. Board and Commission Appointments: Reappoint Chairman Dennis Mitchell to the Recreation Commission

B. Design and Project Management Services for Old Milton Parkway Widening

C. McGinnis Ferry Road Widening Intergovernmental Agreement

D. Equipment Refresh CIP 2021

E. ESRI Software - Geographic Information System (GIS) Maintenance and Licensing Agreement

F. Microsoft Azure Cloud Infrastructure as a Service (IaaS)

G. Contract Renewal with Peachtree Government Relations

VIII. WORKSHOP

A. Unified Development Code Text Amendments: Alpharetta Downtown Code, Murals, Special Event Facilities, Temporary Uses and Fences

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION

City Council Meeting
STAFF REPORT

Submitting Department: City Clerk
Submitted By: Erin Cobb
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 6/22/2020)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 6-22-2020

City Council Meeting
June 22, 2020
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**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- **Staff**
  - Bob Regus, City Administrator
  - Steven Jones, Asst. City Attorney
  - James Drinkard, Asst. City Administrator
  - Erin Cobb, City Clerk
  - Peter Sewczwicz, Director of Public Works
  - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
  - Tom Harris, Director of Finance
  - John Robison, Director of Public Safety
  - Kathi Cook, Director of Community Development
  - Eric Graves, Senior Transportation Engineer/Planner
  - Shawn Mitchell, Budget & Procurement Manager
  - Matthew Thomas, Economic Development Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Recognition of Layla Bowers

- This item was rescheduled and will be presented at a later date

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 6/15/2020)

- 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 unanimously (7-0)

VI. PUBLIC HEARING

A. CU-20-02/V-20-04/E-20-05 Village Park at Wills Phase 2

- Senior Planner, Michael Woodman, came forward to present this item.
- This item was heard at the 6/4/2020 Planning Commission meeting. Staff recommended approval subject to 16 conditions. The applicant stated that memory care was not part of the request. There were no public comments. After discussion, Planning Commission recommended approval subject to the recommended conditions and accepting the applicant's change to Condition 15d. (Planning Commission changes shown in RED). Vote 7-0
- Staff is recommending that Mayor and Council approve CU-20-02/V-20-04/E-20-05 Village Park at Wills Phase 2, subject to the following conditions:

  1. 'Congregate Housing, Assisted Living Facility' shall be a permitted use on the subject property. After January 1, 2022, 91 'Assisted Living Facility' units shall be permitted a Certificate of Occupancy.
  2. The site shall be developed substantially similar to site plan prepared by Blue Landworks, revised 3/3/2020, except for modifications required to comply with the conditions below. Site plan shall accommodate GDOT improvements planned along Alpharetta Highway.
  3. Buildings shall be substantially similar to the submitted renderings dated 2/9/2020, with final approval by DRB. Elevations shall be a minimum 40% brick or stone.
  4. Overall building height shall be limited to no more than 47'.
  5. Building setbacks shall be as depicted on the plan prepared by Blue Landworks, revised 3/3/2020.
  6. Aerial bridge shall maintain a minimum clearance of 13'-6" to accommodate fire access.
  7. Decorative pedestrian streetlights shall be required along Alpharetta Highway. Lighting type, quantity and spacing, as approved by Staff.
  8. Foundation plantings shall be required around all buildings, as approved by DRB.
  9. Developer shall construct sidewalk along Alpharetta Highway, per GDOT improvement plans.
  10. Street trees of proper size and location shall be required along internal

driveways, as approved by DRB.

11. Minimum 20' landscape strip shall be provided along Alpharetta Highway outside of utility easements and shall not include patio areas, as approved by DRB.
12. Amenity areas shall be developed as depicted on the site plan prepared by Blue Landworks, revised 3/3/2020, and shall include improvements such as seating/gathering areas, hardscape, and landscape.
13. Retaining walls visible from Alpharetta Highway shall be decorative and faced with brick or stone. Walls over 5' in height shall be tiered with landscape beds in between.
14. Generators and dumpsters, if located outside of buildings, shall be contained within an enclosure with materials that match buildings, as approved by DRB.
15. Developer shall comply with the following requirements of the City's Stormwater Engineer in order to abandon the existing stormwater management facility.
    a. The outlet control structure and berm shall be removed, and the conveyance shall be restored to a natural condition requiring little to no maintenance.
    b. The inlet pipe from Village Park Phase I shall be repaired or replaced. Energy dissipation measures will be reviewed at time of LDP.
    c. Eroded pond banks shall be stabilized and replanted with permanent vegetation.
    d. In conformance with Section 3.3.3.C.4. of the Unified Development Code (UDC), the City of Alpharetta is aware of drainage concerns within the project's drainage basin. The City may require the project to be analyzed in the forested condition for the existing conditions analysis if it is determined that a downstream property is negatively impacted by the current conditions.
    e. Developer shall consider at-surface BMPs for runoff reduction in their stormwater management plan.
16. Developer shall install additional plantings within the existing drainage area at the rear of the property to enhance screening of the development.

- The applicant, Tim Gary, is requesting a conditional use, variance, and exception in order to redevelop the Alpharetta Business Center (flex office/warehouse center) with a 91-unit 'Congregate Housing, Assisted Living Facility' on 4.97 acres. The proposal represents Phase 2 of the Village Park at Milton senior living facility. A variance is requested to reduce the front setback to allow for a bakery or pharmacy building at the front of the development and an exception is requested to increase the overall building height from 40' to 47'. The subject property is located at 11940 Alpharetta Highway, near the Northwest corner of Wills Road and Alpharetta Highway.

- City Staff has reviewed the applicant's proposal and finds that it can generally support the request for conditional use, variance, and exception. The request is not in conflict with the established standards and should have little impact on the area. The proposed use is a low traffic generator and would represent a transition between the adjacent residential subdivision and the non-residential uses along Alpharetta Highway. In comparison to traditional assisted living and memory care facilities, the applicant's business model that includes independent living, would have less impact on Public Safety services. The proposal also represents redevelopment of an aging, underutilized commercial development. If approved, conditions are recommended regulating architecture, layout, building height, landscaping, and screening.

- The U.S. Census Bureau estimates that the City is currently at 63.7% owner-occupied housing, which is below the City's policy of 68% owner-occupied. However, the proposal does further the following policies and strategies in the 2035 Comprehensive Plan:

- Promote development that is pedestrian-oriented and reduces vehicular trips.
- Promote the redevelopment of greyfield sites (underperforming sites).
- Use infrastructure as a tool to guide development into locations where land is most cost-effective to service.
- Provide interparcel connectivity in commercial areas.
- Promote efficient use of existing system through improved operational and maintenance strategies, including access management along major corridors.
- Promote and encourage residential densities and designs that ensure varied living areas and housing types.
- Promote opportunities for 'Aging in Place'.
- Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.
- Encourage the location of senior-oriented and age-restricted housing developments near shopping and health related services as well as centrally located areas that provide goods and services such as downtown.

- In order to achieve the City's housing policy of 68% owner-occupied housing, it is recommended that a Certificate of Occupancy not be issued for the 91 units until January 2022.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a comment was received from an adjacent property owner in Arrowood Subdivision objecting to the applicant's proposal because it would devalue their property.

- The CZIM was held on February 12, 2020. There were no public comments on the sign-in sheet.

- The applicant's representative, Danielle Anderson, 3424 Peachtree Road NE, Atlanta, GA, came forward to speak on behalf of the item.

- Director of Design, Steve Markey, came forward to speak on behalf of the item.

Public Comment:

- No Public Comment

❖ Council Member Richard offered a motion to approve CU-20-02/V-20-04/E-20-05 Village Park at Wills Phase 2, subject to the following conditions:

1. 'Congregate Housing, Assisted Living Facility' shall be a permitted use on the subject property. After January 1, 2022, 91 'Assisted Living Facility' units shall be permitted a Certificate of Occupancy.
2. The site shall be developed substantially similar to site plan prepared by Blue Landworks, revised 3/3/2020, except for modifications required to comply with the conditions below. Site plan shall accommodate GDOT improvements planned along Alpharetta Highway.
3. Buildings shall be substantially similar to the submitted renderings dated 2/9/2020, with final approval by DRB. Elevations shall be a minimum 40% brick or stone.
4. Overall building height shall be limited to no more than 47'.
5. Building setbacks shall be as depicted on the plan prepared by Blue Landworks, revised 3/3/2020.

6. Aerial bridge shall maintain a minimum clearance of 13'-6" to accommodate fire access.
7. Decorative pedestrian streetlights shall be required along Alpharetta Highway. Lighting type, quantity and spacing, as approved by Staff.
8. Foundation plantings shall be required around all buildings, as approved by DRB.
9. Developer shall construct sidewalk along Alpharetta Highway, per GDOT improvement plans.
10. Street trees of proper size and location shall be required along internal driveways, as approved by DRB.
11. Minimum 20' landscape strip shall be provided along Alpharetta Highway outside of utility easements and shall not include patio areas, as approved by DRB.
12. Amenity areas shall be developed as depicted on the site plan prepared by Blue Landworks, revised 3/3/2020, and shall include improvements such as seating/gathering areas, hardscape, and landscape.
13. Retaining walls visible from Alpharetta Highway shall be decorative and faced with brick or stone. Walls over 5' in height shall be tiered with landscape beds in between.
14. Generators and dumpsters, if located outside of buildings, shall be contained within an enclosure with materials that match buildings, as approved by DRB.
15. Developer shall comply with the following requirements of the City's Stormwater Engineer in order to abandon the existing stormwater management facility.
    a. The outlet control structure and berm shall be removed, and the conveyance shall be restored to a natural condition requiring little to no maintenance.
    b. The inlet pipe from Village Park Phase I shall be repaired or replaced. Energy dissipation measures will be reviewed at time of LDP.
    c. Eroded pond banks shall be stabilized and replanted with permanent vegetation.
    d. In conformance with Section 3.3.3.C.4. of the Unified Development Code (UDC), the City of Alpharetta is aware of drainage concerns within the project's drainage basin. The City may require the project to be analyzed in the forested condition for the existing conditions analysis if it is determined that a downstream property is negatively impacted by the current conditions.
    e. Developer shall consider at-surface BMPs for runoff reduction in their stormwater management plan.
16. Developer shall install additional plantings within the existing drainage area at the rear of the property to enhance screening of the development.

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

B. Z-20-04 Diamond Glass Kimball Bridge

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

- This item was heard at the 6/4/2020 Planning Commission meeting. Staff recommended approval subject to 16 conditions. There was one (1) public comment from the property owner in support of the request. The Planning Commission had a long discussion about the proposed entrance road, sidewalks along Kimball Bridge Road and regarding future roadway improvements along Kimball Bridge Road. Planning Commission asked the Staff to prepare an exhibit for Council depicting future right of way needed for Kimball Bridge improvements. After discussion with Public Works Staff recommends removing the requirement for the applicant to provide right of way for future Kimball Bridge Road improvements since a plan has not currently been developed to provide to the applicant. Staff is also recommending a change to the required sidewalk width of 12' to 8' as noted below. After discussion, Planning Commission recommended approval subject to the recommended conditions and accepting several of the applicant's changes. (Planning Commission changes shown in RED, STAFF IN BLUE). Vote 5-2

- Staff is recommending that Mayor and Council approve Z-20-04 DIAMOND GLASS/162 KIMBALL BRIDGE ROAD, subject to the following conditions:

  1. The property shall be zoned O-P (Office-Professional) and limited to a professional office within the existing structure and developed substantially as depicted on the site plan and in compliance with the conditions.
  2. Developer shall perform maintenance on the existing structure, including but not limited to repair or replacement of facia boards, roof (shingles), doors, exterior lighting, gutter, and other deteriorating exterior materials. Modifications to the exterior of the structure, not including regular maintenance, shall require approval by the DRB.
  3. ~~SITE PLAN SHALL ACCOMMODATE FUTURE RIGHT-OF-WAY FOR KIMBALL BRIDGE ROAD IMPROVEMENTS INCLUSIVE OF EXHIBITS PROVIDED TO THE APPLICANT.~~
  4. Developer shall install ~~12'~~ AN 8' sidewalk along the frontage of the property AND A 10' TRAVEL LANE, 4' SHOULDER/BIKE LANE, 2 FOOT CURB AND GUTTER, 6 FOOT PLANTING AREA. ~~If developer is agreeable and in exchange for impact fee credits, sidewalk shall be extended to the south to connect with the existing sidewalk in front of Braeden Subdivision.~~
  5. Developer shall install the required 20' landscape strip along Kimball Bridge Road. Landscape strip may be reduced up to 5' in certain areas to accommodate the gravel parking lot. Shrubs required to screen the parking lot may overlap the landscape strip.
  6. Foundation plantings shall be required around the perimeter of the building.
  7. A sidewalk shall connect the building to the parking lot and the public sidewalk.
  8. Existing gravel parking lot shall be permitted to remain on the property and may be reconfigured in order to accommodate additional right-of-way and the required landscape strip. Gravel shall be retained in the driveway and parking area with railroad ties or similar landscape edging. Parking lot shall not be reconfigured to be any closer to Kimball Bridge Road and shall not impact trees on the south end of the property, as approved by Staff. Parking spaces are not required to be striped.
  9. Except for driveway and parking lot, gravel in the front yard shall be removed and ground outside of the required landscape strip shall be prepared for seed and straw or sod.

10. Curb cut shall be limited to a 30' driveway providing access to the existing gravel parking lot and the interparcel access driveway shown on the site plan shall be a one-way entrance and gated. ~~No additional curb cuts shall be permitted~~.
11. Diamond Glass Company commercial vehicles shall only be parked on the property located at 170 Kimball Bridge Road overnight.
12. Tree removal shall comply with the Arborist standards ~~be limited to dead, dying, or diseased trees only.~~
13. The historical marker shall remain on the property

- The applicant, Diamond Glass Company, Inc., is requesting a rezoning of 0.8 acres from AG (Agriculture) to OP (Office-Professional) to allow for the reuse of the St. James United Methodist Church building as a professional office for the applicant's neighboring business. The subject property is located at 162 Kimball Bridge Road.

- Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning. The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is Corporate Office. Reuse of the former St. James United Methodist Church building as a professional office for the neighboring business should not have significant impacts on surrounding properties. If approved, the applicant's site plan should accommodate the future pedestrian and bicycle improvements to Kimball Bridge Road.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a resident from Kimball Bridge Walk and a resident from Braeden reached out with questions but did not have concerns.

- The CZIM was held on May 13, 2020. There were no public comments.

- The applicant's attorney, Don Rolader, 1865 Lockeway Drive #601, Alpharetta, GA, came forward to speak on behalf of the item.

- Rev. Dr. Michael T. McQueen, 3000 Webb Bridge Road, Alpharetta, GA, came forward to speak on behalf of the Saint James United Methodist Church.

Public Comment:

- No Public Comment

❖ Council Member Richard offered a motion to approve Z-20-04 DIAMOND GLASS/162 KIMBALL BRIDGE ROAD, subject to the following conditions:

1. The property shall be zoned O-P (Office-Professional) and limited to a professional office within the existing structure and developed substantially as depicted on the site plan and in compliance with the conditions.
2. Developer shall perform maintenance on the existing structure, including but not limited to repair or replacement of facia boards, roof (shingles), doors, exterior lighting, gutter, and other deteriorating exterior materials. Modifications to the exterior of the structure, not including regular maintenance, shall require approval by the DRB.
3. Developer shall install an 8' sidewalk along the frontage of the property and a 10' travel lane, 4' shoulder/bike lane, 2-foot curb and gutter, 6-foot planting area.

4. Developer shall install the required 20' landscape strip along Kimball Bridge Road. Landscape strip may be reduced up to 5' in certain areas to accommodate the gravel parking lot. Shrubs required to screen the parking lot may overlap the landscape strip.
5. Foundation plantings shall be required around the perimeter of the building.
6. A sidewalk shall connect the building to the parking lot and the public sidewalk.
7. Existing gravel parking lot shall be permitted to remain on the property and may be reconfigured in order to accommodate additional right-of-way and the required landscape strip. Gravel shall be retained in the driveway and parking area with railroad ties or similar landscape edging. Parking lot shall not be reconfigured to be any closer to Kimball Bridge Road and shall not impact trees on the south end of the property, as approved by Staff. Parking spaces are not required to be striped.
8. Except for driveway and parking lot, gravel in the front yard shall be removed and ground outside of the required landscape strip shall be prepared for seed and straw or sod.
9. Curb cut shall be limited to a 30' driveway providing access to the existing gravel parking lot and the interparcel access driveway shown on the site plan shall be a one-way entrance and gated.
10. Diamond Glass Company commercial vehicles shall only be parked on the property located at 170 Kimball Bridge Road overnight.
11. Tree removal shall require arborist approval.
12. The historical marker shall remain on the property.

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

C. PH-18-16 Unified Development Code Text Amendments – Historic Preservation Ordinance (1st Reading)

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve text amendments to the Unified Development Code (UDC) related to the Historic Preservation Incentive Zoning Ordinance.
- This item was heard at the 6/4/2020 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval subject to staff recommendations with one addition to Sec 2.9.5E (Planning Commission changes shown in RED). Vote 7-0
- Planning Commission proposes UDC text amendments allowing 'structure', or 'parcel of land', not just buildings, to be designated as historic. In addition, staff proposes an amendment allowing historic property plaques or markers to be made of a material other than 'bronze'.
- Assistant City Attorney, Steven Jones, read the ordinance aloud.

Public Comment:

- No Public Comment

- ❖ Council Member Richard offered a motion to approve PH-18-16 Unified Development Code Text Amendments – Historic Preservation Ordinance
  - The motion received a second from Mayor Pro Tem Mitchell
  - The motion was approved unanimously (7-0)

D. Public Hearing on the Fiscal Year 2021 Budget and Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item.
- The FY 2021 Budget was distributed electronically to the City Council on April 30, 2020 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- The Finance Department presented an overview of the operating and capital budget at the May 4th, May 18th, and May 26th City Council meetings.
- Tonight was the final Public Hearing with the adoption schedule as follows:
  - o June 1, 2020: Public Hearing & City Council Meeting - Budget Ordinance (1st Reading) and Millage Ordinance (1st Reading)
  - o June 15, 2020: Public Hearing
  - o June 22, 2020: Public Hearing & City Council Meeting - Budget Ordinance (2nd Reading) and Millage Ordinance (2nd Reading)
- The budget document reflects the changes approved as part of the 1st reading. No additional changes have been made.

Public Comment:

- No Public Comment

VII. OLD BUSINESS

A. Approval of Fiscal Year 2021 Budget and Millage Rate Levy (2nd Reading)

- Director of Finance, Tom Harris, came forward to present this item.
- The purpose of this hearing is to provide an update on the Recommended Fiscal Year 2021 Budget and adopt the following: (a) Fiscal Year 2021 Budget Ordinance (2nd reading); and (b) Fiscal Year 2021 Millage Rate Ordinance (2nd reading).
- The budget document and associated attachments reflect the changes approved as part of the 1st reading. No additional changes have been made. The attached Budget Ordinance is substantially similar in structure as in previous years and provides authority for revenue/appropriation levels, carryforward appropriation authority, staffing level authorizations, etc.
- Assistant City Attorney, Steven Jones, read the Fiscal Year 2021 Budget Ordinance and the Fiscal Year 2021 Millage Rate Ordinance aloud.

Public Comment:

- No Public Comment

❖ Council Member Binder offered a motion to approve Fiscal Year 2021 Budget Ordinance with the following amendments:

1. Fund a 3% merit raise effective July 1 ($1milion impact) for all employees by re-allocating to the salary account $250,000 set aside in the operating reserve account (the April 1 merit) and $170,000 available in non-allocated reserve together with $580,000 currently available in the salary accounts

2. Approve and implement one-time compensation payout in July to compensate employees from the April 2020 merit increase deferment by allocating $250,000 to salaries for the one-time non-allocated/reserve account

3. Move the Evergreen Class & Compensation Study, which is currently in draft form, to the Operating Initiatives Reserve for $264,000 and fund from non-allocated/reserve pending subsequent Mayor and City Council approval of the plan and revised salary recommendations

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

❖ Council Member Merkel offered a motion to approve Fiscal Year 2021 Millage Rate Ordinance

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

B. PH-20-03 Unified Development Code and Code of Ordinances Text Amendments – Floodplain Management, Commercial Car Wash Recycling, Private Decentralized Waste Water Systems (2nd Reading)

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item was heard at the 6/4/2020 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 7-0
- Staff is recommending that Mayor and Council approve amendments to the Unified Development Code as it relates to Floodplain Management and amendments to the Code of Ordinances as it relates to Commercial Car Wash Recycling and Private Decentralized Wastewater Systems.
- Consideration of text amendments to Unified Development Code (UDC), Subsection 3.4.1(E)(1) General – Basis for Establishing Areas of Special Flood Hazard. Proposed amendments include:

- From time to time, FEMA undertakes the task of updating its flood risk maps and studies to include new technology and better reflect the development of the area. Over the last year, FEMA has been working again to update maps in the county. This latest update does not include any changes to the floodplains inside city limits but does change the map and study dates. As a participant in the National Flood Insurance Program, Alpharetta is required to update our ordinance to reflect the date change. These date changes can be found in UDC Article III Section 3.4.1 E 1. One additional change is proposed for clarification of applicability. Since the Floodplain Ordinance applies to the entire city, the language in UDC Article III Section 3.4.1 C Applicability has been updated.

- Consideration of text amendments to the Code of Ordinances, Article VIII to add Commercial Car Wash Recycling regulations and Article IX to add Private Decentralized Wastewater Systems regulations.

- In 2001 the Georgia General Assembly created the Metropolitan North Georgia Water Planning District to develop comprehensive regional and watershed-specific water resource management plans to be implemented by local governments. In accordance with the June 2017 Water Resources Management Plan, Alpharetta is required to adopt policies, ordinances, and regulations that match the surrounding 15 counties and 93 municipalities that make up The District.

- Car Wash Recycle Water Ordinance: The Plan requires cities and counties to enforce recycling on at least 50% of water used by commercial conveyor car washes. The District has developed a model ordinance for local governments to adopt for this compliance. The ordinance presented here for adoption and approval is the model ordinance.

- Private Decentralized Wastewater System Ordinance: Private decentralized wastewater systems are defined as any privately owned wastewater collection, treatment, or disposal system that: (1) serves more than one residential lot or business, (2) has a daily flow in excess of 2,000 gallons, or (3) flows between more than one parcel or tract of land. In Alpharetta, these are regulated by Fulton County Wastewater (sewer system) or by Fulton County Department of Public Health (septic systems).

- Per the Plan, each local government is required to adopt a private wastewater system ordinance that either prohibits private decentralized wastewater treatment systems or provides technical specifications for these systems. Even though Fulton County regulates these systems and includes provisions in their ordinance for private decentralized wastewater systems (Fulton County Code of Ordinances Chapter 82, Article III, Division 3, Section 82-194), the Plan still requires Alpharetta to adopt our own ordinance. The attached ordinance spells out Fulton County's role in collection, maintenance, treatment, and operation of the sanitary sewer system; Fulton County's role in the regulation of all septic systems in the County; and prohibits use of private decentralized wastewater systems unless meeting the requirements of Fulton County.

- Assistant City Attorney, Steven Jones, read the ordinance aloud.

❖ Mayor Pro Tem Mitchell offered a motion to approve PH-20-03 Unified Development Code and Code of Ordinances Text Amendments – Floodplain Management, Commercial Car Wash Recycling, Private Decentralized Waste Water Systems

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

C. PH-20-04 Unified Development Code Text Amendments – Chickens (2nd Reading)

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

- Staff has received several requests over the years requesting changes to the Unified Development Code (UDC) to permit chickens on property other than in the AG (Agriculture) zoning district. Currently, only AG zoned properties in the City allow chickens, subject to Fulton County Health Department regulations. Staff researched several jurisdictions and found the following regulations for chickens:

- Backyard Chicken Regulations in Other Jurisdictions:

City	Minimum Lot Size	Setbacks of Structures	Maximum # Allowed	Other Information
Roswell	0.33 acres (14,374 sf)	25'	6	
Milton	1.01 acres	25'	12/acre, max 36	
Johns Creek	any	100'	75	
Marietta	15,000 SF	20' from property lines, 10' from principal structure	4	Required to have fenced area for chickens, minimum 25 SF per chicken

- Staff contacted several Code Enforcement offices in other jurisdictions and found they had no significant complaints regarding chickens. Staff is recommending the UDC be amended to allow a maximum of six (6) chickens on a minimum one (1) acre lot, no roosters, and structures must maintain a minimum 25' setback.

- Assistant City Attorney, Steven Jones, read the ordinance aloud.

❖ Council Member Richard offered a motion to approve PH-20-04 Unified Development Code Text Amendment and the UDC be amended to allow a maximum of six (6) chickens on a minimum one (1) acre lot, no roosters, and structures must maintain a minimum 25' setback

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

VIII. NEW BUSINESS

A. A Resolution Authorizing the Submission of the FY20 Public Works and Economic Adjustment Assistance Application to the Economic Development Administration Sponsored By: Mayor Gilvin, Council Member Burnett & Council Member Richard

- Director of Community Development, Kathi Cook, and Economic Development Manager, Matthew Thomas, came forward to present this item.

- Staff is recommending that Mayor and Council approve a resolution authorizing the submission of the FY20 Public Works and Economic Adjustment Assistance application and authorize the Mayor to execute all necessary documents.

- The Economic Development Administration, U.S. Department of Commerce, made funding available under the Public Works and Economic Adjustment Assistance program. An application must be submitted for a project that will support economic development, foster job creation, and attract private investment and the City has prepared an application for this program.
- The funding, if awarded, will be used for determining a new grid network of streets within the North Point corridor and implementing an autonomous vehicle route throughout the corridor, complete with the supporting 5G network. The City assures it has the funding available to finance the 50% match requirement of the submitted project budget.
- Assistant City Attorney, Steven Jones, read the resolution aloud.

Public Comment:

- No Public Comment

❖ Council Member Burnett offered a motion to approve a resolution authorizing the submission of the FY20 Public Works and Economic Adjustment Assistance application and authorize the Mayor to execute all necessary documents

- The motion received a second from Council Member Merkel
- The motion was approved (6-1); Mayor Gilvin voting in opposition

B. An Ordinance to Amend Chapter 3 (Alcoholic Beverages) of the City Code to Add a New Article Providing for the Licensing of Distilleries (1st Reading)
Sponsored By: Mayor Gilvin & Council Member Merkel

- City Clerk, Erin Cobb, came forward to present this item.
- The recommendation is for Mayor and Council to adopt an ordinance amending Chapter 3 (Alcoholic Beverages) of the City Code in order to add a new article providing for the licensing of distilleries.
- The ordinance, as presented, will amend Chapter 3 (Alcoholic Beverages) of the City of Alpharetta Code in order to add a new provision allowing for the manufacturing of distilled spirits. According to the ordinance, the manufacturing of distilled spirits in the City will be authorized pursuant to the issuance of a distiller's license by the Mayor and City Council.
- Each holder of a distiller's license shall comply with the provisions of the City's Alcoholic Beverage Codes and all other applicable state and local statutes, ordinances, resolutions and regulations, including, but not limited to, rules and regulations promulgated by the Department of Revenue.
- Assistant City Attorney, Steven Jones, read the ordinance aloud.

Public Comment:

- No Public Comment

- ❖ Council Member Merkel offered a motion to adopt an ordinance amending Chapter 3 (Alcoholic Beverages) of the City Code in order to add a new article providing for the licensing of distilleries
  - The motion received a second from Council Member Richard
  - The motion was approved unanimously (7-0)

IX. PUBLIC COMMENT

- No Public Comment

X. REPORTS

- City Administrator, Bob Regus, came forward to present Mayor and Council with a brief overview of City operations.

XI. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 8:30 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

City Council Meeting
STAFF REPORT

Submitting Department: Finance
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING MAY 31, 2020

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending May 31, 2020 (period 11 of Fiscal Year 2020).

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:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

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

In addition, this report includes:

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

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (May 2020)

City of Alpharetta, GA

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

Financial Management Reports

for the month ending
May 31, 2020
(period 11 of 12 – unaudited)

Financial Management Reports
Fiscal Year 2020

Table of Contents

Transmittal Letter 1

General Fund 6

- Revenue Summary and Collection Comparison 7
- Expenditure Summary by Department 10
- Expenditure Summary by Category 11

Grant Funds 12

Capital Project Funds 16

Special Revenue Funds (with CIP) 27

Other Items

- Payments $5,000 and Greater 32
- PO's between $5,000 and $50,000 36
- Bid/RFP Status 38
- GAAP Financial Statements 41

Alpharetta Development Authority 72

- Revenue & Expenditure Report 73
- GAAP Financial Statements 75

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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR

DATE: JULY 6, 2020

RE: FINANCIAL MANAGEMENT REPORTS AS OF MAY 31, 2020

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending May 31, 2020.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2020 revenues are budgeted at $70 million (net of Carryforward Fund Balance totaling $8 million). As of May 31, 2020, actual revenue collections total 95% or $67 million.

The following financial forecast for FY 2020 operations is based on actual/estimated impacts of COVID-19.

With that in mind, billing/collection trends, along with preliminary estimated impacts of COVID-19, indicate a net surplus compared to budget of $189,813 with the detail as follows:

• Property Taxes (current):	$ 977,578
• Motor Vehicle Title Fee:	725,000
• Local Option Sales Taxes:	(1,050,000)
• Alcohol Beverage Excise Taxes:	(150,000)
• Building Permit Fees:	294,000
• Recreation/Special Event Fees:	(507,361)
• Hotel/Motel Taxes:	(900,000)
• Investment Earnings:	500,000
• Other:	300,596
Estimated Gain:	$ 189,813

Property tax collections as of May 30th total $24.6 million and exceed budgetary estimates by $977,578.

Motor Vehicle Title Tax (TAVT) collections is trending 91% higher than FY 2019 ($1 million was collected in FY 2019) and is estimated to total $1.8 million by year-end (non-standard revenue collection as it is dependent

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

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

CITY
ADMINISTRATOR
ROBERT J. REGUS

upon vehicle sales) which is $725,000 greater than budget. Main driver includes a revision in the TAVT formula in January 2019 that increased the local share to 65%. Additionally, our estimate reflects a 30% decline in collections between now and year-end as a result of COVID-19.

Local Option Sales Tax collections is trending -3% lower (overall) than FY 2019 ($16.8 million was collected in FY 2019) with April and May reflecting declines of -19% and -30% respectively due to the impact of COVID-19. With these trends in mind, FY 2020 collections are estimated to total $15.4 million by year-end which is $1 million less than budget. This estimate assumes a 35% decline in collections between now and year-end as a result of COVID-19.

Alcohol Beverage Excise Tax collections is trending -2% lower than FY 2019 ($2.3 million was collected in FY 2019) and is estimated to total $2.2 million by year-end which is $150,000 less than budget. This estimate assumes a 30% decline in collections between now and year-end as a result of COVID-19.

Business and Occupational Tax collections is trending flat with FY 2019 ($1.2 million was collected in FY 2019) and is estimated to approximate budget at $1.2 million. This estimate assumes a 35% decline in collections between now and year-end as a result of COVID-19.

Recreation/Special Event Fee collections is being especially impacted due to the timing of COVID-19 and its impact on summer program activities. All areas of recreation programming are estimated to be impacted including Aquatics, Community Center, Wills Park Recreation center, Senior Center, Arts Center, Equestrian Center, etc. The revenue loss for FY 2020 is estimated at $825,000. However, collections from the City of Milton, under the previous Recreation MOU for FY 2019 activity, somewhat mitigate the financial impact in FY 2020 resulting in a net estimated loss of $507,361.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Investment Earnings is trending 3% higher (overall) than FY 2019 and is estimated to total $700,000 by year-end ($745,578 was collected in FY 2019) which is $500,000 greater than budget.

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

As of May 31, 2020, city departments (not including General Government[1]) have encumbered and expensed 85%, or $53.8 million, of their FY 2020 budget appropriations.

Due to COVID-19 and its estimated economic impact, Departments have been notified that expenses through year-end are limited to essential needs only. Additionally, savings will be recognized in other areas impacted by COVID-19 social distancing policies (e.g. recreation provider professional service cost savings will be recognized as corresponding programs are cancelled).

It should be noted that the General Fund, much like our E-911 Fund and Solid Waste Fund, has a 21% Emergency Reserve that is structured to protect operations against short-term revenue

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

and/or expense fluctuations should budgetary adjustments prove insufficient. The Finance Department will continue to monitor departmental budgets and alert Administration on any potential cost savings measures to assist in offsetting impacts from erosion of our revenue base.

Contingency: The General Fund contingency balance totals $668,168.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund:

Hotel tax collections is trending -17% lower (overall) than FY 2019 ($9 million was collected in FY 2019) with April and May reflecting declines of -65% and -91% respectively due to the impact of COVID-19. With these trends in mind, FY 2020 collections are estimated to total $6.4 million by year-end which is $2.4 million less than budget.

Based on current estimates, the budgetary impacts are as follows:

- ACVB (43.75% of collections)
  - Budget: $3.9 million
  - Estimate: $2.8 million
  - Shortfall: $1.1 million
- City (37.50% of collections)
  - Budget: $3.3 million
  - Estimate: $2.4 million
  - Shortfall: $900,000
- Facility/TPD (18.75% of collections)
  - Budget: $1.7 million
  - Estimate: $1.2 million
  - Shortfall: $450,000

The City shortfall is reflected within the General Fund. The Facility/TPD shortfall will be covered through a reduction in the debt service reserve within the Hotel Fund (currently $1.4 million). This reserve figure will be replenished to its $1.5 million target level once revenues within the Fund strengthen.

E-911 Fund: FY 2020 revenues are budgeted at $4.2 million (net of carryforward fund balance totaling $918,566 for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of May 31, 2020, the city has collected 75% of budget or $3.1 million (nine-months of collections).

Expenditures/encumbrances during the same time period total $3.7 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives, and one-time capital initiatives. Forecasted impacts of COVID-19 on these revenue sources are uncertain and information will be provided once trend data is available.

It should be noted that the E-911 Fund, much like our General Fund and Solid Waste Fund, has a 21% Emergency Reserve that is structured to protect operations against short-term revenue and/or expense fluctuations should budgetary adjustments prove insufficient.

Debt Service Fund

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

FY 2020 revenues are budgeted at $5.1 million (net of carryforward fund balance totaling $1.2 million). As of May 31, 2020, actual revenue totaled in excess of 100% of budget ($5.6 million).

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals $298,768 and represents unencumbered/unspent project appropriations of $214,875 and a non-allocated reserve for future projects (grant matches) of $83,893.

Capital Grants Fund (Fund 340): Available funding totals $398,035 and represents unencumbered/unspent capital project appropriations of $1,526 and a non-allocated reserve for future capital projects (grant matches) of $396,509.

Capital Project Funds

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

General Capital Project Fund (Fund 301): Available city funding totals $8.2 million and represents unencumbered/unspent capital project appropriations of $3.9 million and a non-allocated reserve for future capital projects of $4.3 million.

Stormwater Capital Fund (Fund 302): Available funding totals $632,891 and represents unencumbered/unspent capital project appropriations of $272,088 and a non-allocated reserve for future capital project appropriations of $360,803.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals $3.4 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals $24.3 million.

Enterprise Fund

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

Solid Waste Fund: FY 2020 revenues are currently budgeted at $4.1 million (net of carryforward fund balance totaling $326,593 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of May 31, 2020, the city has collected $5.4 million, which represents the 1st-4th quarter billings, associated investment earnings, and the 1st quarter advanced billing for FY 2021 ($1.2 million). During the year-end close process, the 1st quarter advanced billing will be accrued to FY 2021. After adjusting for the FY 2021 advanced billing, FY 2020 revenues total $4.1 million. Expenditures/encumbrances during the same time period total $4.2 million and represent general operations/blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2020 budget includes appropriations of $9,000 for the Mayor and $5,000 for each City Council Post and the available balances as of May 31, 2020 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	$ 9,000	$ 7,927	$ 1,073
Post #1: Donald Mitchell	$ 5,000	$ 1,053	$ 3,947
Post #2: Ben Burnett	$ 5,000	$ 4,587	$ 413
Post #3: Karen Richard	$ 5,000	$ 2,502	$ 2,498
Post #4: John Hipes	$ 5,000	$ 4,472	$ 528
Post #5: Jason Binder	$ 5,000	$ 4,359	$ 641
Post #6: Dan Merkel	$ 5,000	$ 3,527	$ 1,473

Development Authority[2] (Component Reporting Unit)

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

As of May 31, 2020, the Development Authority has $57,758 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

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

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

GENERAL FUND

Revenue Report

CITY OF ALPHARETTA

Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
For the month ended May 31, 2020

	Current Fiscal Year					Prior Fiscal Year		
	2020 Budget	2020 YTD	% Collected	2020 Estimated	Variance	2019 Actual	2019 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 23,605,000	$ 24,582,578	104.1%	$ 24,582,578	$ 977,578	$ 24,550,694	$ 24,461,846	99.6%
Delinquent	282,000	308,125	109.3%	309,849	27,849	216,452	163,003	75.3%
Motor Vehicle Tax	95,000	86,160	90.7%	95,000	-	140,918	123,344	87.5%
Motor Vehicle Title Fee	1,025,000	1,642,507	160.2%	1,750,000	725,000	1,022,296	860,150	84.1%
Local Option Sales Tax	16,450,000	13,635,786	82.9%	15,400,000	(1,050,000)	16,849,321	14,045,987	83.4%
Franchise Tax	6,570,000	6,333,988	96.4%	6,687,632	117,632	6,787,133	6,246,674	92.0%
Insurance Premium Tax	4,200,000	4,368,841	104.0%	4,368,841	168,841	4,112,996	4,112,996	100.0%
Alcohol Beverage Excise Tax	2,300,000	1,838,040	79.9%	2,150,000	(150,000)	2,330,292	1,881,368	80.7%
Building Permit Fees	1,800,000	1,835,823	102.0%	2,094,000	294,000	2,887,710	2,749,207	95.2%
Business and Occupational Tax	1,175,000	1,151,053	98.0%	1,162,000	(13,000)	1,170,422	1,144,917	97.8%
Municipal Court Fines	1,675,000	1,588,307	94.8%	1,660,000	(15,000)	1,834,716	1,727,320	94.1%
Recreation/Special Event Fees	2,803,963	2,246,367	80.1%	2,296,602	(507,361)	3,068,901	2,838,124	92.5%
Hotel/Motel Tax (City portion)	3,300,000	2,332,347	70.7%	2,400,000	(900,000)	3,394,250	2,802,324	82.6%
subtotal	$ 65,280,963	$ 61,949,920	94.9%	$ 64,956,502	$ (324,461)	$ 68,366,102	$ 63,157,261	92.4%
Other Revenues	4,697,610	4,833,259	102.9%	5,211,884	514,274	5,523,625	5,094,549	92.2%
Total Revenues	$ 69,978,573	$ 66,783,179	95.4%	$ 70,168,386	$ 189,813	$ 73,889,726	$ 68,251,810	92.4%
Carryforward Fund Balance	7,537,018							

This page has been intentionally left blank

GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
For the month ended May 31, 2020

	Current Fiscal Year						Prior Fiscal Year		
	2020 Budget	2020 Encumbrances	2020 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2019 Exp. (Total)	2019 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	$ 382,496	$ 259	$ 331,852	$ 50,385	86.8%	86.8%	$ 351,543	$ 319,123	90.8%
City Administration	2,029,672	17,613	1,520,003	492,056	75.8%	74.9%	1,714,638	1,579,653	92.1%
Finance	3,608,890	90,180	3,013,031	505,679	86.0%	83.5%	3,247,984	2,912,538	89.7%
City Attorney	750,000	-	488,778	261,222	65.2%	65.2%	842,459	358,452	42.5%
Information Technology	2,119,345	46,872	1,757,946	314,527	85.2%	82.9%	1,701,499	1,520,978	89.4%
Human Resources	643,973	8,553	494,981	140,438	78.2%	76.9%	450,955	372,226	82.5%
Municipal Court	1,119,715	37,475	791,331	290,908	74.0%	70.7%	973,898	852,118	87.5%
Public Safety	30,074,241	318,495	25,633,531	4,122,216	86.3%	85.2%	27,622,038	24,662,489	89.3%
Public Works	8,956,657	235,297	7,228,732	1,492,628	83.3%	80.7%	8,415,314	7,298,001	86.7%
Recreation, Parks & Cultural Svcs	10,372,634	479,347	8,265,375	1,627,912	84.3%	79.7%	9,628,772	8,191,090	85.1%
Community Development	3,465,510	9,698	3,010,067	445,745	87.1%	86.9%	3,080,445	2,758,223	89.5%
subtotal	$ 63,523,133	$ 1,243,790	$ 52,535,626	$ 9,743,717	84.7%	82.7%	$ 58,029,544	$ 50,824,891	87.6%
General Government:									
Non-Departmental	$ -	$ -	$ -	$ -	-	-	$ -	$ -	-
Insurance Premiums (Risk)	667,500	-	611,875	55,625	91.7%	91.7%	689,500	632,042	91.7%
Gwinnett Tech Bond P&I	291,190	-	291,190	-	100.0%	100.0%	286,590	286,590	100.0%
Transfer(s) to other Funds	12,316,268	-	9,456,579	2,859,689	76.8%	76.8%	11,580,047	9,716,726	83.9%
Contingency	717,500	8,125	41,207	668,168	6.9%	5.7%	114,858	108,410	94.4%
subtotal	$ 13,992,458	$ 8,125	$ 10,400,851	$ 3,583,482	74.4%	74.3%	$ 12,670,995	$ 10,743,768	84.8%
Total Expenditures	$ 77,515,591	$ 1,251,915	$ 62,936,477	$ 13,327,199	82.8%	81.2%	$ 70,700,539	$ 61,568,659	87.1%

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended May 31, 2020

	Current Fiscal Year						Prior Fiscal Year		
	2020 Budget	2020 Encumbrances	2020 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2019 Exp. (Total)	2019 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 27,425,188	$ -	$ 23,016,166	$ 4,409,022	83.9%	83.9%	$ 25,351,498	$ 22,213,133	87.6%
Overtime	2,141,500	-	1,658,899	482,601	77.5%	77.5%	2,049,636	1,811,052	88.4%
Group Insurance	8,487,251	-	7,110,722	1,376,529	83.8%	83.8%	7,430,991	6,756,981	90.9%
FICA and Social Security	2,237,908	-	1,791,134	446,774	80.0%	80.0%	1,983,757	1,738,422	87.6%
Defined Benefit Pension	2,675,532	-	2,675,532	-	100.0%	100.0%	2,599,935	2,599,935	100.0%
401(A) Retirement/Match	1,935,988	-	1,953,419	(17,431)	100.9%	100.9%	1,915,111	1,761,411	92.0%
(2) Other	1,429,469	-	1,374,577	54,892	96.2%	96.2%	1,360,750	1,297,303	95.3%
subtotal	$ 46,332,836	$ -	$ 39,580,450	$ 6,752,386	85.4%	85.4%	$ 42,691,679	$ 38,178,237	89.4%
Maintenance & Operations:									
Professional Services	$ 3,263,195	$ 326,862	$ 2,377,734	$ 558,600	82.9%	72.9%	$ 2,785,455	$ 2,411,879	86.6%
Legal Services	750,000	-	488,778	261,222	65.2%	65.2%	842,459	358,452	42.5%
Vehicle Fuel/Maintenance	996,400	3,853	733,220	259,327	74.0%	73.6%	965,234	797,010	82.6%
Maintenance Contracts	2,575,429	481,478	1,898,705	195,246	92.4%	73.7%	2,099,593	1,762,580	83.9%
IT Professional Services	1,987,752	164,801	1,547,844	275,107	86.2%	77.9%	1,416,647	1,207,825	85.3%
General Supplies	1,103,213	66,904	835,484	200,825	81.8%	75.7%	957,602	806,526	84.2%
Utilities	2,738,425	-	2,229,531	508,894	81.4%	81.4%	2,609,678	2,155,971	82.6%
Other	3,077,971	179,756	2,172,685	725,530	76.4%	70.6%	2,894,177	2,391,095	82.6%
subtotal	$ 16,492,385	$ 1,223,654	$ 12,283,979	$ 2,984,751	81.9%	74.5%	$ 14,570,845	$ 11,891,336	81.6%
Capital:									
OSSI/Fire Truck Leases	$ 631,289	$ -	$ 631,280	$ 9	100.0%	100.0%	$ 630,405	$ 630,405	100.0%
Software Leases	-	-	-	-	-	-	76,942	76,942	100.0%
Other	66,623	20,136	39,917	6,570	90.1%	59.9%	59,673	47,970	80.4%
subtotal	$ 697,912	$ 20,136	$ 671,197	$ 6,579	99.1%	96.2%	$ 767,021	$ 755,317	98.5%
General Government:									
Non-Departmental	$ -	$ -	$ -	$ -	-	-	$ -	$ -	-
Insurance Premiums (Risk)	667,500	-	611,875	55,625	91.7%	91.7%	689,500	632,042	91.7%
Gwinnett Tech Bond P&I	291,190	-	291,190	-	100.0%	100.0%	286,590	286,590	100.0%
Transfer(s) to other Funds	12,316,268	-	9,456,579	2,859,689	76.8%	76.8%	11,580,047	9,716,726	83.9%
Contingency	717,500	8,125	41,207	668,168	6.9%	5.7%	114,858	108,410	94.4%
subtotal	$ 13,992,458	$ 8,125	$ 10,400,851	$ 3,583,482	74.4%	74.3%	$ 12,670,995	$ 10,743,768	84.8%
Total Expenditures	$ 77,515,591	$ 1,251,915	$ 62,936,477	$ 13,327,199	82.8%	81.2%	$ 70,700,539	$ 61,568,659	87.1%

Notes:

(1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.

(2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.

GRANT FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Collections/ Expenditures	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Remaining
Revenues										
Public Safety										
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	$ 13,179	$ 8,299	$ 4,880	$ -	$ 4,880	$ 4,164		$ 717
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	-	15,375	-	15,375	-		15,375
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)	19,187	-	19,187	-	19,187	-		19,187
22031150-371000	C2041	TOP DOG PRIZE	10,000	-	10,000	-	10,000	10,000		-
22031150-371000	C2045	2019 HOMELAND SECURITY GRANT	22,656	-	22,656	-	22,656	-		22,656
22031150-371000	C2047	FIRE SPRINKLER COALITION	500	-	500		500	500		-
		subtotal			***$ 72,598***	***$ -***	***$ 72,598***	***$ 14,664***		***$ 57,935***
Recreation, Parks & Cultural Services										
22061150-371000	C1930	GRPA CONTRIBUTION	1,000	1,000	-	-	-	-		-
22061150-336000	C2013	2019 CAMP HAPPY HEARTS	11,250	-	$ 11,250	$ -	$ 11,250	$ 11,250		$ -
22061150-336000	C2014	2019 FC ARTS & CULTURE	4,200	-	4,200	-	4,200	4,200		-
22061150-336000	C2015	LCI COMMUNITY MEETINGS	18,200	-	18,200	-	18,200	19,700		(1,500)
22061150-336000	C2022	2019 LIVING OUT LOUD	4,800	-	4,800	-	4,800	4,800		-
22061150-336000	C2024	2020 OPPORTUNITY GRANT	10,000	-	10,000	-	10,000	10,000		-
22061150-347509	C2037	HBD CONCERTS (ACVB SPONSOR)	50,000	-	50,000	-	50,000	50,000		-
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	52,000	-	52,000	-	52,000	52,000		-
		subtotal			***150,450***	***-***	***150,450***	***151,950***		***(1,500)***
Community Development										
22074150-371000	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	2,775	-	$ 2,775	$ -	$ 2,775	$ 2,095		$ 680
		subtotal			***$ 2,775***	***$ -***	***$ 2,775***	***$ 2,095***		***$ 680***
General Government										
22090200-361000		INTEREST EARNINGS					-	3,296		(3,296)
22090200-395000		CARRYFORWARD FUND BALANCE			118,038	-	118,038	-		118,038
		subtotal			***$ 118,038***	***$ -***	***$ 118,038***	***$ 3,296***		***$ 114,742***
		Total			**$ 343,861**	**$ -**	**$ 343,861**	**$ 172,005**		**$ 171,856**

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Collections/ Expenditures	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Remaining
Expenditures										
Public Safety										
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	$ 68,400	$ 68,400	$ -	$ -	$ -	$ -	$ -	$ -
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	26,357	22,654	3,703	-	3,703	2,271	-	1,432
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,750	-	30,750	-	30,750	3,374	-	27,376
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)	38,374	-	38,374	-	38,374	-	-	38,374
22031150-531100	C2041	TOP DOG PRIZE	10,000	-	10,000	-	10,000	-	-	10,000
22031150-531600	C2045	2019 HOMELAND SECURITY GRANT	22,656	-	22,656	-	22,656	-	-	22,656
22031150-531100	C2047	FIRE SPRINKLER COALITION	500	-	500	-	500	-	-	500
		subtotal			***$ 105,983***	***$ -***	***$ 105,983***	***$ 5,645***	***$ -***	***$ 100,338***
Recreation, Parks & Cultural Services										
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	$ 710	$ -	$ 710	$ -	$ 710	$ 90	$ -	$ 620
22061150-523400	C1930	PRINTING & BINDING (GRPA)	50	-	50	-	50	-	-	50
22061150-531000	C2013	2019 CAMP HAPPY HEARTS	11,250	-	11,250	-	11,250	-	-	11,250
22061150-531100	C2014	2019 FC ARTS & CULTURE	4,200	-	4,200	-	4,200	4,200	-	-
22061150-531100	C2015	LCI COMMUNITY MEETINGS	18,200	-	18,200	-	18,200	18,200	-	-
22061150-531100	C2022	2019 LIVING OUT LOUD	4,800	-	4,800	-	4,800	4,800	-	-
22061150-541200	C2024	2020 OPPORTUNITY GRANT	10,000	-	10,000	-	10,000	10,000	-	-
22061150-521200	C2037	HBD CONCERTS (ACVB SPONSOR)	50,000	-	50,000	-	50,000	-	-	50,000
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	52,000	-	52,000	-	52,000	-	-	52,000
		subtotal			***$ 151,210***	***$ -***	***$ 151,210***	***$ 37,290***	***$ -***	***$ 113,920***
Community Development										
22074150-531100	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	2,775	-	$ 2,775	$ -	$ 2,775	$ 2,158	$ -	$ 617
		subtotal			***$ 2,775***	***$ -***	***$ 2,775***	***$ 2,158***	***$ -***	***$ 617***
Non-Allocated										
(1) 22090200-579000		RESERVE FOR CITY GRANT MATCHES			$ 83,893	$ -	$ 83,893	$ -	$ -	$ 83,893
		subtotal			***$ 83,893***	***$ -***	***$ 83,893***	***$ -***	***$ -***	***$ 83,893***
		Total			**$ 343,861**	**$ -**	**$ 343,861**	**$ 45,093**	**$ -**	**$ 298,768**

Notes:

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

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Collections/ Expenditures	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Remaining
Revenue										
Public Safety										
34031150-371000	C1907	TRAFFIC PREEMPTION SYSTEM	308,000	-	$ 308,000	$ -	$ 308,000	$ 308,000		$ -
					$ 308,000	***$ -***	***$ 308,000***	***$ 308,000***		***$ -***
Public Works										
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	$ 4,027,837	$ 3,371,176	$ 656,661	$ -	$ 656,661	$ 656,661		$ 0
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)	2,330,368	117,151	2,213,217	-	2,213,217	256,619		1,956,598
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)	1,420,776	35,295	1,385,481	-	1,385,481	256,340		1,129,141
		subtotal			***$ 4,255,359***	***$ -***	***$ 4,255,359***	***$ 1,169,619***		***$ 3,085,740***
Community Development										
34074150-331150	C1921	NORTHPOINT PLACEMAKING PLAN	75,001	63,192	$ 11,809	$ -	$ 11,809	$ 11,789		$ 20
34074150-334310	C2017	NORTHPOINT FEASIBILITY STUDY	120,000	-	120,000	-	120,000	36,600		83,400
		subtotal			***$ 131,809***	***$ -***	***$ 131,809***	***$ 48,389***		***$ 83,420***
General Government										
34090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 6,066		$ (6,066)
34090200-395000		CARRYFORWARD FUND BALANCE			275,400	-	275,400	-		275,400
		subtotal			***$ 275,400***	***$ -***	***$ 275,400***	***$ 6,066***		***$ 269,334***
		Total			**$ 4,970,568**	**$ -**	**$ 4,970,568**	**$ 1,532,074**		**$ 3,438,494**
Expenditures										
Public Safety										
34031150-541410	C1907	TRAFFIC PREEMPTION SYSTEM	$ 308,000	$ -	$ 308,000	$ -	$ 308,000	$ 308,000	$ -	$ -
34031150-521200	C2043	ASSIST FIREFIGHTERS GRANT	3,000	-	3,000	-	3,000	1,500	-	1,500
		subtotal			***$ 311,000***	***$ -***	***$ 311,000***	***$ 309,500***	***$ -***	***$ 1,500***
Public Works										
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	$ 4,027,838	$ 3,371,177	$ 656,661	$ -	$ 656,661	$ 656,661	$ -	$ 0
34041100-541410	C1927	WINDWARD TRIPLE LEFTS	3,744,704	303,067	3,441,637	-	3,441,637	726,491	2,715,145	1
		subtotal			***$ 4,098,298***	***$ -***	***$ 4,098,298***	***$ 1,383,152***	***$ 2,715,145***	***$ 1***
Community Development										
34074150-52100	C1921	NORTHPOINT PLACEMAKING PLAN	93,751	78,990	$ 14,761	$ -	$ 14,761	$ 14,736	$ -	$ 25
34074150-521200	C2017	NORTHPOINT FEASIBILITY STUDY	150,000	-	150,000	-	150,000	45,750	104,250	-
		subtotal			***$ 164,761***	***$ -***	***$ 164,761***	***$ 60,486***	***$ 104,250***	***$ 25***
Non-Allocated										
(1) 34090200-579000		RESERVE FOR CITY MATCHES			$ 396,509	$ -	$ 396,509	$ -	$ -	$ 396,509
		subtotal			***$ 396,509***	***$ -***	***$ 396,509***	***$ -***	***$ -***	***$ 396,509***
		Total			**$ 4,970,568**	**$ -**	**$ 4,970,568**	**$ 1,753,138**	**$ 2,819,395**	**$ 398,035**

Notes:

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

CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue										
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	$ 37,500	$ -	$ -	$ 37,500	$ 37,500	$ -		$ 37,500
30131150-393500	C2019	SCBA REPLACEMENTS (LEASE)	200,000	-	200,000	-	200,000	-		200,000
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,351	1,391,214	391,137	-	391,137	-		391,137
30141100-371000	C1410	RUCKER RD-WEITZ SEWER LINE	68,080	68,080	-	-	-	(29,122)		29,122
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,083,354	-	6,083,354	-	6,083,354	-		6,083,354
30141100-392200	C1704	92 MILTON AVE PARKING - CONDO SALE	863,600	-	863,600	-	863,600	863,600		-
30141100-371000	C1712	ALPHALOOP (AVALON)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30141100-371001	C1712	ALPHALOOP (CID)	250,001	213,212	36,789	-	36,789	12,690		24,099
30141100-336000	C1714	BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	292,195	-	292,195	-		292,195
30141100-336000	C1715	BETHANY/MAYFIELD ROUNDABOUT	436,492	-	436,492	-	436,492	-		436,492
30141100-336000	C1828	WARSAW SIDEWALKS (ROSWELL)	83,914	-	83,914	-	83,914	83,914		0
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,517	-	490,517	-	490,517	405,906		84,611
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	160,137	-	160,137	-	160,137	-		160,137
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	500,001	40,188	459,813	-	459,813	66,599		393,214
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,158	-	2,905,158	-	2,905,158	276,867		2,628,291
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	80,000	40,000	-	40,000	40,000	40,000		-
30161150-371000	C1929	COMM AG PROGRAM	12,565	1,907	10,658	-	10,658	10,657		1
30161150-371000	C2021	RESURDENS FOUNDATION	35,000	-	35,000	-	35,000	35,000		-
30161150-371000	C2023	CITY CENTER TREE REPLACEMENT	30,000	-	30,000	-	30,000	30,000		-
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	-	-	-	-	-	15,000		(15,000)
30176100-371000	C1442	MAIN ST. IMPROVEMENTS (ABC)	1,808,084	1,774,772	33,312	-	33,312	33,312		-
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	329,189	359,998	-	359,998	110,793		249,205
		subtotal			***$ 13,872,074***	***$ 77,500***	***$ 13,949,574***	***$ 1,955,216***		***$ 11,994,358***
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			$ 7,069,174	$ 3,000,000	$ 10,069,174	$ -		$ 10,069,174
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)			2,000,000	7,766,268	9,766,268	7,119,079		2,647,189
30190200-361000		INTEREST EARNINGS			146,126		146,126	252,605		(106,479)
		subtotal			***$ 9,215,300***	***$ 10,766,268***	***$ 19,981,568***	***$ 7,371,684***		***$ 12,609,884***
		Total			**$ 23,087,374**	**$ 10,843,768**	**$ 33,931,142**	**$ 9,326,900**		**$ 24,604,242**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Expenditures										
Administration										
30113230-544100	C0924	ECONOMIC DEVELOPMENT PLAN	$ 81,390	$ -	$ 6,390	$ 75,000	$ 81,390	$ 22,500	$ 58,890	$ -
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	202,010	187,010	(72,500)	87,500	15,000	7,500	-	7,500
30113230-544200	C1527	VETERANS MEMORIAL	105,544	75,806	29,738	-	29,738	-	-	29,738
		subtotal			***$ (36,372)***	***$ 162,500***	***$ 126,128***	***$ 30,000***	***$ 58,890***	***$ 37,238***
Finance										
30115150-542400	C1101	ARCHIVE FILING & SCANNING	$ 5,810	$ 5,537	$ 273	$ -	$ 273	$ 272	$ -	$ 1
30115150-542400	C1102	FINANCE SOFTWARE IMPROVEMENT	87,002	85,117	1,885	-	1,885	1,885	-	-
30115150-542400	C1141	TYLER ERP SYSTEM	344,043	315,517	28,526	-	28,526	17,825	700	10,001
		subtotal			***$ 30,684***	***$ -***	***$ 30,684***	***$ 19,983***	***$ 700***	***$ 10,001***
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	$ 300,001	$ 155,751	$ 144,250	$ -	$ 144,250	$ 13,915	$ -	$ 130,335
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	25,487	24,514	-	24,514	675	10,625	13,214
30117400-542400	C1103	NETWORK AND VOIP	167,678	112,961	54,717	-	54,717	2,195	26,791	25,731
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	475,874	34,128	-	34,128	7,894	-	26,234
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	2,262,367	1,849,302	113,065	300,000	413,065	232,253	47,311	133,501
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,503	202,215	215,288	-	215,288	-	161,858	53,430
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	87,779	312,366	-	312,366	12,025	100,291	200,050
30117400-542400	C1725	CITY FIBER RELOCATION	8,781	7,695	1,086	-	1,086	1,086	-	-
30117400-542400	C1809	GIS PARCEL CORRECTIONS	80,000	76,725	3,275	-	3,275	3,275	-	-
30117400-542400	C2042	COVID-19 COSTS	14,856	-	14,856	-	14,856	14,856		0
		subtotal			***$ 917,545***	***$ 300,000***	***$ 1,217,545***	***$ 288,174***	***$ 346,876***	***$ 582,495***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Public Safety										
30131150-541300	C1111	EXHAUST REMOVAL SYSTEM	$ 65,642	$ -	$ (10,358)	$ 76,000	$ 65,642	$ 65,641	$ -	$ 1
30131150-542200	C1202	FLEET REPLACEMENT	5,771,892	5,054,937	955	716,000	716,955	314,118	370,623	32,214
30131150-542400	C1205	SEC CAMERA SY	77,170	-	77,170	-	77,170	75,000	-	2,170
30131150-541300	C1229	PS ROOF REPAIR	431,583	67,458	(875)	365,000	364,125	358,478	5,647	-
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	854,472	626,422	(90,750)	318,800	228,050	159,128	42,420	26,502
30131150-541300	C1706	RAPSTC IMPROVEMENTS	530,112	-	530,112	-	530,112	163,208	150,211	216,693
30131150-544200	C1707	LICENSE PLATE REC GRANT	76,837	-	76,837	-	76,837	76,837	-	0
30131150-542200	C1810	NEW FLEET	54,250	-	-	54,250	54,250	41,347	-	12,903
30131150-541410	C1907	TRAFFIC PREEMPTIVE SYSTEM	300,000	357	149,643	150,000	299,643	299,643	-	-
30131150-544200	C2006	HAZMAT TRUCK AND TRAILER	94,250	-	-	94,250	94,250	393	75,446	18,411
30131150-542400	C2007	SERVER MIGRATION	13,728	-	(11,272)	25,000	13,728	13,728	-	0
30131150-542100	C2019	SCBA REPLACEMENTS (LEASE)	200,000	-	200,000	-	200,000	-	-	200,000
30131150-581200	C2019	CAPITAL LEASE PRINCIPAL	98,158	-	98,158	-	98,158	98,158	-	0
30131150-582200	C2019	CAPITAL LEASE INTEREST	1,842	-	1,842	-	1,842	1,842	-	0
		subtotal			***$ 1,021,462***	***$ 1,799,300***	***$ 2,820,762***	***$ 1,667,520***	***$ 644,347***	***$ 508,896***
Public Works										
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT	$ 279,779	$ 133,038	$ 146,741	$ -	$ 146,741	$ 51,838	$ 23,715	$ 71,188
30141100-541410	C0042	STREET LIGHTING	50,000	-	50,000	-	50,000	10,440	6,392	33,168
30141100-541200	C0910	TREE REPLACEMENT FUND	1,277,249	482,738	794,511	-	794,511	173,674	314,354	306,483
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	460,275	145,702	314,573	-	314,573	15,795	14,895	283,883
30141100-541410	C1207	BRIDGE MAINTENANCE	1,403,383	1,088,172	140,211	175,000	315,211	40,024	5,580	269,607
30141100-541410	C1208	MAST ARM MAINTENANCE	502,396	452,946	(550)	50,000	49,450	49,450	-	-
30141100-541410	C1215	STRIPING & SIGNAGE	1,398,587	1,068,752	129,835	200,000	329,835	271,414	49,145	9,276
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	303,584	251,888	1,696	50,000	51,696	51,696	-	-
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	504,266	368,905	35,361	100,000	135,361	95,034	15,973	24,354
30141100-541410	C1219	MILLING AND RESURFACING	18,570,951	13,438,630	632,321	4,500,000	5,132,321	2,476,009	2,466,834	189,478
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	687,490	519,013	68,477	100,000	168,477	142,846	-	25,631
30141100-541410	C1221	DESIGN SERVICES	755,798	568,255	112,543	75,000	187,543	69,931	41,536	76,076
30141100-542200	C1223	FLEET REPLACEMENT	1,081,649	935,413	15,236	131,000	146,236	74,451	58,790	12,995
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	757,769	508,069	149,700	100,000	249,700	96,777	152,923	-
30141100-541420	C1325	RUCKER SIDEWALK (DEVPR CONTR)	50,000	5,000	45,000	-	45,000	45,000	-	-
30141100-541410	C1407	MINOR INTERSECTION UPGRADES	112,168	90,176	21,992	-	21,992	18,990	-	3,002

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
30141100-541410	C1410	RUCKER RD CORRIDOR IMPROVEMENTS	2,580,880	2,296,921	283,959	-	283,959	36,025	238,439	9,496
30141100-541420	C1512	SIDEWALK IMPROVEMENTS	829,802	711,116	118,686	-	118,686	5,000	113,686	-
30141100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	6,083,354	-	6,083,354	-	6,083,354	1,661,933	4,421,421	-
30141100-541300	C1704	WEST PARKING GARAGE	7,414,474	7,289,412	125,062	-	125,062	114,840	3,374	6,848
30141100-541420	C1712	ALPHALOOP	1,328,368	94,212	1,234,156	-	1,234,156	346,106	532,353	355,697
30141100-541410	C1714	BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	292,195	-	292,195	-	292,195	0
30141100-541410	C1715	BETHANY/MAYFIELD ROUNDABOUT	436,492	-	436,492	-	436,492	204,759	231,733	0
30141100-541410	C1723	TEASLEY ST IMPROVEMENTS	11,875	-	11,875	-	11,875	11,875	-	-
30141100-541420	C1801	SIDEWALK MAINTENANCE/REPAIR	500,001	36,491	263,510	200,000	463,510	358,770	104,740	-
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	50,000	-	-	50,000	50,000	50,000	-	-
30141100-541300	C1836	PARKING GARAGE REPAIRS	204,617	165,349	39,268	-	39,268	39,268	-	0
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	100,000	7,162	42,838	50,000	92,838	9,685	18,547	64,606
30141100-541300	C1902	FIRE STATION RENOVATIONS	250,001	20,181	104,820	125,000	229,820	173,600	24,844	31,376
30141100-541300	C1904	PW HQ RENOVATIONS	78,036	28,051	9,985	40,000	49,985	-	49,985	-
30141100-541300	C1905	GYM RENOVATIONS	35,000	4,594	30,406	-	30,406	19,775	3,460	7,171
30141100-541300	C1906	CITY HALL RENOVATIONS	12,490	1,600	(4,110)	15,000	10,890	-	10,890	-
30141100-541500	C1909	PARK PLAZA SIGNAL	218,073	90,539	127,534	-	127,534	127,533	-	1
30141100-541410	C1918	PEDESTRIAN SAFETY STUDY	296,116	124,279	(28,163)	200,000	171,837	147,266	24,570	1
30141100-541410	C1923	BUICE RD TRAFFIC CALMING	250,000	-	250,000	-	250,000	250,000	-	-
30141100-541410	C1927	WINDWARD TRIPLE LEFT	1,157,093	192,908	964,185	-	964,185	330,158	633,011	1,016
30141100-541410	C1928	RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	276,867	2,628,291	-	2,628,291	648,607	1,979,683	1
30141100-541410	C2001	MUNICIPAL COURT RENOVATIONS	37,697	-	(32,303)	70,000	37,697	37,696	-	1
30141100-541300	C2002	ROSWELL ST TRASH ENCLOSURE	75,787	-	(49,213)	125,000	75,787	75,787	-	0
30141100-541300	C2003	HVAC REPLACEMENTS	75,000	-	-	75,000	75,000	34,962	34,962	5,075
30141100-541300	C2004	GENERATOR REPLACEMENTS	95,075	-	(4,925)	100,000	95,075	6,129	88,946	-
30141100-544200	C2005	CITY HALL BEAUTIFICATION	-	-	(10,000)	10,000	-	-	-	-
30141100-541410	C2012	HOPEWELL/VAUGHAN RD ROUNDABOUT	88,829	-	(25,021)	113,850	88,829	-	88,829	0
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	60,000	-	60,000	-	60,000	-	49,626	10,374
30141100-541410	C2027	N/S BROAD ST TO ONE-WAY	40,000	-	40,000	-	40,000	25,667	-	14,333
30141100-541410	C2028	LILLY GARDEN EXT	13,434	-	13,434	-	13,434	10,041	3,392	1
30141100-541410	C2029	MARIETTA ST HAWK	200,000	-	200,000	-	200,000	429	-	199,571
		subtotal			***$ 15,863,962***	***$ 6,654,850***	***$ 22,518,812***	***$ 8,409,280***	***$ 12,098,823***	***$ 2,010,709***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Recreation, Parks & Cultural Services										
30161150-541500	C1221	DESIGN SERVICES	$ 162,001	$ 118,414	$ 23,587	$ 20,000	$ 43,587	$ 42,336	$ 1,250	$ 1
30161150-541300	C1229	REC & PARK BLDG. RE-ROOF	947,039	926,485	20,554	-	20,554	20,554	-	-
30161150-542200	C1232	FLEET REPLACEMENT	485,090	335,090	-	150,000	150,000	150,000	-	-
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	473,058	392,999	(39,941)	120,000	80,059	80,059	-	0
30161150-541500	C1524	ADAPTIVE PLAYGROUND EQUIPMENT	28,501	20,422	8,079	-	8,079	8,079	-	-
30161150-544200	C1600	DOWNTOWN SCULPTURE PROGRAM	165,000	134,367	30,633	-	30,633	30,633	-	-
30161150-541500	C1614	THE STORIES PROJECT	25,000	10,000	15,000	-	15,000	15,000	-	-
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	352,169	102,169	-	250,000	250,000	51,883	4,560	193,558
30161150-541500	C1641	PARK MASTER PLANS	296,451	275,132	21,319	-	21,319	21,319	-	-
30161150-541300	C1708	GREENWAY EXT TO FORSYTH COUNTY	146,126	-	146,126	-	146,126	7,700	138,206	220
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	315,895	208,149	7,746	100,000	107,746	106,427	-	1,319
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	140,720	43,259	97,461	-	97,461	97,461	-	-
30161150-544100	C1807	PUBLIC ARTS PROGRAM	170,000	144,500	25,500	-	25,500	-	25,500	-
30161150-531600	C1834	NUTCRACKER PROGRAM	31,500	29,706	1,794	-	1,794	-	-	1,794
30161150-541500	C1908	WAYFINDING SIGNAGE	75,000	8,898	66,102	-	66,102	66,102	-	-
30161150-541500	C1920	PARK DEVELOPMENT	566,307	46,862	519,445	-	519,445	237,846	174,438	107,160
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	80,000	40,000	-	40,000	40,000	-	40,000	-
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	12,566	43	12,523	-	12,523	5,368	-	7,156
30161150-541500	C2010	PARK ENHANCEMENTS	150,000	-	-	150,000	150,000	109,163	13,492	27,345
30161150-541500	C2021	RESURGENS FOUNDATION-PLAYGROUND	35,000	-	35,000	-	35,000	-	35,000	-
30161150-541200	C2023	CITY CENTER TREE REPLACEMENT	30,000	-	30,000	-	30,000	16,905	13,095	-
30161150-541500	C2025	TOWN GREEN ELECTRICAL	33,571	-	33,571	-	33,571	33,570	-	1
30161150-541500	C2030	TOWN GREEN IMPROVEMENTS	17,664	-	17,664	-	17,664	-	-	17,664
30161150-541500	C2031	INNOVATION ACADEMY IGA	250,000	-	250,000	-	250,000	-	-	250,000
		subtotal			***$ 1,322,163***	***$ 830,000***	***$ 2,152,163***	***$ 1,100,404***	***$ 445,542***	***$ 606,218***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	$ 438,249	$ 260,748	$ 177,501	$ -	$ 177,501	$ 37,000	$ -	$ 140,501
30174150-542400	C1222	RECORDS MANAGEMENT	32,169	28,803	3,366	-	3,366	559	2,806	1
30174150-542200	C1433	FLEET REPLACEMENT	280,327	225,925	4,402	50,000	54,402	50,652	2,859	891
30174150-541410	C1603	DESIGN SERVICES	328,003	216,846	31,157	80,000	111,157	64,652	30,620	15,885
30174150-541300	C1824	OFFICE BUILDOUT (CITY HALL)	168,002	74,704	5,298	88,000	93,298	21,191	65,552	6,554
30174150-541410	C1917	MILTON AVE. CONCEPT DESIGN	36,425	33,226	3,199	-	3,199	-	3,198	1
30174150-542200	C2000	FLEET (2020 NEW CODE OFFICERS)	49,930	-	(70)	50,000	49,930	49,930	-	-
		subtotal			***$ 224,853***	***$ 268,000***	***$ 492,853***	***$ 223,984***	***$ 105,035***	***$ 163,834***
Alpharetta Business Community Sidewalk Projects										
30176100-541420	C1712	ALPHALOOP	$ 689,187	$ 380,581	$ 308,606	$ -	$ 308,606	$ 105,347	$ 203,260	$ -
		subtotal			***$ 308,606***	***$ -***	***$ 308,606***	***$ 105,347***	***$ 203,260***	***$ -***
Non-Departmental										
30190200-579000		NON-ALLOCATED			$ 3,434,471	$ 829,118	$ 4,263,589	$ -	$ -	$ 4,263,589
		subtotal			***$ 3,434,471***	***$ 829,118***	***$ 4,263,589***	***$ -***	***$ -***	***$ 4,263,589***
		Total			**$ 23,087,374**	**$ 10,843,768**	**$ 33,931,142**	**$ 11,844,691**	**$ 13,903,472**	**$ 8,182,979**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of May 31, 2020

Account #	Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue									
Non-Departmental									
30241100-343900 C2020	DRAINAGE MAINTENANCE	$ 4,434	$ -	$ 4,434	$ -	$ 4,434	$ 4,434		$ 0
30290200-361000	INTEREST EARNINGS			-	-	-	35,873.26		(35,873.26)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			-	2,550,000	2,550,000	2,337,500		212,500
30290200-395000	CARRYFORWARD FUND BALANCE			888,752	-	888,752	-		888,752
	Total			**$ 893,186**	**$ 2,550,000**	**$ 3,443,186**	**$ 2,377,807**		**$ 1,065,379**
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	$ 519,948	$ 226,470	$ 143,478	$ 150,000	$ 293,478	$ 106,042	$ 158,641	$ 28,795
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	5,249,213	2,746,933	302,280	2,200,000	2,502,280	1,274,883	1,092,296	135,100
30241100-541430 C1503	STORMWATER STUDIES	300,001	132,474	67,527	100,000	167,527	24,166	47,127	96,234
30241100-541430 C1604	STORMWATER INSPECTIONS	334,056	236,114	(2,058)	100,000	97,942	63,120	34,821	1
30241100-541430 C2020	DRAINAGE IMPROVEMENT	11,958	-	11,958	-	11,958	-	-	11,958
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	16,412	7,214	9,198	-	9,198	-	9,198	1
	subtotal			**$ 532,383**	**$ 2,550,000**	**$ 3,082,383**	**$ 1,468,212**	**$ 1,342,082**	**$ 272,088**
Non-Departmental									
30290200-579000	NON-ALLOCATED			$ 360,803	$ -	$ 360,803	$ -	$ -	$ 360,803
	subtotal			***$ 360,803***	***$ -***	***$ 360,803***	***$ -***	***$ -***	***$ 360,803***
	Total			**$ 893,186**	**$ 2,550,000**	**$ 3,443,186**	**$ 1,468,212**	**$ 1,342,082**	**$ 632,891**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue										
31741100-392200	C1702	KIMBALL BR RD IMP-LAND SALE	-	-	$ -	$ -	$ -	$ 39,698		$ (39,698)
31790200-395000		CARRYFORWARD FUND BALANCE			31,904,246	1,325,912	33,230,158	-		33,230,158
31790200-389000		MISCELLANEOUS REVENUS			108,000	-	108,000	152		107,848
31790200-361000		INTEREST EARNINGS			350,000	-	350,000	476,709		(126,709)
		Total			**$ 32,362,246**	**$ 1,325,912**	**$ 33,688,158**	**$ 516,559**		**$ 33,171,599**
Expenditures										
31741100-541410	C1410	RUCKER RD CORRIDOR	14,850,002	7,001,516	$ 7,848,486	$ -	$ 7,848,486	$ 4,584,709	$ 3,263,776	$ 1
31741100-541420	C1512	SIDEWALK IMP (NON-ALLOCATED)	271,647	271,647	-	-	-	-	-	-
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	3,400,000	400,000	3,000,000	-	3,000,000	-	-	3,000,000
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,747,585	689,309	9,058,276	-	9,058,276	318,284	8,739,991	0
31741100-541410	C1703	WINDWARD PKWY IMPROVEMENTS	401,613	401,613	-	-	-	-	-	-
31741100-541420	C1712	ALPHALOOP	500,001	171,697	328,304	-	328,304	43,274	31,391	253,639
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	403,154	43,390	359,764	-	359,764	83,978	275,786	-
31741100-541420	C1726	SIDEWALKS IMP PHASE 1	356,162	356,162	-	-	-	-	-	-
31741100-541420	C1727	MAYFIELD RD SIDEWALK	914,337	914,337	-	-	-	-	-	-
31741100-541420	C1814	SIDEWALKS IMP PHASE 3	276,441	276,441	-	-	-	-	-	-
31741100-541420	C1818	SIDEWALKS IMP PHASE 4	276,490	276,490	-	-	-	-	-	-
31741100-541420	C1820	SIDEWALKS IMP PHASE 5	209,395	209,395	-	-	-	-	-	-
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,628	7,444	301,184	-	301,184	-	301,184	-
31741100-541420	C1828	WARSAW AREA SIDEWALKS	176,206	176,206	-	-	-	-	-	-
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	1,017,121	339,743	677,378	-	677,378	337,970	339,407	1
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	921,833	-	921,833	-	921,833	80,245	812,214	29,374
31761150-541000	C1100	PARK LAND ACQUISITION	3,488,751	3,488,751	-	-	-	-	-	-
31761150-541500	C1424	WILLS PK POOL EXPANSION	2,700,000	2,700,000	-	-	-	-	-	-
31761150-541500	C1611	ARTS CENTER IMP	1,500,002	1,494,633	5,369	-	5,369	5,369	-	-
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	9,786,177	1,241,975	8,544,202	-	8,544,202	1,222,512	7,318,427	3,263
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,500,000	-	2,500,000	-	2,500,000	1,226,510	1,273,490	-
31761150-541000	C1711	CULTURAL ARTS LAND/PARK LAND	-	-	-	-	-	-	-	-
31741100-579000		PW RESERVE	143,362	-	(590,702)	734,064	143,362	-	-	143,362
31761150-579000		PARKS RESERVE	-	-	-	-	-	-	-	-
31790200-584000		BOND ISSUANCE COST (S2016 BOND)	361,301	361,301	-	-	-	-	-	-
		Total			**$ 32,954,094**	**$ 734,064**	**$ 33,688,158**	**$ 7,902,851**	**$ 22,355,667**	**$ 3,429,640**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Expenditures	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue										
Non-Departmental										
33590200-395000		CARRYFORWARD FUND BALANCE			$ 16,653,031	$ 4,372,820	$ 21,025,851	$ -		$ 21,025,851
33590200-313400		TSPLOST			-	11,400,000	11,400,000	9,131,791		2,268,209
33541100-361000		INTEREST EARNINGS					-	339,717		(339,717)
		Total			**$ 16,653,031**	**$ 15,772,820**	**$ 32,425,851**	**$ 9,471,508**		**$ 22,954,343**
Expenditures										
33541100-541410		ROADWAY IMPROVEMENTS	$ 16,039,751	$ 22,040	$ 244,891	$ 15,772,820	$ 16,017,711	$ -	$ -	$ 16,017,711
33541100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	2,400,000	-	2,400,000	-	2,400,000	-	-	2,400,000
33541100-541410	C1638	ACADEMY ST/WEBB BR RD OP IMP	404,577	380,208	24,369	-	24,369	12,780	4,021	7,568
33541100-541410	C1713	KIMBALL BR RD OP IMPROVEMENTS	1,359,597	219,423	1,140,174	-	1,140,174	28,928	1,064,371	46,875
33541100-541410	C1714	BETHANY RD @ MID BROADWELL RD	1,247,355	272,879	974,476	-	974,476	218,586	755,889	1
33541100-541410	C1715	BETHANY RD @ MAYFIELD RD	1,768,505	301,550	1,466,955	-	1,466,955	588,274	870,257	8,423
33541100-541410	C1716	MORRIS RD OPERATIONAL IMP	3,480,759	1,614,714	1,866,045	-	1,866,045	1,549,767	299,701	16,577
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP	1,790,676	759,586	1,031,090	-	1,031,090	14,993	7	1,016,090
33541100-541410	C1718	WINDWARD PKWY IMP	185,600	185,100	500	-	500	-	-	500
33541100-541410	C1800	HAYNES BRIDGE RD IMP	5,000,000	-	5,000,000	-	5,000,000	55,428	193,675	4,750,898
33541100-541410	C1932	ACADEMY ST IMPROVEMENTS	289,576	84,423	205,153	-	205,153	152,126	53,027	1
33541100-541410	C1933	WEBB BRIDGE RD IMPROVEMENTS	727,981	9,208	718,773	-	718,773	357,891	360,882	0
33541100-541410	C1934	WINDWARD PKWY EAST IMPROVEMENTS	352,655	40,596	312,059	-	312,059	302,687	9,371	1
33541100-541410	C1935	WINDWARD PKWY WEST IMPROVEMENTS	240,240	17,694	222,546	-	222,546	214,425	8,121	0
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)			46,000	-	46,000	-	46,000	-
		Total			**$ 15,653,031**	**$ 15,772,820**	**$ 31,425,851**	**$ 3,495,885**	**$ 3,665,321**	**$ 24,264,645**

This page has been intentionally left blank

SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue										
DEA										
21031110-351300		CONFISCATION/FEDERAL SEIZURE	2,752,512	2,752,512	$ -	$ -	$ -	$ 157,910		$ (157,910)
21031110-361000		INTEREST EARNINGS	5,290	5,290	-	-	-	1,364		(1,364)
21031110-395000		CARRYFORWARD FUND BALANCE	481,733	-	56,683	425,050	481,733	-		481,733
		Total			**$ 56,683**	**$ 425,050**	**$ 481,733**	**$ 159,274**		**$ 322,459**
Expenditures										
DEA										
21031110-51*		PERSONNEL SERVICES	1,821,389	1,526,339	$ -	$ 295,050	$ 295,050	$ 234,154	$ -	$ 60,896
21031110-52*		MAINTENANCE AND OPERATIONS	163,933	130,330	33,603	-	33,603	33,602	-	1
21031110-531600		SMALL EQUIPMENT	25,903	8,082	17,821	-	17,821	17,820	-	1
21031110-531700		EMPLOYEE UNIFORMS	24,234	-	24,234	-	24,234	23,887	-	347
21031110-573000		DONATION TO PRIVATE SOURCE	10,000	-	10,000	-	10,000	10,000	-	-
21031110-579007		NEXT YEAR BUDGET RESERVE	26,333	-	26,333	-	26,333	-	-	26,333
21031110-542100	C2009	PATROL RIFLE PROGRAM	74,692	-	(55,308)	130,000	74,692	74,691	-	1
		Total			**$ 56,683**	**$ 425,050**	**$ 481,733**	**$ 394,154**	**$ -**	**$ 87,579**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
As of May 31, 2020

Account #	Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	75,246	8,722	$ 66,524	$ -	$ 66,524	$ 71,733		$ (5,209)
21131120-391210	TRANSFER IN/DEA FUND	26,776	26,776	-	-	-	-		-
21131120-395000	CARRYFORWARD FUND BALANCE	12,905	-	12,905	-	12,905	-		12,905
	subtotal			***$ 79,429***	***$ -***	***$ 79,429***	***$ 71,733***		***$ 7,696***
	Total			**$ 79,429**	**$ -**	**$ 79,429**	**$ 71,733**		**$ 7,696**
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	102,021	22,592	$ 79,429	$ -	$ 79,429	$ 34,482	$ -	$ 44,947
	subtotal			***$ 79,429***	***$ -***	***$ 79,429***	***$ 34,482***	***$ -***	***$ 44,947***
	Total			**$ 79,429**	**$ -**	**$ 79,429**	**$ 34,482**	**$ -**	**$ 44,947**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue										
27074110-341321		IMPACT FEES STREETS & HIGHWAYS	$ 1,937,940	$ 1,764,622	$ 173,318	$ -	$ 173,318	$ 166,862		$ 6,456
27074110-341323		IMPACT FEES RECREATION & PARKS	4,043,255	3,693,255	350,000	-	350,000	520,794		(170,794)
27074110-341324		IMPACT FEES PUBLIC SAFETY	747,438	747,438	-	-	-	68,479		(68,479)
		subtotal			***$ 523,318***	***$ -***	***$ 523,318***	***$ 756,135***		***$ (232,817)***
Non-Departmental										
27074110-395000		CARRYFORWARD FUND BALANCE			$ 1,800,788	$ 1,595,128	$ 3,395,916	$ -		$ 3,395,916
27074110-361000		INTEREST EARNINGS			-	-	-	74,297		(74,297)
		subtotal			***$ 1,800,788***	***$ 1,595,128***	***$ 3,395,916***	***$ 74,297***		***$ 3,321,619***
		Total			**$ 2,324,106**	**$ 1,595,128**	**$ 3,919,234**	**$ 830,432**		**$ 3,088,802**
Expenditures										
Public Safety										
27031150-544200	C2006	HAZMAT TRUCK & TRAILER	$ 155,750	$ -	$ -	$ 155,750	$ 155,750	$ -	$ 155,750	$ -
		subtotal			***$ -***	***$ 155,750***	***$ 155,750***	***$ -***	***$ 155,750***	***$ -***
Public Works										
27041100-541410	C1410	RUCKER RD CORRIDOR	$ 1,150,000	$ 23,700	$ 1,126,300	$ -	1,126,300	$ 494,530	$ 83,083	$ 548,687
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS	56,925	-	56,925	-	56,925	38,125	-	18,800
27041100-541410	C1909	PARK PLAZA SIGNAL	45,935	-	45,935	-	45,935	45,935	-	0
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT	28,206	-	(7,944)	36,150	28,206	-	28,205	1
		subtotal			***$ 1,221,216***	***$ 36,150***	***$ 1,257,366***	***$ 578,590***	***$ 111,289***	***$ 567,488***
Recreation, Parks & Cultural Services										
27061150-541200	C1708	GREENWAY EXT TO FORSYTH	1,051,402	-	$ 1,051,402	$ -	$ 1,051,402	$ -	$ 1,051,402	$ -
27061150-541500	C1920	PARK DEVELOPMENT	433,693	-	433,693	-	433,693	393,176	53,023	(12,506)
		subtotal			***$ 1,485,095***	***$ -***	***$ 1,485,095***	***$ 393,176***	***$ 1,104,425***	***$ (12,506)***
Non-Departmental										
27074110-579001		NON-ALLOCATED STREETS & HIGHWAYS			$ 164,933	$ 826,691	$ 991,624	$ -	$ -	$ 991,624
27074110-579002		NON-ALLOCATED RECREATION & PARKS			(523,453)	523,453	-	-	-	-
27074110-579003		NON-ALLOCATED PUBLIC SAFETY			(23,685)	53,084	29,399	-	-	29,399
		subtotal			***$ (382,205)***	***$ 1,403,228***	***$ 1,021,023***	***$ -***	***$ -***	***$ 1,021,023***
		Total			**$ 2,324,106**	**$ 1,595,128**	**$ 3,919,234**	**$ 971,765**	**$ 1,371,464**	**$ 1,576,005**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of May 31, 2020

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Actuals	FY 2020: Carryforward Budget	FY 2020: FY 2020 Appropriations	FY 2020: Total Budget	FY 2020: Collections / Expenditures	FY 2020: Encumbrances	Funds Available
Revenue										
27590150-314100		HOTEL/MOTEL TAXES	50,855,794	42,055,794	$ -	$ 8,800,000	$ 8,800,000	$ 6,227,102		$ 2,572,898
27590150-319201		PENALTY/INTEREST HOTEL/MOTEL TAXES	2,066	2,066	-	-	-	3,711		(3,711)
		subtotal			***$ -***	***$ 8,800,000***	***$ 8,800,000***	***$ 6,230,813***		***$ 2,569,187***
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE	2,697,155	-	$ 1,882,685	$ 814,470	$ 2,697,155	$ -		$ 2,697,155
		subtotal			***$ 1,882,685***	***$ 814,470***	***$ 2,697,155***	***$ -***		***$ 2,697,155***
		Total			**$ 1,882,685**	**$ 9,614,470**	**$ 11,497,155**	**$ 6,230,813**		**$ 5,266,342**
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	22,540,835	18,690,835	$ -	$ 3,850,000	$ 3,850,000	$ 2,722,071	$ -	$ 1,127,929
		subtotal			***$ -***	***$ 3,850,000***	***$ 3,850,000***	***$ 2,722,071***	***$ -***	***$ 1,127,929***
City/Other										
27590150-521200		PROFESSIONAL SERVICES	16,490	13,490	$ -	$ 3,000	$ 3,000	$ 5,500	$ -	$ (2,500)
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	19,720,285	16,420,285	-	3,300,000	3,300,000	2,332,347	-	967,653
		subtotal			***$ -***	***$ 3,303,000***	***$ 3,303,000***	***$ 2,337,847***	***$ -***	***$ 965,153***
Tourism Product Development										
27590150-541500	C1908	WAYFINDING SIGNAGE	$ 39,600	$ -	$ (60,400)	$ 100,000	$ 39,600	$ 39,599	$ 1	$ 1
27590150-544100	C1908	WAYFINDING SIGNAGE	14,319	-	(80,681)	95,000	14,319	14,319	-	0
27590150-541500	C1911	EQUESTRIAN CENTER	250,000	-	250,000	-	250,000	-	-	250,000
27590450-541500	C2011	WILLS PARK MASTER PLAN	850,000	-	-	850,000	850,000	147,577	43,762	658,661
27590150-541000	C2046	LAND ACQUISITION	795,398	-	795,398	-	795,398	795,398	-	0
27590150-579000		RESERVE (TOURIST PRODUCT DEVELOPMENT)	-	-	(440,507)	440,507	-	-	-	-
27590150-579006		DEBT SERVICE RESERVE	1,418,875	-	1,418,875	-	1,418,875	-	-	1,418,875
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	400,000	200,000	-	200,000	200,000	200,000	-	-
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	3,111,517	2,335,554	-	775,963	775,963	775,963	-	1
		subtotal			***$ 1,882,685***	***$ 2,461,470***	***$ 4,344,155***	***$ 1,972,855***	***$ 43,763***	***$ 2,327,538***
		Total			**$ 1,882,685**	**$ 9,614,470**	**$ 11,497,155**	**$ 7,032,772**	**$ 43,763**	**$ 4,420,620**

OTHER REPORTS

Payments $5,000 and Greater

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended May 31, 2020

Vendor	Description	Department	$ Amount
Ace American Insurance Company (EFT)	Monthly Workers Comp Payment	Risk Management	$ 16,439.93
Ace American Insurance Company (EFT)	Large Loss Invoice	Risk Management	$ 14,115.77
AFLAC	Premium Payment	Finance	$ 10,378.89
Allied Paving Contractors Inc	FY2020 Milling and Resurfacing	Public Works	$ 709,007.16
Alpharetta Convention & Visitor Bureau	Hotel/ Motel Occupancy Tax Allocation	Finance	$ 30,328.17
Alta Planning + Design	Alpha Loop	Public Works	$ 5,184.50
Altair Sign & Light	Blade Signs	Community Development	$ 37,000.00
American Facility Services Inc	Cleaning of Park Restrooms and April 2020 Janitorial Services	Various	$ 6,417.40
AT&T	March 2020 Telephone Service	Information Technology	$ 5,711.86
AT&T	3/18-4/17/20 Telephone Service	Information Technology	$ 10,889.23
AT&T	March 2020 Telephone Service	Information Technology	$ 5,694.75
AT&T	April 2020 Telephone Service	Information Technology	$ 5,694.75
Atkins North America Inc	Big Creek Greenway Ext./Windward Pkwy/Webb Bridge Rd & Academy St	Public Works	$ 53,743.45
Atkins North America Inc	Big Creek Greenway Ext./Windward Pkwy/Webb Bridge Rd & Academy St	Public Works	$ 55,505.72
Audio Visual Innovations Inc	Audio Visual Equipment	Public Safety	$ 14,512.04
Blackjack Paving Sealcoating and Striping LLC	Thermoplastic Striping	Public Works	$ 10,861.50
Blackjack Paving Sealcoating & Striping LLC	Thermoplastic Stripping	Public Works	$ 75,376.20
Brit Insurance Services USA Inc	Auto Liability Claim	Risk Management	$ 8,873.78
Brooks-Berry-Haynie & Associates Inc	Traffic Signal Installation and Post Fixtures	Public Works	$ 7,303.00
Butch Thompson Enterprise	Surrey Court	Public Works	$ 8,694.50
Butch Thompson Enterprises Inc	Arborhill Lane	Public Works	$ 19,025.20
Carl Black Buick GMC LLC	Vehicle Maintenance and Repairs	Public Safety	$ 5,491.90
Cigna (wire)	Monthly Premium	Finance	$ 149,661.58
Cigna (wire)	Monthly Premium	Finance	$ 38,317.20
Cigna (wire)	Monthly Premium	Finance	$ 44,105.40
City of Roswell	RAPSTC Payment	Public Safety	$ 39,438.03
CMES Inc	Bethany Road Roundabout	Public Works	$ 50,840.87
CW Matthews Contracting Co	Rucker Road Corridor Improvements	Public Works	$ 366,197.87
DAF Concrete Inc	FY2020 Sidewalk Repair and Replacement	Public Works	$ 282,818.50
Diversified Retirement Corporation	Fees for Professional Services	Finance	$ 5,227.86
Downey Trees Inc	Tree Services	Recreation, Parks & Cultural Svcs	$ 12,760.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended May 31, 2020

Vendor	Description	Department	$ Amount
Ed Castro Landscape Inc	Container Garden/Windward Tree Planting/Landscape Maintenance	Public Works	$ 18,578.58
Ed Castro Landscaping Inc	Landscape Maintenance Services @ 2 Park Plaza	Public Works	$ 8,035.58
Ed Isakson/Alpharetta Family YMCA	Preston Ridge Community Center	Recreation & Parks	$ 336,987.14
Emergency Care Medical Group PC	FY2020 Medical Director	Public Safety	$ 31,500.00
Fulton County Board of Education	Fuel Bill	Finance	$ 23,372.19
Fulton County Board of Education	Fuel Bill	Finance	$ 13,142.70
Garland/DBS Inc	Evidence Building and Fire Station	Public Safety	$ 10,193.25
Gensana LLC	MidMark Drainage	Public Works	$ 5,895.00
Georgia Power Co	Power Bill	Finance	$ 151,866.01
Georgia Superior Court Clerks	April 2020 State Reports	Municipal Court	$ 11,088.24
Horse & Plow Landscape	Greenway Repairs and Library Landscape	Recreation, Parks & Cultural Svcs	$ 5,115.00
Integrated Construction and Nobility Inc	Big Creek Greenway Extension	Public Works	$ 499,298.88
IPR Southeast LLC	Pipeline Equipment Maintenance	Public Works	$ 84,260.00
Kimley-Horn & Associates Inc	Lily Garden Extension	Public Works	$ 7,954.54
MKSK Inc	Alpha Loop Trail	Community Development	$ 18,750.00
Morgan Stanley Global Banking Opera	Quarterly Professional Services	Finance	$ 7,500.00
Motorola Solutions Inc	IP Dispatch Console Equipment/Access/License	Public Safety	$ 58,000.00
One Diversified LLC	Laser Projection	City Administration	$ 10,672.50
One Diversified LLC	Community Room Laser Projector	City Administration	$ 6,403.50
Pipeline Video Inspection LLC	Pipeline Equipment Maintenance	Public Works	$ 20,917.25
Pipeline Video Inspection LLC	Pipeline Equipment Maintenance	Public Works	$ 8,179.25
Pitney Bowes Inc	Meter Refills	Various	$ 5,500.00
Pond & Company	Mid Broadwell Park	Recreation, Parks & Cultural Svcs	$ 5,865.00
Pond & Company	Webb Bridge Road Big Creek	Public Works	$ 72,427.17
Pond & Company	Webb Bridge Road Big Creek	Public Works	$ 252,729.05
Pond & Company	Mid Broadwell Park	Recreation, Parks & Cultural Svcs	$ 31,317.00
Ram Development Partners LLC	Downtown Façade and Improvement Grant	City Administration	$ 7,500.00
Rick B General Contractor LLC	Code Enforcement Buildout	Community Development	$ 20,950.00
Roswell Signs LLC	Windward Monument Sign	Recreation, Parks & Cultural Svcs	$ 6,380.80
Roswell Signs LLC	Balance - Sign Marking Services	Public Works	$ 14,698.00
Royal Cup Coffee and Water Service	Coffee and Water Services	Finance	$ 7,394.50

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended May 31, 2020

Vendor	Description	Department	$ Amount
Ruppert Landscape	Trees @ Northfield Ent and Rucker Road Roundabout	Public Works	$ 86,059.75
Ruppert Landscape	April 2020 Landscape Maintenance	Public Works	$ 31,868.50
Ruppert Landscape	Rucker Road Tree Placement	Public Works	$ 47,317.92
Ruppert Landscape	Bermuda Sod and Azaleas	Public Works	$ 8,808.61
Russell Landscape LLC	SR400 @ 5 Interchanges and Rest Haven Cemetery Maintenance	Public Works	$ 15,788.16
Sawnee Electric Membership Corp	Power Bill	Finance	$ 25,508.75
Shi International Co	Software Maintenance and Support	Information Technology	$ 32,729.55
Southeastern Commercial Flooring Inc	Flooring	Public Works	$ 16,787.75
Summit Construction & Development	Alpha Loop Phase A	Public Works	$ 41,351.85
SunTrust P-Card (EFT)	Procurement Payment	Finance	$ 44,265.94
SunTrust P-Card (EFT)	E-Payables Payment	Finance	$ 64,402.35
Superior Fence of Georgia LLC	Fencing	Public Works	$ 10,500.00
Sustainable Water Planning & Engineering	Stormwater Inspection	Public Works	$ 21,157.00
Tech Alpharetta Inc	May 2020 ATC Operational Funds	Development Authority	$ 8,333.37
Tech Alpharetta Inc	June 2020 ATC CEO Pay	Development Authority	$ 8,333.37
Tetra Tech	Big Creek Slope Stabilization and Erosion Control Services	Public Works	$ 31,579.20
The Cincinnati Life Insurance Company	Premium Payment	Finance	$ 5,938.68
The Equipment Guy LLC	Flooring	Recreation, Parks & Cultural Svcs	$ 5,183.00
The F A Bartlett Tree Expert Company	Tree Services	Public Works	$ 7,300.00
Tri Scape Inc	Fungus/Nutsedge Treatment and April 2020 Landscape Maintenance	Recreation, Parks & Cultural Svcs	$ 24,351.66
Tri Scapes Inc	Chemical Applications and Sod Repairs	Recreation, Parks & Cultural Svcs	$ 5,923.00
Verizon Wireless Services	Data Cards and Wireless Services	Information Technology	$ 33,304.90

OTHER REPORTS

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

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended May 31, 2020

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
20000651	Netplanner Systems Inc	Public Works	$ 6,835.69	Badge reader for Downtown Police Precint
20000652	Bliss Products and Services Inc	Rec., Parks & Cultural Svcs	$ 15,715.58	Repairs to Webb Zone playground
20000653	Audio Visual Innovations Inc	Public Safety	$ 29,024.08	RAPSTC audio visual equipment and installation
20000654	Windward Community Services Assoc Inc	Public Works	$ 5,746.98	Inspection and repair work on Lake Windward dam
20000659	A3 Communications Inc	Information Technology	$ 7,694.20	Aerohive renewal
20000660	Kimley-Horn & Associates Inc	Public Works	$ 46,000.00	Development of design standards for bridges over GA 400
20000663	StageZero Life Sciences Inc	Finance	$ 12,000.00	COVID-19 antibody testing for city employees
20000664	CDK Enterprises Inc	Public Works	$ 20,800.00	(4) rectangular rapid flashing beacons for installation on Canton St at (2) mid-block crossings
20000667	Emergency Care Medical Group PC	Public Safety	$ 31,500.00	Medical Director stipend
20000671	Hasley Recreation Inc	Rec., Parks & Cultural Svcs	$ 7,733.00	(6) replacement benches for City Center grounds
20000672	Able Asphalt Paving Co Inc	Rec., Parks & Cultural Svcs	$ 11,550.00	Resurfacing existing asphalt track at Alpharetta Elementary School
20000675	NewHall Land Co	Community Development	$ 16,395.00	Upgrade to fence at Voysey Pond
20000676	Energy Systems Southeast LLC	Public Works	$ 7,125.00	Generator switch replacement
20000679	Norbert's Athletic Products Inc	Rec., Parks & Cultural Svcs	$ 11,196.00	Replacement mats for gymnastics

OTHER REPORTS

Bid/RFP Status

CITY OF ALPHARETTA

Financial Management Reports

Bid/RFP Status

for the month ended May 31, 2020

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
~~19-002~~		~~Public Works~~	~~Morrison Parkway Sidewalk Improvements~~	~~8/23/2018~~	~~5~~	~~9/4/2018~~	~~Sol Construction, LLC~~	~~$ 618,306.40~~	1		
19-009		Public Works	Alpha Loop Gap - Thompson Street	1/24/2019	7	6/3/2019	Vertical Earth, Inc.	$ 572,928.79		8/8/2019	20000166
	19-113 RFP	Public Safety	Traffic Preemption System for Emergency Response	4/18/2019	2	7/8/2019	Temple, Inc.	$ 300,000.00		9/6/2019	20000249
	19-116 RFP	Rec/Parks	On-Call Equipment Rental for Events	5/9/2019	3	7/22/2019	Atlanta Tent Rentals				
	19-108 RFP	Public Works	Big Creek Greenway Extension	5/3/2019	2	12/16/2019	Integrated Construction and Nobility, Inc.	$ 10,071,888.19	2	1/7/2020	20000467
19-012		General	Sale of City-Owned Real Property, Retail Condominium Unit	6/13/2019	4	7/22/2019	GCKR Realty, LLC	$ 876,600.00	3		
20-001		Public Works	FY 2020 Milling, Resurfacing and Pavement Preservation	6/27/2019	4	7/15/2019	Allied Paving Contractors, Inc.	$ 5,073,000.00		10/4/2019	20000309
	~~19-117 RFP~~	~~Admin~~	~~Website Planning and Project Management Services~~	~~7/11/2019~~	~~8~~				5		
	20-103 RFP	Public Safety	Speed Detection Camera System for School Zones	6/21/2019	3	8/19/2019	RedSpeed	$ -	4		
20-003		Public Works	Fire Station Renovations: Kitchens and Bathrooms	7/11/2019	4	8/19/2019	Rick B. General Contractors	$ 162,051.00		9/19/2019	20000280
	20-102 RFP	Rec/Parks	On-Call Tree Service for Parks	8/8/2019	4	9/9/2019	Downey Trees, Inc.		6		
	20-101 RFP	Public Works	On-Call Arboricultural Services for Public Works	8/8/2019	6	10/7/2019	F. A. Bartlett Tree Expert Company		6		
	20-1001 RFQ	Rec/Parks	Event Lighting and Seasonal Décor	8/8/2019	2		Shortlist to RFP 20-111				
	20-108 RFP	Finance	Public Sector Budget Software	8/16/2019	2	9/20/2019	Questica Inc.	$ 59,195.00		9/23/2019	20000287
	20-106 RFP	Public Works	On-Call Pavement Markings	8/22/2019	3	10/21/2019	Blackjack Paving, Sealcoating & Striping, LLC				
	20-105 RFP	Public Safety	Upfitting & Equipment Maintenance for PS Vehicles	8/29/2019	3	9/23/2019	Dana Safety Supply and Prologic ITS				
	20-107 RFP	Com Dev	N.Pt. Area and Alpha Loop Trail Connectivity Feasibility Study	9/12/2019	7	11/11/2019	MKSK	$ 150,000.00		1/8/2020	20000470
20-002		Admin	Record Storage and Shredding Services	9/12/2019	1	10/21/2019	GRM Information Management Services of Atlanta, LLC	$ 22,500.00			
	20-110 RFP	Rec/Parks	Playground Design/Build at Windward Soccer Complex	9/19/2019	6	10/7/2019	Great Southern Recreation	$ 98,506.27		10/28/2019	20000370
	20-109 RFP	Finance	City Banking Services	9/26/2019	8	12/9/2019	SunTrust				
	20-111 RFP	Rec/Parks	Event Lighting and Seasonal Décor	9/20/2019	2	10/21/2019	Universal Concepts	$ 95,000.00		11/18/2019	20000408
	20-112 RFP	Admin	Economic Development Strategic Plan	10/10/2019	4	12/9/2019	RKG Associates, Inc.	$ 81,390.00		12/20/2019	20000458
20-004		Public Works	FY 2020 Sidewalk Repair / Replacement	10/24/2019	5	11/18/2019	DAF Concrete, Inc.	$ 450,850.00		12/4/2019	20000436
20-005		Public Works	Morrison Parkway Sidewalk Improvements	10/24/2019	7	11/11/2019	A1 Contracting, LLC	$ 1,005,000.00		12/5/2019	20000438

CITY OF ALPHARETTA

Financial Management Reports

Bid/RFP Status

for the month ended May 31, 2020

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
20-006		Com Dev	Office Buildout for Code Enforcement at City Hall	10/25/2019	4	11/11/2019	Rick B. General Contractors, LLC	$ 57,000.00		12/13/2019	20000445
~~20-007~~		~~Com Dev~~	~~Community Development Vehicle Purchase~~	~~10/17/2019~~	~~0~~				7		
	~~20-113 RFP~~	~~Finance~~	~~Sale and Development of Downtown City Center Parcel~~	~~12/5/2019~~	~~2~~				5		
20-008		Public Works	Canton St. Pedestrian Improvements	12/12/2019	8	2/3/2020	DAF Concrete, Inc.	$ 162,930.00		2/26/2020	20000558
20-009		Public Works	Alpha Loop Phase A, Section 1	12/12/2019	5	1/21/2020	Summit Construction & Development, LLC	$ 333,507.75		3/10/2020	20000580
20-010		Public Safety	Fire Hazmat Trailer	12/19/2019	1	2/3/2020	RPM Trailer Sales	$ 159,987.50		3/12/2020	20000586
	20-115 RFP	Finance	Time and Attendance Record Keeping	12/19/2019	8	6/1/2020	Andrews Technology	$ 41,060.00	11	6/15/2020	20000703
	20-119 RFP	Municipal Court	ePayment Provider Services	1/23/2020	7						
	20-118 RFP	Public Works	On-Call Pipe Cleaning	2/6/2020	6	3/23/2020	Southern Hydro Vac, Inc.		8		
~~20-012~~		~~Public Works~~	~~Milton Avenue Improvements~~	~~2/27/2020~~	~~2~~				5		
	20-120 RFP	Public Works	MS4 Stormwater Inventory Inspections	2/20/2020	8	3/23/2020	Sustainable Water Planning & Engineering		9		
	20-114 RFP	Rec/Parks	Stage, Sound, Lighting and Production Services	2/20/2020	3						
	20-116 RFP	Finance	Financial Auditing Services	2/27/2020	1	5/4/2020	Mauldin & Jenkins LLC	$ 49,500.00	10		
20-014		Rec/Parks	Big Creek Greenway Pedestrian Bridge Erosion Control	3/12/2020	4	6/1/2020	Tri Scapes, Inc.	$ 97,748.35			
20-015		Public Works	SR 9 at Marietta St. Midblock Crossing	4/9/2020	5	5/4/2020	Chattahoochee Group, Inc.	$ 191,983.87			
	20-121 RFP	Rec/Parks	On-Call Electrical Services for Parks	4/16/2020	4	6/1/2020	Meer Electric, Inc		6		
20-016		Public Works	Windward Parkway TSPLOST Improvements	5/14/2020	10	6/15/2020	Sol Construction, LLC	$ 2,134,834.40			
	20-117	Rec/Parks	Multi-year Lease of Covered Hockey Rink at Union Hill Park	6/25/2020							

Notes:

1 Update: All easements/ROWs received, however 9-9-19 - Contract cancelled for convenience. Project to be re-bid with expanded scope. New ITB 20-005 to issue 9-26-19.: Waiting for construction easements
2 Shortlisted from RFQ 19-1003. Award waiting on funding/budgeting
3 Purchase and Sale agreement executed. Closing completed Nov. 8, 2019
4 Implementation, installation, operation at no cost to the City. 100% violator funded.
5 Cancelled
6 On-Call Contract - Indefinite Delivery / Indefinite Quantity
7 No bids received - procurement cancelled
8 Award for $75,000 per year for the 5-year contract
9 Award for $116,410 for FY2021, for the 5-year contract
10 Award for FY2020=$49,500. Total value of 5-year contract = $254,000.
11 Award $41,060 one time/implementation. FY2021-FY2025 $40,570 annually.

OTHER REPORTS

GAAP Financial Statements

City of Alpharetta
Balance Sheet
Governmental Funds
May 31, 2020

	Major Governmental Funds					Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Construction Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
ASSETS							
Cash / Cash Equivalents / Investments	$ 33,942,620	$ 7,896,141	$ 120,003	$ 26,729,121	$ 27,199,833	$ 9,525,174	$ 105,412,891
Receivables (net of allowance for uncollectibles)							
Taxes Receivable							
Property Taxes	582,051	-	-	-	-	120,743	702,794
Other Taxes	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Accounts	66,509	-	-	-	-	129,224	195,732
Due from Other Funds	-	-	-	-	-	-	-
Prepaid Items	-	-	-	-	-	-	-
Intergovernmental Receivable	14,973	173,377	375,992	-	-	-	564,342
Cash - Restricted	-	331,817	-	-	-	-	331,817
Total Assets	**34,606,152**	**8,401,335**	**495,995**	**26,729,121**	**27,199,833**	**9,775,141**	**107,207,576**
LIABILITIES AND FUND BALANCES							
Liabilities							
Current							
Accounts Payable	2,094,080	41,610	-	(152)	554	40,929	2,177,021
Retainage Payable	-	634,964	-	885,406	197,805	-	1,718,175
Intergovernmental Payable			-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct							
Claims Payable	-	-	-	-	-	-	-
Payroll Payable	178,342	-	-	-	-	13,756	192,098
Due to Other Funds	-	-	-	-	-	-	-
Deferred Revenue	660,761	173,377	441,658	-	-	236,290	1,512,086
Unearned Revenue	-	-	-	-	-	-	-
Teen Driving/Donation	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Non-Current							
Unclaimed Property	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Total Liabilities	**2,933,183**	**849,951**	**441,658**	**885,254**	**198,359**	**290,975**	**5,599,380**
Fund Balances:							
Restricted for:							
Capital Projects	-	334,590	54,337	25,843,867	27,001,474	3,254,583	56,488,850
Law Enforcement	-	-	-	-	-	297,010	297,010
Emergency Telephone Activities	-	-	-	-	-	1,441,481	1,441,481
Grant Projects	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	552,599	552,599
Promotion of Tourism	-	-	-	-	-	1,895,196	1,895,196
Assigned for:							-
Grant Projects	-		-	-	-	244,950	244,950
Capital Projects	-	7,216,794	-	-	-	-	7,216,794
2020 Fiscal year Expenditures	6,100,065	-	-	-	-	-	6,100,065
Unassigned	25,572,904	-	-	-	-	1,798,347	27,371,251
Total Fund Balances	31,672,969	7,551,384	54,337	25,843,867	27,001,474	9,484,166	101,608,196
Total Liabilities and Fund Balances	**$ 34,606,152**	**$ 8,401,335**	**$ 495,995**	**$ 26,729,121**	**$ 27,199,833**	**$ 9,775,141**	**$ 107,207,576**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended May 31, 2020

	Major Governmental Funds					Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
REVENUES							
Taxes:							
Property Tax	$ 24,938,588	$ -	$ -	$ -	$ -	$ 6,230,813	$ 31,169,400
Local Option Sales Tax	13,635,786	-	-	-	-	5,597,993	19,233,779
Transportation Special Purpose Local Option Sa	-	-	-	-	9,131,791	-	9,131,791
Other Taxes	16,639,586	-	-	-	-	3,123,915	19,763,501
Licenses and permits	2,254,810	-	-	-	-	756,135	3,010,945
Intergovernmental	378,973	781,687	1,526,008	-	-	229,643	2,916,312
Charges for services	4,043,546	-	-	-	-	44,114	4,087,660
Impact Fees		-	-	-	-	22,595	22,595
Fines/Forfeitures	1,647,107	-	-	-	-	219,212	1,866,319
Investment earnings	692,857	252,605	6,066	476,709	339,717	23,383,109	25,151,063
Contributions and Donations	-	230,640	-		-	-	230,640
Misc Revenue		863,600		152			863,752
Other	151,199	79,289	-	39,698	-	-	270,187
Total revenues	**64,382,452**	**2,207,821**	**1,532,074**	**516,559**	**9,471,508**	**39,607,528**	**117,717,942**
EXPENDITURES							
Current:							
Unallocated	-	-	-	-	-	2,722,071	2,722,071
General government	8,397,921	338,157	-	-	-	30,428,410	39,164,487
Public safety	25,633,531	1,667,520	309,500	-	-	3,948,173	31,558,724
Public works	7,228,732	8,409,280	1,383,152	5,448,459	3,495,885	2,046,802	28,012,311
Economic and community development	3,010,067	223,984	60,486	-	-	16,476	3,311,013
Alpharetta Business Community		105,347		-	-	-	105,347
Culture and recreation	8,265,375	1,100,404	-	2,454,391	-	617,641	12,437,811
Debt service:							
Principal	190,000	-	-	-	-	200,000	390,000
Interest	101,190	-	-	-	-	775,963	877,153
Other Costs	653,082	-	-	-	-	-	653,082
Bond issuance costs	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Total expenditures	**53,479,898**	**11,844,691**	**1,753,138**	**7,902,851**	**3,495,885**	**40,755,536**	**119,231,999**
Excess (deficiency) of revenues over (under) expenditures	10,902,554	(9,636,869)	(221,064)	(7,386,292)	5,975,623	(1,148,008)	(1,514,058)
OTHER FINANCING SOURCES (USES)							
Transfers in	2,332,347	7,119,079	-	-	-		9,451,426
Transfers out	(9,456,579)	-	-	-	-	5,153	(9,451,426)
Loan Proceeds	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-
Sale of capital assets	29,008	-	-	-	-	-	29,008
Sale of non-capital assets	4,272	-	-	-	-	-	4,272
Land Sale	35,100	-	-	-	-	-	35,100
Insurance Proceeds	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total other financing sources and (uses)	(7,055,852)	7,119,079	-	-	-	5,153	68,380
Net change in fund balances	3,846,702	(2,517,790)	(221,064)	(7,386,292)	5,975,623	(1,142,855)	(1,445,677)
Fund balances - beginning	**27,826,267**	**10,069,174**	**275,401**	**33,230,159**	**21,025,851**	**10,627,021**	**103,053,873**
Fund balances - ending	**$ 31,672,969**	**$ 7,551,384**	**$ 54,337**	**$ 25,843,867**	**$ 27,001,474**	**$ 9,484,166**	**$ 101,608,196**

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES			
Taxes:			
Property Tax	$ 23,872,000	$ 24,938,588	$ 1,066,588
Local Option Sales Tax	16,450,000	13,635,786	(2,814,214)
Other Taxes	16,820,214	16,639,586	(180,628)
Licenses and Permits	2,318,250	2,254,810	(63,440)
Intergovernmental	60,000	378,973	318,973
Charges for Service	4,986,202	4,043,546	(942,656)
Fines/Forfeitures	1,687,500	1,647,107	(40,393)
Investment Earnings	200,000	692,857	492,857
Contributions and Donations	-	-	-
Other	158,940	151,199	(7,741)
Total revenues	66,553,106	64,382,452	(2,170,654)
EXPENDITURES			
Current:			
General government			
City Administration	2,029,672	1,537,616	492,056
Finance	3,608,890	3,103,211	505,679
Human Resources	643,973	503,535	140,438
Legal	750,000	488,778	261,222
Mayor and Council	382,496	332,111	50,385
Municipal Court	1,119,715	828,807	290,908
Information Technology	2,119,345	1,804,818	314,527
Non-Departmental	667,500	611,875	55,625
Contingency/OP Onitiative Reserve	717,500	49,332	668,168
Total general government	12,039,091	9,260,082	2,779,009
Public Safety	30,074,241	25,952,025	4,122,216
Public works	8,956,657	7,464,029	1,492,628
Economic and community development	3,465,510	3,019,765	445,745
Culture and recreation	10,372,634	8,744,722	1,627,912
Debt Service			
Principal	190,000	190,000	-
Interest	101,190	101,190	-
Total expenditures	65,199,323	54,731,813	10,467,510
Excess (Deficiency) of revenues over expenditures	1,353,783	9,650,639	8,296,856
OTHER FINANCING SOURCES (USES)			
Transfers in	3,300,000	2,332,347	(967,653)
Transfers out	(12,316,268)	(9,456,579)	2,859,689
Capital leases	-	-	-
Land Sale	-	35,100	35,100
Sale of capital assets	80,913	29,008	(51,905)
Sale of non-capital assets	44,554	4,272	(40,282)
Total other financing sources and uses	(8,890,801)	(7,055,852)	1,834,949
Net change in fund balances	(7,537,018)	2,594,787	10,131,805
Fund balances - beginning		**27,826,267**	
Fund balances - ending		**$ 30,421,054**	
Adjustments to GAAP basis:			
Encumbrances		1,251,915	
Misc adj		-	
Fund balances-ending		**$ 31,672,968.81**	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	$ 10,720,267	$ 781,687	$ (9,938,580)
Contributions & Donations	1,508,968	230,640	(1,278,328)
Investment earnings	146,126	252,605	106,479
Land/Building Sale	863,600	863,600	-
Other	656,739	79,289	(577,450)
Total revenues	13,895,700	2,207,821	(11,687,879)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	126,128	88,890	37,238
Finance	30,684	20,683	10,001
Information Technology	1,217,545	635,050	582,495
Contingency	4,263,589	-	4,263,589
Total general government	5,637,946	744,623	4,893,323
Public Safety	2,820,762	2,311,866	508,896
Engineering & Public Works	22,518,812	20,508,103	2,010,709
Alpharetta Business Community	308,606	308,606	-
Economic and community development	492,853	329,019	163,834
Culture and recreation	2,152,163	1,545,945	606,218
Total Capital Outlay	33,931,142	25,748,163	8,182,979
Excess (Deficiency) revenue over expenditures	(20,035,442)	(23,540,341)	(3,504,899)
OTHER FINANCING SOURCES (USES)			
Transfers in	9,766,268	7,119,079	(2,647,189)
Capital leases	200,000	-	(200,000)
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	9,966,268	7,119,079	(2,847,189)
Net change in fund balances	(10,069,174)	(16,421,262)	(6,352,088)
Fund balances - beginning		**10,069,174**	
Fund balances - ending		**$ (6,352,088)**	
Adjustments to GAAP basis:			
Encumbrances		13,903,472	
Misc adj-			
Fund balances-ending		**$ 7,551,384**	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	$ 4,695,168	$ 1,526,008	$ (3,169,160)
Contributions & Donations	-	-	-
Interest Earnings	-	6,066	6,066
Total	4,695,168	1,532,074	(3,163,094)
Expenditures:			
Public Safety	311,000	309,500	1,500
General Government	399,509	-	399,509
Community Development	164,761	164,736	25
Public Works	4,098,298	4,098,297	1
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	4,973,568	4,572,533	401,035
Excess (Deficiency) revenue over expenditures	(278,400)	(3,040,459)	(2,762,059)
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	-	-	-
Net change in fund balance	(278,400)	(3,040,459)	(2,762,059)
Fund balance - beginning		**275,401**	
Fund balance - ending		**$ (2,765,058)**	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		2,819,395	
Fund balances - ending		**$ 54,337**	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES			
Bond Proceeds	$ -	$ -	$ -
Premium on Bond Proceeds	-	-	-
Land/Building Sale	-	39,698	39,698
Misc Revenue	-	152	152
Investment Earnings	350,000	476,709	126,709
Total revenues	350,000	516,559	166,559
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	22,638,587	19,212,210	3,426,377
Recreation & Parks	11,049,571	11,046,308	3,263
Total general government	33,688,158	30,258,518	3,429,640
City Administration			
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(33,338,158)	(29,741,959)	3,596,199
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(33,338,158)	(29,741,959)	3,596,199
Fund balances - beginning		**33,230,159**	
Fund balances - ending		**$ 3,488,200**	
Adjustments to GAAP basis:			
Encumbrances		$ 22,355,667	
Fund balances-ending		**$ 25,843,867**	

This page has been intentionally left blank

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	$ 11,400,000	$ 9,131,791	$ (2,268,209)
Investment Earnings	-	339,717	339,717
Total revenues	11,400,000	9,471,508	(1,928,492)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	31,425,851	7,161,206	24,264,645
Recreation & Parks	1,000,000	1,000,000	-
Total general government	32,425,851	8,161,206	24,264,645
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(21,025,851)	1,310,302	22,336,153
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(21,025,851)	1,310,302	22,336,153
Fund balances - beginning		**21,025,851**	
Fund balances - ending		**$ 22,336,153**	
Adjustments to GAAP basis:			
Encumbrances		4,665,321	
Fund balances-ending		**$ 27,001,474**	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
May 31, 2020

ASSETS		
Current Assets:		
Cash and Cash Equivalents & Investments	$	631,436
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		631,436
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		-
Total Noncurrent Assets		-
Total Assets		**631,436**
LIABILITIES		
Current Liabilities:		
Accounts Payable	$	-
Claims Payables		840,759
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		840,759
Noncurrent Liabilities:		-
Other Non-Current Liabilities		
Total Noncurrent Liabilities		-
Total Liabilities		**840,759**
NET ASSETS		
Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		-
Total Net Assets		(209,323)
Total Liabilities & Net Assets	**$**	**631,436**

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	$ -	$ -	$ -
Employer Medical Contribution	6,972,100	6,187,842	(784,258)
Employee Medical Contribution	714,809	567,561	(147,248)
Interest	-	721	721
Total revenues	7,686,909	6,756,125	(930,784)
EXPENDITURES			
Medical Premiums	1,750,000	1,603,111	146,889
Medical Claims	5,891,909	5,098,825	793,084
Contingency	(371,019)	-	(371,019)
Total expenditures	7,270,890	6,701,936	568,954
Excess (Deficiency) of Revenues Over expenditures	416,019	54,189	(361,830)
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	416,019	54,189	(361,830)
Fund balances - beginning		**(263,512)**	
Fund balances - ending		**$ (209,323)**	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		**$ (209,323)**	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
May 31, 2020

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 2,210,691
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	1,184,214
Prepaid Insurance Expenses	-
Total Current Assets	3,394,905
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	-
Total Noncurrent Assets	-
Total Assets	**3,394,905**
LIABILITIES	
Current Liabilities:	
Accounts Payable	23,478
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	159
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	1,426
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	25,063
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	-
Total Liabilities	**25,063**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	3,369,842
Total Net Assets	3,369,842
Total Liabilities & Net Assets	**$ 3,394,905**

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended May 31, 2020

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 5,378,236
Misc Revenue	
Total operating revenues	5,378,236
Operating expenses:	
Administration	4,180,564
Non-departmental	-
Total operating expenses	4,180,564
Operating Gain (loss)	1,197,672
Non-operating revenues (expenses):	
Investment earnings	52,215
Total non-operating revenue (expenses)	52,215
Income (loss) before transfers	1,249,887
Transfers In	-
Transfers Out	-
Change In Net Assets	1,249,887
Total net assets-beginning	**1,206,593**
Total net assets-ending (net of encumbrances)	**2,456,480**
Adjustments to GAAP basis:	
Encumbrances	913,362
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 3,369,842**

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
May 31, 2020

ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,902,645
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	1,902,645
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Total Noncurrent Assets	-
Total Assets	**1,902,645**
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Claims Payables	338,856
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	338,856
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	-
Other Non-Current Liabilities	392,881
Total Noncurrent Liabilities	392,881
Total Liabilities	**731,737**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,170,908
Total Net Assets	1,170,908
Total Liabilities & Net Assets	**$ 1,902,645**

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	$ 7,500	$ 31,529	$ 24,029
Charges for Service	1,499,800	1,374,817	(124,983)
Discounts	-	-	-
Insurance Proceeds	-	52,528	52,528
Total revenues	1,507,300	1,458,874	(48,426)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	135,300	104,929	30,372
Auto Liability	170,000	165,625	4,375
Property & Equipment Liability	95,000	105,652	(10,652)
Fine Art Liability	3,500	3,201	299
General Liability	60,000	55,354	4,646
Law Enforcement Liability	92,500	86,313	6,187
Public Entity Liability	65,000	73,360	(8,360)
Workers Comp Excess Liabilty	107,000	100,398	6,602
Employee Benefits Liability	-	-	-
Criminal Liability	4,000	3,386	614
Cyber Liability	7,000	30,202	(23,202)
Umbrella Liability	56,000	54,246	1,754
Medical Services	15,000	319	14,681
Claims/Judgements	-	6,246	(6,246)
Claims/Vehicle	54,940	155,969	(101,029)
Claims/Property/Equip	45,000	3,200	41,800
Claims/General Liability	28,000	12,460	15,540
Claims/Workers Comp	590,000	187,861	402,139
Contingency	750,061	-	750,061
Total expenditures	2,278,301	1,148,720	1,129,581
Excess (Deficiency) of Revenues Over expenditures	(771,001)	310,154	1,081,155
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(771,001)	310,154	1,081,155
Fund balances - beginning		**771,002**	
Fund balances - ending		**$ 771,002**	
Adjustments to GAAP basis:			
Encumbrances		89,752	
Misc adj		310,154	
Fund balances-ending		**$ 1,170,908**	

City of Alpharetta
Statement of Net Position
OPEB Health Fund
May 31, 2020

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	$ (49,600)
Investments	1,456,936
Accrued Income	3,657
Accounts Receivables (net of allowance for uncollectibles)	1,093
Total Assets	1,412,086
LIABILITIES	
Current Liabilities:	
Accounts Payable	12,229
	-
Due to Other Funds	-
Total Current Liabilities	12,229
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	12,229
NET ASSETS	
Net Assets held in trust for pension benefits	1,399,857
Total Net Assets	1,399,857
Total Liabilities & Net Assets	**$ 1,412,086**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended May 31, 2020

	Actual Amounts
Additions:	
Employer Contribution	$ 68,015
Employee Contribution	-
Total Contribution	68,015
Investment Income	(45,220)
Net appreciation in FMV	18,592
Accrued Interest & Dividends	3,657
Interest and Dividends	28,287
Total Investment Income	5,317
Total Additions (Deductions)	**73,332**
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	103
Consulting Fees	-
Agent Custody Fees-ADR	7,448
Total deductions	7,550
Net Increase (Decrease)	65,781
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for OPEB benefits	
Beginning of year	1,334,076
Total net assets	**$ 1,399,857**

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
May 31, 2020

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(628)
Investments	186
Accrued Income	6,655
Accounts Receivables (net of allowance for uncollectibles)	2,673,112
Total Assets	2,679,325
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
	-
Due to Other Funds	19,393
Total Current Liabilities	19,393
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	19,393
NET ASSETS	
Net Assets held in trust for OPEB benefits	2,659,932
Total Net Assets	2,659,932
Total Liabilities & Net Assets	**$ 2,679,325**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended May 31, 2020

	Actual Amounts
Additions:	
Employer Contribution	$ 575,000
Employee Contribution	
Total Contribution	575,000
Investment Income	(64,363)
Net appreciation in FMV	16,054
Accrued Interest & Dividends	6,655
Interest and Dividends	50,743
Total Investment Income	9,089
Total Additions (Deductions)	**584,089**
Deductions:	
Benefits payments	-
Professional Fees	13,820
Manager Fees	185
Consulting Fees	-
Agent Custody Fees-ADR	-
Total deductions	14,005
Net Increase (Decrease)	570,084
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for OPEB benefits	
Beginning of year	2,089,848
Total net assets	**$ 2,659,932**

City of Alpharetta
Statement of Net Position
Pension Trust Fund
May 31, 2020

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	$ 193,965
Investments	73,864,011
	-
Accounts Receivables (net of allowance for uncollectibles)	249,000
Total Assets	74,306,976
LIABILITIES	
Current Liabilities:	
Accounts Payable	183,502
Accrued Income	
Due to Other Funds	-
Total Current Liabilities	183,502
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	183,502
NET ASSETS	
Net Assets held in trust for pension benefits	74,123,474
Total Net Assets	74,123,474
Total Liabilities & Net Assets	**$ 74,306,976**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended May 31, 2020

	Actual Amounts
Additions:	
Employer Contribution	$ 2,775,000
Employee Contribution	288,682
Total Contribution	3,063,682
Investment Gain/Losses	430,759
Net appreciation in FMV	(2,176,245)
Interest	1,395,662
Accrued Interest & Dividends	188,521
Other Receipts	-
Total Investment Income	(161,304)
Total Additions (Deductions)	**2,902,379**
Deductions:	
Benefits payments	2,600,230
Custodial Fees	
Administrative Fees	482,402
Legal Fees	
Manager Fees	5,365
Consulting Fees	
Agent Custody Fees-ADR	
	-
Total deductions	3,087,997
Net Increase (Decrease)	(185,618)
Net Assets held in trust for pension benefits	
Beginning of year	74,309,092
Total net assets	**$ 74,123,474**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
May 31, 2020

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS									
Cash / Cash Equivalents / Investments	$ 1,895,196	$ 3,291,282	$ 247,463	$ 50,157	$ 244,950	$ 1,455,118	$ 556,321	$ 1,784,687	$ 9,525,174
Taxes Receivable	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-
Accounts Receivable	115,563	-	-	-	-	-	-	13,660	129,224
Property Taxes	-	-	-	-	-	-	120,743	-	120,743
Intergovernmental Receivable	-	-	-	-	-	-	-	-	-
Due From Other Funds									
Restricted	-	-	-	-	-	-	-	-	-
Total Assets	**2,010,759**	**3,291,282**	**247,463**	**50,157**	**244,950**	**1,455,118**	**677,065**	**1,798,347**	**9,775,141**
LIABILITIES									
Accounts Payable	-	36,699	-	-	-	490	3,739	-	40,929
Retainage Payable	-	-	-	-	-	-		-	-
Intergovernmental Payable									-
Arbitrage Payable	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	610	-	-	13,146	-	-	13,756
Due to Other Fund	-	-	-	-	-	-	-	-	-
Deferred Revenue	115,563	-	-	-	-	-	120,726	-	236,290
Unearned Revenue	-	-	-	-	-	-	-	-	-
Total Liabilities	**115,563**	**36,699**	**610**	**-**	**-**	**13,637**	**124,466**	**-**	**290,975**
FUND BALANCES									
Restricted:									
Capital Projects	-	3,254,583	-	-	-	-	-	-	3,254,583
Law Enforcement	-	-	246,853	50,157	-	-	-	-	297,010
Promotion of Tourism	1,895,196	-	-	-	-	-	-	-	1,895,196
Emergency Telephone Activities	-	-	-	-	-	1,441,481	-	-	1,441,481
Debt Service	-	-	-	-	-	-	552,599	-	552,599
Assigned for: Grant Projects	-	-	-	-		-	-	-	-
Grant Projects	-	-	-	-	244,950	-	-	-	244,950
Unassigned:	-	-	-	-		-		1,798,347	1,798,347
Total Fund Balances	1,895,196	3,254,583	246,853	50,157	244,950	1,441,481	552,599	1,798,347	9,484,166
Total Liabilities and Fund Balances	**$ 2,010,759**	**$ 3,291,282**	**$ 247,463**	**$ 50,157**	**$ 244,950**	**$ 1,455,118**	**$ 677,065**	**$ 1,798,347**	**$ 9,775,141**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended May 31, 2020

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:									
Hotel Motel Tax	$ 6,230,813	$ -	$ -		$ -		$ -	$ -	$ 6,230,813
Property tax	-	-	-		-	-	5,597,993	-	5,597,993
Charges for Service	-	-	-		-	3,123,915	-	-	3,123,915
Impact Fees	-	756,135	-		-	-	-	-	756,135
Forfeiture Income	-	-	157,910	71,733	-	-	-	-	229,643
Intergovernmental	-	-	-		44,114	-	-	-	44,114
Contributions & Donations	-	-	-		22,595	-	-	-	22,595
Investment Earnings	-	74,297	1,364		3,296	22,893	81,488	35,873	219,212
Other	-	-	-		102,000	-	23,276,675	4,434	23,383,109
Total revenues	**6,230,813**	**830,432**	**159,274**	**71,733**	**172,005**	**3,146,808**	**28,956,156**	**40,307**	**39,607,528**
EXPENDITURES:									
Tourism	2,722,071	-	-		-	-	-	-	2,722,071
Community Development	14,319	-	-		2,158	-	-	-	16,476
Culture/Recreation	187,176	393,176	-		37,290	-	-	-	617,641
Public Safety	-	-	394,154	34,482	5,645	3,513,893	-	-	3,948,173
Public Works	-	578,590	-		-	-	-	1,468,212	2,046,802
General Government	800,898	-	-		-	-	29,627,512	-	30,428,410
Debt Service:	-	-	-			-	-	-	-
Principal	200,000	-	-		-	-	-	-	200,000
Interest	775,963	-	-		-	-	-	-	775,963
Bond Issuance Costs	-	-	-		-	-	-	-	-
Total expenditures	**4,700,426**	**971,765**	**394,154**	**34,482**	**45,093**	**3,513,893**	**29,627,512**	**1,468,212**	**40,755,536**
Excess (deficiency) of revenues over expenditures	1,530,387	(141,333)	(234,880)	37,251	126,912	(367,085)	(671,355)	(1,427,906)	(1,148,008)
OTHER FINANCING SOURCES (USES):									
Transfers in / out:									
Conference Center fund		-	-		-	-	-	-	-
Debt service fund	-	-	-		-	-	-	-	-
Capital Projects	-	-	-		-	-	-	-	-
Operating grants fund	-	-	-		-	-	-	-	-
Capital grants fund	-	-	-		-	-	-	-	-
Capital Fund			-	-					
General fund	(2,332,347)	-	-		-	-	-	2,337,500	5,153
Budgeted Fund Balance:	-	-	-		-	-	-	-	-
Total other financing sources and (uses)	-	-	-		-	-	-	-	-
	(2,332,347)	-	-	-	-	-		2,337,500	5,153
Net change in fund balances	(801,960)	(141,333)	(234,880)	37,251	126,912	(367,085)	(671,355)	909,594	(1,142,855)
Fund balances - beginning	**2,697,155**	**3,395,916**	**481,733**	**12,906**	**118,038**	**1,808,566**	**1,223,954**	**888,753**	**10,627,021**
Fund balances - ending	**$ 1,895,196**	**$ 3,254,583**	**$ 246,853**	**$ 50,157**	**$ 244,950**	**$ 1,441,481**	**$ 552,599**	**$ 1,798,347**	**$ 9,484,166**

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	$ 8,800,000	$ 6,230,813	$ (2,569,187)
Transfers In	-	-	-
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	8,800,000	6,230,813	(2,569,187)
EXPENDITURES:			
Professional Services	3,000	5,500	(2,500)
Land & Property Acquisition	795,398	795,398	0
Recreation Improvements	1,139,600	230,938	908,662
Economic Development	14,319	14,319	
Alpharetta Convention & Visitor's Bureau	3,850,000	2,722,071	1,127,929
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,418,875	-	1,418,875
Bond Principal	200,000	200,000	-
Bond Interest	775,963	775,963	1
Contingency	-	-	-
Total Expenditures	8,197,155	4,744,188	3,452,967
Excess of revenues over expenditures	602,845	1,486,624	883,779
OTHER FINANCING SOURCES (USES):			
Transfers Out	(3,300,000)	(2,332,347)	967,653
Total other financing sources and uses	(3,300,000)	(2,332,347)	967,653
Net change in fund balances	(2,697,155)	(845,722)	1,851,433
Fund balances - beginning		**$ 2,697,155**	
Fund balances - ending		**$ 1,851,433**	
Enbumbrances		$ 43,763	
		-	
Fund balances - ending		**$ 1,895,196**	

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	$ 523,318	$ 756,135	$ 232,817
Investment Earnings	-	74,297	74,297
Total Revenues	523,318	830,432	307,114
EXPENDITURES:			
Public Safety	155,750	155,750	-
Public Works	1,257,366	689,878	567,488
Recreation & Parks	1,485,095	1,497,601	(12,506)
Community Development	1,021,023	-	1,021,023
General Government	-	-	-
Total expenditures	3,919,234	2,343,229	1,576,005
Excess (deficiency) of revenues over expenditures	(3,395,916)	(1,512,797)	(1,883,119)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(3,395,916)	(1,512,797)	(1,883,119)
Fund balances - beginning		**3,395,916**	
Fund balances - ending		**$ 1,883,119**	
Encumbrances		1371463.62	
Fund balances - ending		$ 3,254,583	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	$ -	$ 157,910	$ 157,910
Investment Earnings	-	1,364	1,364
Intergovernmental			-
Misc Revenue	-	-	-
Total Revenues	-	159,274	159,274
EXPENDITURES:			
Public Safety	481,733	394,154	87,579
Non-Departmental	-	-	-
Total expenditures	481,733	394,154	87,579
Excess (deficiency) of revenues over expenditures	(481,733)	(234,880)	246,853
OTHER FINANCING SOURCES (USES):			
Transfer In			
Transfer Out	-		
Total other financing sources and uses	-	-	-
Net change in fund balances	(481,733)	(234,880)	246,853
Fund balances - beginning		**481,733**	
Fund balances - ending		**$ 246,853**	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		**$ 246,853**	

City of Alpharetta
State Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	$ -	$ 71,733	$ 71,733
Investment Earnings	-	-	-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	71,733	71,733
EXPENDITURES:			
Public Safety	-	34,482	(34,482)
Non-Departmental	-	-	-
Total expenditures	-	34,482	(34,482)
Excess (deficiency) of revenues over expenditures	-	37,251	37,251
OTHER FINANCING SOURCES (USES):			
Transfer In		-	
Transfer Out	-	-	
Total other financing sources and uses	-	-	-
Net change in fund balances	-	37,251	37,251
Fund balances - beginning		**12,906**	
Fund balances - ending		**$ 50,157**	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		**$ 50,157**	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	$ 100,548	$ 44,114	(56,435)
Contributions & Donations	23,275	22,595	(680)
Sponsorships	50,000	102,000	52,000
Interest Earnings	-	3,296	3,296
Transfers in	-	-	-
Contingencies	-	-	-
Total	173,823	172,005	(1,818)
EXPENDITURES:			
General Government	83,893	-	83,893
Community Development	2,775	2,158	617
Engineering/Public Works	-	-	-
Public Safety	105,983	5,645	100,338
Recreation & Parks	151,210	37,290	113,920
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	343,861	45,093	298,768
Excess (deficiency) of revenues over expenditures	(170,038)	126,912	296,950
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(170,038)	126,912	296,950
Fund balance - beginning		**118,038**	
Fund balance - ending		**$ 244,950**	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		**$ 244,950**	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	$ 4,175,000	$ 3,123,915	$ (1,051,085)
Capital Lease			-
Investment Earnings	17,120	22,893	5,773
Total Revenues	4,192,120	3,146,808	(1,045,312)
EXPENDITURES:			
Public Safety	5,110,686	3,730,664	1,380,022
Total expenditures	5,110,686	3,730,664	1,380,022
Excess (deficiency) of revenues over expenditures	(918,566)	(583,857)	334,709
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(918,566)	(583,857)	334,709
Fund balances - beginning		**1,808,566**	
Fund balances - ending		**$ 1,224,710**	
Adjustments to GAAP basis:			
Encumbrances		216,772	
Fund balances - ending		**$ 1,441,481**	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	$ 5,085,000	$ 5,597,993	$ 512,993
Misc Revenue		-	-
Investment earnings	42,133	81,488	39,355
Refunding Bond Proceeds	17,775,000	17,775,000	
Premium on Bond Proceeds	5,501,675	5,501,675	
Total revenues	28,403,808	28,956,156	552,348
EXPENDITURES:			
Current:			
General government			
Finance			-
Professional Services	5,000	5,225	(225)
Total general government	5,000	5,225	(225)
Debt Service:			
Principal	2,785,000	2,784,945	55
Interest	2,561,086	2,560,667	419
Contingency	-	-	-
Bond issuance costs	389,874	389,874	0
Payments to be Refunded Bond Escrow	23,886,802	23,886,801	1
Total debt service	29,622,762	29,622,287	475
Total expenditures	29,627,762	29,627,512	250
Excess (Deficiency) of revenues over expendit	(1,223,954)	(671,355)	552,599
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,223,954)	(671,355)	552,599
Fund balances - beginning		**1,223,954**	
Fund balances - ending		**$ 552,599**	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	$ 4,434	$ 4,434	$ (0)
Investment Earnings	-	35,873	35,873
Total Revenues	4,434	40,307	35,873
EXPENDITURES:			
Public Works	3,073,185	2,801,097	272,088
Recreation & Parks	9,198	9,198	1
Contingency	360803	0	360,803
Total expenditures	3,443,186	2,810,295	632,891
Excess (deficiency) of revenues over expenditures	(3,438,752)	(2,769,988)	668,764
OTHER FINANCING SOURCES (USES):			
Transfers In	2,550,000	2,337,500	(212,500)
Transfers Out	-	-	-
Total other financing sources and uses	2,550,000	2,337,500	(212,500)
Net change in fund balances	(888,752)	(432,488)	456,264
Fund balances - beginning		**888,753**	
Fund balances - ending		**$ 456,265**	
Adjustments to GAAP basis:			
Encumbrances		1,342,082	
Fund balances - ending		**$ 1,798,347**	

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of May 31, 2020

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues						
	99575100-346900	Bond Application Fee	$ -	$ 500		$ (500)
	99575100-361000	Investment Earnings	-	881		(881)
	99575100-389000	Miscellaneous Revenue	-	-		-
	99575100-371000-C1532	ATC Operational Funding (COA)	100,000	100,000		-
	99575100-381000-C1535	Innovation Center Operations (ATC)	21,150	13,889	1,595	5,666
		subtotal	***$ 121,150***	***$ 115,270***	***$ 1,595***	***$ 4,285***
(1)	99575100-395000	Carryforward Fund Balance	$ 147,324	$ -		$ 147,324
		subtotal	***$ 147,324***	***$ -***		***$ 147,324***
		Total	**$ 268,474**	**$ 115,270**		**$ 151,609**
Expenditures						
	99575100-571000-C1403	Local Job Creation Grant Program	$ 32,500	$ -	$ -	$ 32,500
	99575100-544100-C1532	ATC Operational Funds	100,000	91,667	8,333	-
	99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
	99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
	99575100-531100	General Supplies and Materials	-	-	-	-
		subtotal	***$ 190,948***	***$ 91,667***	***$ 8,333***	***$ 90,948***
(2)	99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	$ 9,685	$ 6,674	$ -	$ 3,011
	99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,060	784	-	276
	99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	188	152	-	36
	99575100-531220-C1535	Innovation Center Operations (Natural Gas)	4,072	3,749	-	323
	99575100-531230-C1535	Innovation Center Operations (Electricity)	6,145	4,124	-	2,021
		subtotal	***$ 21,150***	***$ 15,484***	***$ -***	***$ 5,666***
	99575100-579000	Reserve	$ 56,376	$ -	$ -	$ 56,376
		Total	**$ 268,474**	**$ 107,151**	**$ 8,333**	**$ 152,990**

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

(2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of May 31, 2020

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	**$**	**147,325**
Revenues collected to date		115,270
Expenditures incurred to date		(107,151)
Fund Balance (current)	**$**	**155,444**
Forecasted revenue collections		1,595
Fund Balance (forecasted)	**$**	**157,039**
Allocation of Forecasted Fund Balance:		
Spendable (available for investment by the Board)	$	57,758
Non-Spendable (unspent/remaining project allocations)		99,281
	$	157,039

GAAP

Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
May 31, 2020

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	155,167
Investments		828
Receivables		1,355
Restricted Cash for Bond Issuance Costs		-
Total Assets		**157,349**
LIABILITIES		
Current Liabilities:		
Accounts Payable		550
Deferred Revenue		1,355
Due to Other Funds		-
Total Current Liabilities		1,905
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		1,905
Fund Balance		
Restricted		97,686
Unassigned		57,758
Total Fund Balance		155,444
Total Liabilities & Fund Balance	**$**	**157,349**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended May 31, 2020

	Actual Amounts
Revenues	
Rent/Royalties	$ 13,889
State Grant	-
Fees	-
Contributions & Donations	100,000
Miscellaneous Income-Interest	881
Miscellaneous Revenue	500
Total Revenues	**115,270**
Expenditures	
Economic Development	91,667
Maintenance Contracts	6,674
Supplies	-
Utilities - Miscellaneous	8,810
Debt Service:	
Principal	-
Interest	-
Total Expenditures	**107,151**
Excess (deficiency) of revenues over (under) expenditures	8,119
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	8,119
Fund Balance, Beginning of Year	**147,325**
Encumbrances	
Fund Balance, End of Year	**$ 155,444**

THE CITY OF
ALPHARETTA
GEORGIA

City Council Meeting
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: PH-20-07 CITY OF ALPHARETTA COMPREHENSIVE PLAN 2040
ANNOUNCING THE KICKOFF OF THE ALPHARETTA COMPREHENSIVE PLAN 2040 PLANNING EFFORT. PRESENTATION WILL INCLUDE AN OVERVIEW OF THE PLANNING PROCESS, PUBLIC PARTICIPATION PLAN AND PROJECT SCHEDULE.

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:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Comp Plan 2040 Kickoff CC Staff Report 7.20.20), DCA Rules

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-20-07 ALPHARETTA COMPREHENSIVE PLAN 2040 KICKOFF

CITY COUNCIL: JULY 20, 2020

II. RECOMMENDATION:

Comprehensive Plan Kickoff announcement is a required public hearing for informational purposes.

III. REPORT IN BRIEF:

City of Alpharetta 2040 Comprehensive Plan

The City is kicking off the planning process for the 2040 Alpharetta Comprehensive Plan. The Comprehensive Plan is a long-range planning tool used to guide future development in the City. Areas of focus will include Community Goals/Vision, Land Use, Housing, Economic Development, Broadband Services, Transportation, Community Improvement Element (CIE), and 5-Year Community Work Program. The planning process will rely heavily on a combination of in-person and online public engagement of City residents, property owners, elected officials, and other stakeholders. The City's deadline to adopt the 2040 Comprehensive Plan is June 30, 2021. This major update to the Comprehensive Plan will be completed in-house by City Staff, with the exception of the housing component which will be performed by Bleakly Advisory Group.

Tentative Project Schedule
Comprehensive Plan Kickoff (Council Public Hearing - required) – July 20, 2020
Steering Committee Meeting #1 – August 2020
Public Meetings #1 – September 2020
Steering Committee Meeting #2 – December 2020
Public Meetings #2 – January 2021
Prepare Draft Plan – February-April 2021
Steering Committee Meeting #3 – April 2021
Draft Plan Transmittal Hearing (Council Public Hearing - required) – May 2021
Transmit Plan to ARC for Review (up to 40 days) – May 2021
Plan Adoption (Council – no public hearing) – no later than June 30, 2021

IV. ATTACHMENTS:

- DCA Rules

RULES
OF
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CHAPTER 110-12-1
MINIMUM STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING

TABLE OF CONTENTS

110-12-1-.01 Purpose
110-12-1-.02 Requirements
110-12-1-.03 Plan Elements
110-12-1-.04 Procedures
110-12-1-.05 Definitions

CHAPTER 110-12-1-.01
PURPOSE

110-12-1-.01 Purpose. These rules become effective October 1, 2018. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity.

Statewide benefits of comprehensive planning

City and county comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then

implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a

highly competitive global market.

In short, local planning should recognize that:

- Assets can be **accentuated** and **improved**;
- Liabilities can be **mitigated** and **changed** over time; and
- Potential can be **sought after** and **developed**.

These minimum standards and procedures for city and county comprehensive planning reflect the principles of partnership and the unique needs, conditions and aspirations of each city and county.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

CHAPTER 110-12-1-.02
REQUIREMENTS

110-12-1-.02 Requirements. O.C.G.A. 50-8-1 et seq. gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures, embodied herein, emphasize preparation of plans that help each local government address its immediate needs and opportunities while moving toward realization of its long-term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards.

(1) Required and Optional Plan Elements. Each community's comprehensive plan must include the required plan elements specified in the "Required for" column below. Each community is encouraged to go beyond these minimum required elements and supplement its comprehensive plan with other plan elements (refer to the list of optional plan elements in the Supplemental Planning Recommendations for suggestions) to make the overall plan a good fit for the community.

Plan Element	Required for	Recommended for	Specifics at
Community Goals	All local governments		110-12-1-.03(1)
Needs and Opportunities	All local governments		110-12-1-.03(2)
Community Work Program	All local governments		110-12-1-.03(3)
Broadband Services Element	All local governments		110-12-1-.03 (4)
Capital Improvements Element	Governments that charge impact fees		110-12-1-.03(5)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03(6)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: • Are considering new land development regulations • Include Target Areas in their comprehensive plan • Wish to improve aesthetics of specific areas or protect the character of specific parts of their community	110-12-1-.03(7)

Transportation Element	Local governments that have territory included in a Metropolitan Planning Organization	Communities: • With automobile congestion problems in selected areas • Interested in adding alternative transportation facilities for bicyclists, pedestrians, public transportation users • That may have too much or too little parking in specific areas	110-12-1-.03(8)
Housing Element	HUD CDBG Entitlement Communities	Communities with: • Concentrations of low-quality or dilapidated housing • Relatively high housing costs compared to individual/family incomes • A jobs-housing imbalance	110-12-1-.03(9)

(2) Community Involvement. Each element of the comprehensive plan must be prepared with opportunity for involvement and input from stakeholders and the general public, in order to ensure that the plan reflects the full range of community needs and values. The three steps for involving stakeholders and the general public in developing the comprehensive plan are listed below.

(a) Identification of Stakeholders. Compile a list of stakeholders who need to have a voice in the development of the plan. Refer to the list of suggested stakeholders provided in the Supplemental Planning Recommendations for suggestions. Members of the governing authority must be included among the selected stakeholders and be actively involved in plan preparation, such as serving on the steering committee that guides development of the plan. This will help ensure that the plan will be implemented, because leadership that is involved in plan development is likely to become committed to seeing it through.

(b) Identification of Participation Techniques. Review each of the recommended community participation techniques identified in the Supplemental Planning Recommendations to select those to be used locally for involving the selected stakeholders in the process of developing the plan. At minimum, your community must form a steering committee to oversee and participate in development of the plan that includes some of the stakeholders identified in section (a) above, members of the governing authority, local economic development practitioners, and local government staff.

(c) Conduct Participation Program. Invite each of the stakeholders identified in section (a) above to participate in the activities and events identified in section (b). Use these participation events to solicit specific input on the content of the plan. Hold regular meetings of the steering committee to provide input and feedback to the plan preparers as the plan is developed.

(d) Documentation of Community Involvement Activities. Include an appendix to the comprehensive plan which assembles documentation showing that the activities discussed, above, occurred. This documentation must include: a list of stakeholders who were specifically identified to provide input on the plan; an overview of the participation techniques used to gather community input; and a list of the members of the steering committee that specifically identifies the governing authority and economic development practitioner representatives. Additionally, documentation of the community involvement activities and events undertaken in preparing the plan must be provided. The breadth and types of documentation may vary based upon community dynamics and the nature of the specific activities the community has undertaken. Acceptable types of documentation of includes, but is not limited to: sign-in sheets from meetings/workshops/etc.; photographs of community involvement events; survey questions and results; records/agendas/minutes of meetings; copies of published advertisements of events; and/or copies of published social media posts.

(3) Consideration of the Regional Water Plan and the Environmental Planning Criteria. During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria (established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12- 2-8) to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify via a cover letter signed by its chief elected official that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.

(4) Review of the Comprehensive Plan. Upon completion, the comprehensive plan must be transmitted to the Regional Commission for review. Both the Regional Commission and the Department will review the plan and respond to the local government with findings and recommendations. Once approved by the Department as being in compliance with the Minimum Standards and Procedures, the local government may adopt the plan. Specific details for this review process are covered in section 110-12-1-.04.

(5) Official Listing of Planning Requirements and Deadlines. The Department maintains and makes available on its website a recertification schedule identifying the deadlines for comprehensive plan updates, and the specific plan elements that must be included in each update, for all counties and municipalities in Georgia.

(6) Alternative Planning Requirements. Any Regional Commission may apply to the Department for approval of alternative planning requirements for a particular community if both the community's leadership and Regional Commission agree that an alternative to the planning standards provided herein is more appropriate for the community. Communities interested in pursuing alternative planning requirements should consult with their regional commission for ideas and guidance prior to beginning their local planning process. Specific details about applying for this exemption are covered in section 110-12-1-.04(3).

(7) Planning Resources and Support.

(a) The Department's Supplemental Planning Recommendations provide ideas and suggested best practices to assist communities as they prepare their plans and address these Minimum Standards and Procedures.

(b) The community's Regional Commission is available to prepare the four core elements of the comprehensive plan (i.e., the Community Goals, Needs and Opportunities, Broadband Element, and Community Work Program), or an alternative plan of similar or lesser complexity agreed upon under the alternative planning requirements specified in section (5) above, at no additional cost for any interested community.

(c) To help ensure the ongoing efficacy of the comprehensive plan, the community's Regional Commission will meet with each community's leadership regularly to:

- review the plan;
- identify any needed changes or updates;
- discuss the community's recent plan implementation accomplishments;
- prioritize plan implementation activities for the upcoming year; and
- offer Regional Commission assistance with plan implementation.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

CHAPTER 110-12-1-.03
PLAN ELEMENTS

110-12-1-.03 Plan Elements. This chapter provides guidance for completing each element of the comprehensive plan. Communities should refer to section 110-12-1-.02(1) of these rules or the Department's recertification schedule to determine which plan elements are required for their jurisdiction. For any of these plan elements, it is certainly acceptable and encouraged to draw from a previously prepared plan that addresses the guidance below into the comprehensive plan in lieu of preparing a new plan element. Each community is also encouraged to add optional elements to their comprehensive plan to address specific local needs (refer to the list of optional plan elements in the Supplemental Planning Recommendations for suggestions).

(1) Community Goals. (Required for all local governments, updates at local discretion.) The purpose of the Community Goals element is to articulate a long-term strategy for creating the set of conditions judged, by the community, to be best suited to maximizing the collective wellbeing of its residents. The Community Goals element details the overarching concepts which should guide local day-to-day decision-making for five, ten, even twenty years into the future. As such, the Community Goals shall be developed through a very public process of involving community leaders and stakeholders. The Community Goals are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate.

The Community Goals must include at least one or a combination of any of the four components listed below:

(a) General Vision Statement. Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.

(b) List of Community Goals. Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.

(c) Community Policies. Include any policies (such as, "New development will be encouraged to locate on infill sites closer to town, whenever possible.") the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. Refer to suggested policies listed in the Supplemental Planning Recommendations for suggestions.

(d) Character Areas and Defining Narrative. This option lays out more specific goals for the future of the community by community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element at 110-12-1-.03(6)(a).

(2) Needs and Opportunities. (Required for all local governments, updates required every five years.) This is the locally agreed upon list of Needs and Opportunities the community intends to address. In contrast to the long-term focus of the Community Goals element, the Needs and Opportunities element conveys the relatively short-term imperatives which will require direct

attention from the community in the following five years. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community. The community may opt to designate specific needs or opportunities as "high priority" indicating that they must be followed-up with corresponding implementation measures in the Community Work Program. The following resources may also be enlisted to help stakeholders identify local Needs and Opportunities:

(a) Supplemental Planning Recommendations. Review the list of typical needs and opportunities provided in the Supplemental Planning Recommendations and select those that are applicable for the community.

(b) Analysis of Data and Information. Check for potential needs and opportunities by reviewing and evaluating demographic, economic, housing, transportation and other data and information about the community. When evaluating this data and information, focus on:

- Whether it verifies needs or opportunities identified previously;
- Whether it uncovers new needs or opportunities not previously identified;
- Whether it indicates significant local trends that need to be considered in the planning process.

In order to ensure a concise and readable comprehensive plan, it is not recommended to include the data and information provided on the Department's website in your plan, nor is it required to include evaluations, data, or maps to substantiate or illustrate the identified needs or opportunities. However, if the community finds it worthwhile, it may include charts, graphs, and/or tables illustrating the data-points which are most critical to its planning process in an appendix to the plan.

(c) Analysis of Consistency with Quality Community Objectives. Evaluate the community's current policies, activities, and development patterns by comparing with the Department's Quality Community Objectives and the supporting Best Practices available on the Department's website. Use this analysis to identify any community needs and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives.

(3) Community Work Program. (Required for all local governments, updates required every five years.) This element of the comprehensive plan lays out the specific activities the community plans to undertake during the five years following adoption of the plan as provided at section 110-12-1-.04(1)(j) to address its Needs and Opportunities while steadily moving toward the realization of its Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. (Note that general policy statements should not be included in the Community Work Program, but instead should be included in the Community Goals element, perhaps in a section devoted specifically to Community Policies.) The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and

- Funding source(s), if applicable.

(4) Broadband Services Element. (Required for all local governments, updates at local discretion.) Each local government must include in its Local Comprehensive Plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction. The action plan must describe steps for the promotion of reasonable and cost-effective access to broadband to parts of the local government's jurisdiction designated by the Department as unserved areas. The local action plan required pursuant to this element may include, but shall not be limited to, any assessments, studies, ordinances, and/or goals to achieve certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Each local comprehensive plan should contemplate and seek to implement this element in a manner which stresses the importance of broadband deployment across this state, and that broadband services should be considered as important as other necessary utilities.

(5) Capital Improvements Element. (Required for local governments that charge impact fees, optional but encouraged for all other local governments. Updates required every year.) For communities that charge development impact fees, a detailed Capital Improvements Element prepared to meet the Development Impact Fee Compliance Requirements (DCA Rules 110-12-2) is required. As such, it is not necessary to embed this element directly into the comprehensive plan document; however, it must be consistent with and reflective of the other components of the comprehensive plan.

(6) Economic Development Element. (Required for local governments included in Georgia Job Tax Credit Tier 1, optional but encouraged for all other local governments. Updates at local discretion.) Identify community goals, needs, and opportunities related to economic development and vitality of the community, and Community Work Program activities for addressing these needs and opportunities, considering such factors as diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs and tools. The analysis produced for the Comprehensive Economic Development Strategy (CEDS) for the region or a similar local economic development plan may be substituted for this element's analytic requirements (and should be provided appropriate reference/citation); however, applicable community goals, needs and opportunities, and work program items, as provided in sections (1) through (3), above, must be explicitly integrated into the Local Comprehensive Plan.

(7) Land Use Element. (Required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, optional but encouraged for all other local governments. Updates required every five years.) The Land Use Element, where required, must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods. Refer to the list of recommended character areas provided in the Supplemental Planning Recommendations for suggestions. Note that community improvement districts, tax allocation districts, Livable Centers Initiative planning areas, designated redevelopment areas

and the like are good candidates for delineation as character areas.

For each identified character area, carefully define a specific vision or plan that includes the following information:

- Written description and pictures/illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area. Refer to recommended development patterns listed in the Supplemental Planning Recommendations for suggestions.
- Listing of specific land uses and/or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, for example: more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements. Refer to recommended plan implementation measures listed in the Supplemental Planning Recommendations for suggestions.

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category within the context of the community producing the plan.

1. **Standard Categories.** More detailed categories used by communities must be able to be grouped into one of the following industry-standard categories:

- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
- **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
- **Transportation/Communication/Utilities.** This category includes such uses as

major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
- **Agriculture/Forestry.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
- **Undeveloped/Vacant.** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
- **Mixed Use.** For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community. If used, mixed land use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of each use.

(c) Land Based Classification Standards (LBCS). As an alternative to the standard classification system, local governments may, at their discretion, utilize the LBCS developed by the American Planning Association. The full implementation of this alternative system includes five dimensions to describe land uses, including activity, function, site development character, structural character, and ownership. Local governments electing to employ this system must at a minimum identify the function dimension of land uses in the analyses, assessments, mapping, and other land use requirements of this chapter.

(8) Transportation Element. (Required for the portions of a local government's jurisdiction that are included in a Metropolitan Planning Organization, optional but encouraged for all other local governments. Updates at local discretion.) The analysis provided in the Metropolitan Planning Organization's transportation strategy for the region or a similar local transportation plan may be substituted for this element's analytical requirements (and should be provided appropriate reference/citation); however, applicable community goals, needs and opportunities, and work program items, as provided in sections (1) through (3), above, must be explicitly integrated into the Local Comprehensive Plan. If, rather than using the analysis prepared in a separate plan, a new Transportation Element is prepared, it must include the following components:

(a) Evaluate the adequacy of the following major components of the local transportation system for serving needs of the community throughout the planning period:

- **Road Network.** Identify roads, highways and bridges. Also identify any significant issues with the road network, including connectivity, signalized intersections or inadequate signage.
- **Alternative Modes.** Identify bicycle, pedestrian facilities and public transportation or other services for populations without automobiles. Also identify areas of the community

where mode choice is limited. Evaluate how effectively mobility needs of the community are met by these alternative transportation modes.

- **Parking.** Identify areas with insufficient parking or inadequate parking facilities (e.g., downtown, busy commercial areas), excess or obsolete surface parking facilities in need of retrofitting or redevelopment.
- **Railroads, Trucking, Port Facilities and Airports.** Identify freight and passenger rail lines, major rail intermodal facilities, non-rail freight operations, seaports, harbors, and commercial and general purpose air terminals. Evaluate the impact of these on the overall transportation network.
- **Transportation and Land Use Connection.** The transportation element should recognize that transportation policies, programs, and projects should be planned in alignment with local land use development policies. Future transportation investments should similarly be matched with appropriate land use policies.

(b) Develop a strategy for addressing any needs or opportunities identified above and integrate this strategy into the Local Comprehensive Plan's community goals, needs and opportunities and, community work, as provided in sections (1) through (3), above.

(9) Housing Element. (Required for Community Development Block Grant Entitlement Communities, optional but encouraged for all other local governments. Updates at local discretion.) Use the following factors to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. Factors to consider include: housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle. The analysis provided in the Consolidated Plan or similar local housing plan may be substituted for this element element's analytical requirements (and should be provided appropriate reference/citation); however, applicable community goals, needs and opportunities, and work program items, as provided in sections (1) through (3), above, must be explicitly integrated into the Local Comprehensive Plan.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

CHAPTER 110-12-1-.04
PROCEDURES

110-12-1-.04 Procedures.

(1) Preparation, Transmittal and Review of the Comprehensive Plan. All required hearings should be handled in a manner that is consistent with any locally-adopted ordinances or other customary processes regarding the conduct of public hearings. The Department recommends that any community which must include a Land Use Element in its plan pursuant to section 110-12-1-.03(7) should comply with the Zoning Procedures Law (O.C.G.A. § 36-66-1, et seq.). Failure to handle public hearings appropriately may undermine the legal validity of the local comprehensive plan. Documentation of the required public hearings (e.g., a copy of the "tear sheet" advertising the hearing in the local newspaper, a sign-in sheet from the hearing, etc.) must be included in the appendix of community involvement activities discussed in section 110-12-1-.02(2)(d).

(a) First Required Public Hearing. A first public hearing must be held at the inception of the local planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

(b) Developing the Plan - Community Involvement. Each element of the plan must be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public, following the process specified in section 110-12-1--.02(2). This will help ensure that the plan reflects the full range of community needs and values and that the plan will be implemented, because citizens and leadership that are involved in plan development are likely to become committed to seeing it through.

(c) Second Public Hearing. A second public hearing must be held once the plan has been drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. Once public comments have been addressed, the plan must be transmitted to the Regional Commission with the cover letter provided at section 110-12-1-.02(3).

(d) Submittal for Review. Upon completion, the local government must transmit its plan to the Regional Commission for review. Once received, the Regional Commission shall immediately forward the plan to the Department for review, indicating the date the plan was received from the local government. This date of submittal for review is the beginning of the plan review process.

(e) Notification of Interested Parties. Once the Regional Commission has accepted the plan for review, it shall immediately notify interested parties of the availability of the plan for review and comment, providing the name of the local government, the general nature of the plan and a deadline by which comments must be returned to the Regional Commission. At minimum, interested parties shall include:

- Local governments inside or outside the Regional Commission's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the plan;
- Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable);
- Regional Commissions that are contiguous to the local government or that are likely to be affected by the plan; and
- Affected state agencies, including the Department of Transportation, the Department of Natural Resources, the Georgia Environmental Facilities Authority, and the Department.

The Regional Commission may (at its sole discretion) conduct a hearing at which any local government, Regional Commission or other local, regional, or state agency may present its views on the plan. The rules for conducting such hearings shall be as approved and adopted by the Council of the Regional Commission.

(f) Regional Commission Review. The Regional Commission shall review the plan for potential conflicts with plans of neighboring jurisdictions, opportunities for interjurisdictional/regional solutions to common issues, and consistency with the adopted regional plan for the region.

(g) Department Review. The Department shall review the required elements of the plan for compliance with the Minimum Standards and Procedures. This review may result in identification of deficiencies that must be resolved before the plan can be approved. The Department may also provide advisory comments to the community and/or the plan preparer (if the plan was prepared by some other party) which are intended to improve the usefulness of the submitted plan and other, future plans. Such advisory comments shall not prevent a local government from adopting an otherwise compliant local comprehensive plan. The Department's findings and recommendations resulting from its review shall be transmitted to the Regional Commission for inclusion in the final report within 35 days after submittal for review.

(h) Report of Findings and Recommendations. Within 40 days after submittal for review, the Regional Commission must transmit a report of findings and recommendations to the local government and a copy of which shall be provided to the Department. This report must include:

- Comments submitted by interested parties that reviewed the plan and (if applicable) a summary of the regional review hearing, detailing any significant issues raised;
- The Regional Commission's findings from its Intergovernmental and Consistency review of the plan and its recommendations for addressing these findings; and
- A copy of the Department's findings and recommendations resulting from its review of the plan.

(i) Plan Revisions. If the Report of Findings and Recommendations indicates that the plan is not yet in compliance with the Minimum Standards and Procedures, the local government must address any requested changes by revising the plan and resubmitting it

to the Regional Commission for review. Once the plan is resubmitted for review, both the Department and the Regional Commission will complete their review and respond to the local government as soon as possible. This process of revision and review can be repeated until the plan is found to be in compliance with the Minimum Standards and Procedures.

(j) Adoption of the Plan. Once the plan has been found by the Department to be in compliance with the Minimum Standards and Procedures, the local governing body may adopt the approved plan. In order to maintain Qualified Local Government certification, the local government must adopt the approved plan. If the local government fails to adopt the plan within one year after the plan is found to be in compliance with the Minimum Standards and Procedures, it will be necessary to resubmit the plan for review as provided at 110-12-1-.04(1)(d).

(k) Notification of Local Adoption. Within seven days of local adoption of the approved plan, the local government must provide an executed copy of the adoption resolution and an as-adopted version of the plan to the Regional Commission. Within seven days of receipt of this written notice, the Regional Commission must forward these documents to the Department.

(l) Qualified Local Government Certification. Once the Department has been notified by the Regional Commission that a local government has adopted the approved plan, the Department will notify the local government that Qualified Local Government certification has been extended.

(m) Publicizing the Plan. Once adopted by the local government, the availability of the plan must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation, posting notice on the local government's website, or using similar means to notify the public of plan adoption and directing them where a complete copy of the plan may be reviewed.

(2) Maintaining the Plan. Local governments are responsible for maintaining their plans to accurately reflect current community conditions and the community's goals and priorities for the future. Maintenance of the plan includes plan amendments and regular updates of the plan.

(a) Plan Amendments. The local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making. Any amendment which, in the judgement of the Department, may impact the compliance of any comprehensive plan component within these standards may be required to follow the submittal and review procedures outlined in section 110-12-1-.04(1). Guidance on the applicability of this requirement may be sought from the appropriate regional commission and/or the Department.

(b) Plan Updates. The elements of the comprehensive plan identified in Chapter 110-12-1-.03 as requiring 5-year updates must be updated every five years in accordance with the recertification schedule maintained by the Department. If significant changes have occurred in community conditions (e.g., if the data upon which the plan is based has become significantly outdated, or the community's goals have changed), a more

extensive update of other elements of the plan may be called for. A comprehensive plan update shall include update of all elements specified for five-year update in Chapter 110-12-1-.03 plus:

- A new Community Work Program (which includes the project which are included in the Capital Improvements Element) covering the five-year period beginning at the time the plan update is adopted as provided at section 110-12-1-.03(1)(j). And,
- A report of accomplishments that describes the current status of each activity in the previous Community Work Program (which includes the Capital Improvements Program). At a minimum, local governments must indicate which activities that:
    - Have been completed;
    - Are currently underway (including a projected completion date);
    - Have been postponed (explaining why and when it will be resumed); or
    - Have been cancelled and are no longer activities the local government intends to undertake (explaining why).

  Any activities reported as "underway" or "postponed" must be reflected in the new Community Work Program or elsewhere in the comprehensive plan update, as appropriate.

(c) Submittal and Review Procedures for Plan Updates. Plan Updates and, when necessary, Plan Amendments shall be reviewed following the submittal and review procedures outlined in section 110-12-1-.04(1).

(d) Service Delivery Strategy Review. The update schedule for required five-year updates to each county comprehensive plan required by paragraph (b) of this section shall serve as the basis for a ten-year update schedule for the review of service delivery strategy agreements required by Code Section 36-70-28 (b)(1) such that each service delivery strategy agreement shall be reviewed after every other five-year county comprehensive plan update beginning with the most recent update.

(3) Variances. A request for alternative planning requirements or a variance from particular requirements in these rules must be submitted to the Department in writing by the local government and its Regional Commission, and must provide sufficient documentation to substantiate the request.

Variance requests specifically asking only for time extensions to complete plans or plan updates will be granted only under the following conditions:

(a) If the preparation of a plan or plan update is substantially complete at the time revised Minimum Standards and Procedures take effect and the local government desires to change its plan or major plan update to conform to the new requirements. Generally, such variance will only be granted if the local government's recertification date falls within 12 months after the effective date for the revised Minimum Standards and Procedures.

(b) If events beyond the local government's control have occurred (e.g., a natural disaster that affects the local government's jurisdiction or a fire that substantially damages the local government's planning or administrative offices, etc.) and the local government is

under extraordinary stress in coping with this compelling situation.

(4) Mapping Requirements. If either a Character Areas Map or Future Land Use Map is included in the plan, this must be submitted to the appropriate regional commission and the Department in a GIS digital vector data format simultaneously with the comprehensive plan. To facilitate the preparation of these and other maps that may be included in the plan. It is recommended that plan preparers use these maps, but if other maps are used, they must meet the following requirements:

(a) Digital Format. Maps submitted in digital form must be provided as digital vector map products, using the shapefile format via a Department-approved exchange media or electronic transfer method.

(b) Base Maps. Base or reference maps must equal or exceed the scale, accuracy, precision, and feature content of the equivalent map made available by the Department. They must use the Georgia Coordinate System of 1985 as defined in the O.C.G.A. 44-4-20 through 44-4-31, or use latitude and longitude coordinates based on the North American Datum of 1983.

(c) Boundaries. All administrative or political boundaries on maps submitted to the Department must include the latest available boundaries from the U.S. Census Bureau. In the event that the U.S. Census boundary map provided on the Department's website does not represent current municipal boundaries, due to recent annexations or de-annexations that have not yet been reported through the official U.S. Census Boundary and Annexation Survey update process, the plan preparer must use the most accurate representation of boundaries available. However, in cases where it is necessary to submit such alternate boundaries to the Department, the affected municipality is advised that O.C.G.A. 36-36-3 requires cities to report all annexations to the Department. Consequently, the municipality will be expected to participate in the next annual U.S Census Boundary and Annexation Survey to reconcile these differences in their boundary map.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

CHAPTER 110-12-1-.05
DEFINITIONS

110-12-1-.05 Definitions. For the purpose of these rules, the following words shall have the meaning as contained herein unless the context does not permit such meaning. Terms not defined in these rules but defined in O.C.G.A. 50-8-1, et seq., or O.C.G.A. 50-39-1 shall have the meanings contained therein. Terms not defined in these rules, nor in O.C.G.A. 50-8-1, et seq., or O.C.G.A. 50-39-1 shall have ascribed to them the ordinary accepted meanings such as the context may imply. For the purpose of these rules, the terms "shall" and "must" have the same meaning, are mandatory in nature, and are indicative of a requirement. The following terms and definitions shall be used to guide the implementation of the comprehensive planning process.

(1) 'Character Area' means a specific geographic area or district within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, and arts district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the Community Goals.

(2) 'Community' means the local jurisdiction (county or municipality) or group of local jurisdictions (in the case of a joint plan) that are preparing a local plan.

(3) 'Comprehensive Plan' means plan meeting these Minimum Standards and Procedures. The comprehensive plan must be prepared pursuant to the Minimum Standards and Procedures for preparation of comprehensive plans and for implementation of comprehensive plans, established by the Department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2.

(4) 'Comprehensive Planning Process' means planning by counties or municipalities in accordance with the Minimum Standards and Procedures.

(5) 'Conflict' means any conflict, dispute, or inconsistency arising:

- Between or among plans, or components thereof, for any counties or municipalities, as proposed, prepared, proposed to be implemented, or implemented;
- Between or among plans for any regions, as proposed, prepared, proposed to be implemented, or implemented;
- Between or among plans, or components thereof, for any counties or municipalities and plans for the region which include such counties or municipalities, as such plans are proposed, prepared, proposed to be implemented, or implemented;

- With respect to or in connection with any action proposed to be taken or taken by any county, municipality, or other local government relating to or affecting regionally important resources, as defined by the Department; or
- With respect to or in connection with any action proposed to be taken or taken by any county, municipality, or other local government relating to or affecting developments of regional impact, as defined by the Department.

(6) 'Core Elements' means the Community Goals, Needs and Opportunities, Broadband Element, and Community Work Program. These are the primary elements that must be included, at a minimum, in each community's Comprehensive Plan.

(7) 'County' means any county of this state.

(8) 'Days' means calendar days, unless otherwise specified.

(9) 'Density' means an objective measurement of the number of people or residential units allowed per unit of land, such as dwelling units per acre.

(10) 'Department' means the Department of Community Affairs established under O.C.G.A. 50-8-1.

(11) 'Governing Body' means the board of commissioners of a county, sole commissioner of a county, council, commissioners, or other governing authority of a county or municipality.

(12) 'Infrastructure' means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

(13) 'Local Government' means any county, municipality, or other political subdivision of the state.

(14) 'Metropolitan Planning Organization' means the federally designated agencies created in urban areas containing more than 50,000 people that are charged with conducting comprehensive, coordinated planning processes to determine the transportation needs of their respective constituencies, and prioritizing and programming projects (including bicycle and pedestrian projects) for federal funding.

(15) 'Minimum Standards and Procedures' means the Minimum Standards and Procedures, including the minimum elements which shall be addressed and included, for preparation of comprehensive plans, for implementation of comprehensive plans, for updates of comprehensive plans including update schedules, and for participation in the coordinated and comprehensive planning process.

(16) 'Mediation' means the process to be employed by the Department and Regional Commissions for resolving conflicts which may arise from time to time in the comprehensive planning process. Procedures and guidelines to govern mediation are as established by the Department pursuant to O.C.G.A. 50-8-7.l(d).

(17) 'Municipality' means any municipal corporation of the state and any consolidated government of the state.

(18) 'Plan' means the comprehensive plan for any county or municipality.

(19) 'Plan amendment' means a change to the adopted plan that occurs between plan updates. Amendments of the adopted plan are appropriate when the conditions, policies, etc., on which the plan is based, have significantly changed so as to materially detract from the usefulness of the plan as a guide to local decision making, or when required by the Department as a result of changes to the Minimum Standards and Procedures.

(20) 'Plan update' means a more or less complete re-write of the plan, which shall occur approximately every five years, in accordance with the recertification schedule maintained by the Department.

(21) 'Planning' means the process of determining actions which state agencies, Regional Commissions, and local governments propose to take.

(22) 'Qualified Local Government' means a county or municipality that adopts and maintains a comprehensive plan as defined in these Minimum Standards and Procedures.

(23) 'Regional Commission' means a Regional Commission established under O.C.G.A. 50-8-32.

(24) 'Regional Plan' means the comprehensive plan for a region prepared by the Regional Commission in accordance with the standards and procedures established by the Department.

(25) 'Rules for Environmental Planning Criteria' means those standards and procedures with respect to natural resources, the environment, and vital areas of the state established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8, including, but not limited to, criteria for the protection of water supply watersheds, groundwater recharge areas, wetlands, protected mountains and protected river corridors.

(26) 'Service Delivery Strategy' means the intergovernmental arrangement among municipal governments, the county government, and other affected entities within the same county for delivery of community services, developed in accordance with the Service Delivery Strategy law. To ensure consistency between the plan and the agreed upon strategy: (1) the services to be provided by the local government, as identified in the plan, cannot exceed those identified in the agreed upon strategy and (2) the service areas identified for individual services that will be provided by the local government must be consistent between the plan and Strategy. As provided in Code Section 36-70-28 (b)(1), Service Delivery Strategies must be reviewed, and revised if necessary, in conjunction with county comprehensive plan updates.

(27) 'Supplemental Planning Recommendations' means the supplemental recommendations provided by the Department to assist communities in preparing plans and addressing the Minimum Standards and Procedures. The plan preparers and the community are encouraged to review these recommended best practices where referenced in the Minimum Standards and Procedures and choose those that have applicability or helpfulness to the community and its planning process.

(28) 'Update Schedule' means: the schedule or schedules for updating comprehensive plans on an annual or five-year basis as provided for in paragraph (2)(b) of Section 110-12-1-.04 of these Rules. The term "Update Schedule' also means an additional schedule for the review of Service Delivery Strategy agreements by counties and affected municipalities on a ten-year basis in conjunction with comprehensive plan updates.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

City Council Meeting
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: PH-20-08 CODE OF ORDINANCES TEXT AMENDMENTS – LITTER ORDINANCE
CONSIDERATION OF TEXT AMENDMENTS TO THE CODE OF ORDINANCES RELATED TO LITTER. THE PROPOSED CHANGES MATCH THE MINIMUM STANDARDS OF THE LATEST MODEL ORDINANCE FROM THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT.

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:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Code of Ordinances Litter CC Staff Report, Ordinance , Proposed Edits to ARTICLE_IV.___LITTER Code

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-20-08 CODE OF ORDINANCES TEXT AMENDMENTS – LITTER

CITY COUNCIL: JULY 20, 2020

II. RECOMMENDATION:

Approve amendments to the Code of Ordinances as it relates to Litter.

III. REPORT IN BRIEF:

Consideration of text amendments to the Code of Ordinances, Article IV to amend regulations pertaining to Litter.

In 2001 the Georgia General Assembly created the Metropolitan North Georgia Water Planning District to develop comprehensive regional and watershed-specific water resource management plans to be implemented by local governments. In accordance with the June 2017 Water Resources Management Plan, Alpharetta is required to adopt policies, ordinances, and regulations that match the surrounding 15 counties and 93 municipalities that make up The District.

Litter:

The Plan requires cities and counties to enforce regulations to prevent littering. Amendments are proposed to the definition of Litter and violation fine amounts. The District has developed a model ordinance for local governments to adopt for this compliance. The ordinance presented here for adoption and approval is the model ordinance.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLE IV, CHAPTER 26 OF THE CODE OF ORDINANCES OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE DEFINITION OF LITTER; TO AMEND VIOLATION FINE AMOUNTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the City of Alpharetta (the "City") adopted the Code of Ordinances of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the "Code of Ordinances"); and

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

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

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

WHEREAS, the City Council desires to amend Article IV of the Code of Ordinances for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Code of Ordinances promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

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

Section 1: Article IV, Chapter 26 titled "Litter" of the Code of Ordinances is hereby amended by revising same as set forth in Exhibit "A" attached hereto as if fully set forth herein; and

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Code of Ordinances of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____day of _____, 2020.

Approved:

_____
Jim Gilvin, Mayor

Attest:

_____
Erin Cobb, City Clerk
(Seal)

Approved as to Form:

_____
C. Sam Thomas, City Attorney

COUNCILMEMBERS

_____

_____

_____

_____

_____

_____

Exhibit “A”

ARTICLE IV. - LITTER[2]

Footnotes:

--- (**2**) ---

State Law reference— Littering, O.C.G.A. § 16-7-42 et seq.; egregious litter control, O.C.G.A. § 16-7-51 et seq.

Sec. 26-85. - General provisions.

(a) *Purpose and intent.* The purpose of this article is to protect the public health, safety, environment, and general welfare through the regulation and prevention of litter. The objectives of this article are to:

(1) Provide for uniform prohibition throughout the city of any and all littering on public or private property; and

(2) Prevent the desecration of the beauty and quality of life of the city and prevent harm to the public health, safety, environment, and general welfare, including the degradation of water and aquatic resources caused by litter.

(b) *Applicability.* This article shall apply to all public and private property within the jurisdiction of the city.

(c) *Compatibility with other regulations.* This article is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. The requirements of this article should be considered minimum requirements, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

(Code 1989, § 10-19; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-86. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Litter means ~~any discarded or abandoned refuse, rubbish, junk, or other waste material; or dead animals that are not subject to the provisions of~~ any organic or inorganic waste material, rubbish, refuse, garbage, trash, hulls, peelings, debris, grass, weeds, ashes, sand, gravel, slag, brickbats, metal, plastic, and glass containers, broken glass, dead animals, or intentionally or unintentionally discarded materials of every kind and description which are not “waste” as such term is defined in O.C.G.A. § ~~4-5-4~~ 16-7-51, paragraph 6.

Public or private property means the right-of-way of any road or highway; any body of water or watercourse or the shores or beaches thereof; any park, playground, building, refuge, or conservation or recreation area; timberlands or forests; and residential, commercial, industrial, or farm properties.

(Code 1989, § 10-20; Ord. No. 209, § 1, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-87. - Dumping, depositing, etc.

(a) It shall be unlawful for any person to dump, deposit, place, throw or leave or to cause or permit the dumping, depositing, placing, throwing or leaving of litter on any public or private property in the city limits or any waters in the city unless:

(1) The property is designated by the state or by any of its agencies or political subdivisions for the disposal of such litter, and such person is authorized by the proper public authority to use such property;

(2) The litter is placed into a non-disposable litter receptacle or container designed for the temporary storage of litter and located in an area designated by the owner or tenant in lawful possession of the property; or

(3) The person is the owner or tenant in lawful possession of such property, or has first obtained consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant, all in a manner consistent with the public welfare.

(b) No person shall operate any motor vehicle with a load on or in such vehicle unless the load on or in such vehicle is adequately secured to prevent the dropping or shifting of materials from such load onto the roadway.

(Code 1989, § 10-21; Ord. No. 209, § 2(a), 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-88. - Punishment for violation.

(a) It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this article. Any person who has violated or continues to violate the provisions of this article may be subject to the enforcement actions outlined in this section or may be restrained by injunction or otherwise sentenced in a manner provided by law.

(b) Any person who violates this article shall be guilty of a violation and, upon conviction thereof, shall be punished as follows:

(1) By a fine of not less than $~~25.00~~ 200.00 and not more than $1200.00; and

(2) In addition to the fine set out in subsection (b)(1) of this section, the violator shall reimburse the city for the reasonable cost of removing the litter when the litter is or is ordered removed by the city; and

(3) a. In the sound discretion of the municipal court, the person may be directed to pick up and remove from any public street or highway or public right-of-way, for a distance not to exceed one mile, any litter such person has deposited and any and all litter deposited thereon by anyone else prior to the date of execution of sentence; or

b. In the sound discretion of the municipal court, the person may be directed to pick up and remove any and all litter from any public property, private right-of-way, or, with prior permission of the legal owner or tenant in lawful possession of such property, any private property upon which it can be established by competent evidence that the offender has deposited litter. Pick-up and removal shall include any and all litter deposited thereon by anyone prior to the date of execution of sentence; and

(4) The court may publish the names of persons convicted of violating this article.

(Code 1989, § 10-22; Ord. No. 209, § 2(b), 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-89. - Prima facie evidence.

(a) Whenever litter is thrown, deposited, dropped or dumped from any motor vehicle, boat, airplane, or other conveyance in violation of this article, the trier of fact may, in his discretion, and in consideration of the totality of the circumstances, infer that the operator of the conveyance has violated this article.

(b) Except as provided in subsection (a) of this section, whenever any litter which is dumped, deposited, thrown or left on public or private property in violation of this article is discovered to contain any articles, including, but not limited to, letters, bills, publications or other writing which displays the name of the person thereon in such a manner as to indicate that the article belongs or belonged to such person, the trier of fact may, in his discretion, and in consideration of the totality of the circumstances, infer that such person has violated this article.

(Code 1989, § 10-23; Ord. No. 209, § 3, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-90. - Containers—Receptacles to be provided; notice to public.

The director of public works is hereby authorized, empowered, and instructed to establish and maintain receptacles for the deposit of litter at appropriate locations where the property is frequented by the public, to post signs directing persons to the receptacles and serving notice of the provisions of this article, and to otherwise publicize the availability of the litter receptacles and the requirements of this article.

(Code 1989, § 10-24; Ord. No. 209, § 5, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-91. - Same—Misuse or vandalization.

It shall be unlawful for any person to set fire to the contents of, indiscriminately scatter or disperse the contents of, or otherwise vandalize any container provided by the city for the dumping of trash, garbage or litter.

(Code 1989, § 10-25; Ord. No. 209, § 6, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-92. - Enforcement officials.

All law enforcement agencies, officers and officials of this state or any political subdivision thereof, or any enforcement agency, officer or any official of any commission of this state or any political subdivision thereof, are hereby authorized, empowered and directed to enforce compliance with this article.

(Code 1989, § 10-26; Ord. No. 209, § 4, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Secs. 26-93—26-112. - Reserved.

ARTICLE IV. - LITTER[2]

Footnotes:

--- (**2**) ---

State Law reference— Littering, O.C.G.A. § 16-7-42 et seq.; egregious litter control, O.C.G.A. § 16-7-51 et seq.

Sec. 26-85. - General provisions.

(a) *Purpose and intent.* The purpose of this article is to protect the public health, safety, environment, and general welfare through the regulation and prevention of litter. The objectives of this article are to:

(1) Provide for uniform prohibition throughout the city of any and all littering on public or private property; and

(2) Prevent the desecration of the beauty and quality of life of the city and prevent harm to the public health, safety, environment, and general welfare, including the degradation of water and aquatic resources caused by litter.

(b) *Applicability.* This article shall apply to all public and private property within the jurisdiction of the city.

(c) *Compatibility with other regulations.* This article is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. The requirements of this article should be considered minimum requirements, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

(Code 1989, § 10-19; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-86. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Litter means ~~any discarded or abandoned refuse, rubbish, junk, or other waste material; or dead animals that are not subject to the provisions of~~ any organic or inorganic waste material, rubbish, refuse, garbage, trash, hulls, peelings, debris, grass, weeds, ashes, sand, gravel, slag, brickbats, metal, plastic, and glass containers, broken glass, dead animals, or intentionally or unintentionally discarded materials of every kind and description which are not “waste” as such term is defined in O.C.G.A. § ~~4-5-4~~ 16-7-51, paragraph 6.

Public or private property means the right-of-way of any road or highway; any body of water or watercourse or the shores or beaches thereof; any park, playground, building, refuge, or conservation or recreation area; timberlands or forests; and residential, commercial, industrial, or farm properties.

(Code 1989, § 10-20; Ord. No. 209, § 1, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-87. - Dumping, depositing, etc.

(a) It shall be unlawful for any person to dump, deposit, place, throw or leave or to cause or permit the dumping, depositing, placing, throwing or leaving of litter on any public or private property in the city limits or any waters in the city unless:

(1) The property is designated by the state or by any of its agencies or political subdivisions for the disposal of such litter, and such person is authorized by the proper public authority to use such property;

(2) The litter is placed into a non-disposable litter receptacle or container designed for the temporary storage of litter and located in an area designated by the owner or tenant in lawful possession of the property; or

(3) The person is the owner or tenant in lawful possession of such property, or has first obtained consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant, all in a manner consistent with the public welfare.

(b) No person shall operate any motor vehicle with a load on or in such vehicle unless the load on or in such vehicle is adequately secured to prevent the dropping or shifting of materials from such load onto the roadway.

(Code 1989, § 10-21; Ord. No. 209, § 2(a), 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-88. - Punishment for violation.

(a) It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this article. Any person who has violated or continues to violate the provisions of this article may be subject to the enforcement actions outlined in this section or may be restrained by injunction or otherwise sentenced in a manner provided by law.

(b) Any person who violates this article shall be guilty of a violation and, upon conviction thereof, shall be punished as follows:

(1) By a fine of not less than $~~25.00~~ 200.00 and not more than $1200.00; and

(2) In addition to the fine set out in subsection (b)(1) of this section, the violator shall reimburse the city for the reasonable cost of removing the litter when the litter is or is ordered removed by the city; and

(3) a. In the sound discretion of the municipal court, the person may be directed to pick up and remove from any public street or highway or public right-of-way, for a distance not to exceed one mile, any litter such person has deposited and any and all litter deposited thereon by anyone else prior to the date of execution of sentence; or

b. In the sound discretion of the municipal court, the person may be directed to pick up and remove any and all litter from any public property, private right-of-way, or, with prior permission of the legal owner or tenant in lawful possession of such property, any private property upon which it can be established by competent evidence that the offender has deposited litter. Pick-up and removal shall include any and all litter deposited thereon by anyone prior to the date of execution of sentence; and

(4) The court may publish the names of persons convicted of violating this article.

(Code 1989, § 10-22; Ord. No. 209, § 2(b), 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-89. - Prima facie evidence.

(a) Whenever litter is thrown, deposited, dropped or dumped from any motor vehicle, boat, airplane, or other conveyance in violation of this article, the trier of fact may, in his discretion, and in

consideration of the totality of the circumstances, infer that the operator of the conveyance has violated this article.

(b) Except as provided in subsection (a) of this section, whenever any litter which is dumped, deposited, thrown or left on public or private property in violation of this article is discovered to contain any articles, including, but not limited to, letters, bills, publications or other writing which displays the name of the person thereon in such a manner as to indicate that the article belongs or belonged to such person, the trier of fact may, in his discretion, and in consideration of the totality of the circumstances, infer that such person has violated this article.

(Code 1989, § 10-23; Ord. No. 209, § 3, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-90. - Containers—Receptacles to be provided; notice to public.

The director of public works is hereby authorized, empowered, and instructed to establish and maintain receptacles for the deposit of litter at appropriate locations where the property is frequented by the public, to post signs directing persons to the receptacles and serving notice of the provisions of this article, and to otherwise publicize the availability of the litter receptacles and the requirements of this article.

(Code 1989, § 10-24; Ord. No. 209, § 5, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-91. - Same—Misuse or vandalization.

It shall be unlawful for any person to set fire to the contents of, indiscriminately scatter or disperse the contents of, or otherwise vandalize any container provided by the city for the dumping of trash, garbage or litter.

(Code 1989, § 10-25; Ord. No. 209, § 6, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Sec. 26-92. - Enforcement officials.

All law enforcement agencies, officers and officials of this state or any political subdivision thereof, or any enforcement agency, officer or any official of any commission of this state or any political subdivision thereof, are hereby authorized, empowered and directed to enforce compliance with this article.

(Code 1989, § 10-26; Ord. No. 209, § 4, 5-27-1985; Ord. No. 540, § 1, 3-15-2004)

Secs. 26-93—26-112. - Reserved.

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-18-17 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – HISTORIC PRESERVATION INCENTIVE ZONING

CITY COUNCIL: JUNE 22, 2020

This item was heard at the 6/4/2020 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval subject to staff recommendations with one addition to Sec 2.9.5E (Planning Commission changes shown in RED). Vote 7-0

II. **RECOMMENDATION:**

Approve text amendments to the Unified Development Code (UDC) related to the Historic Preservation Incentive Zoning Ordinance.

III. **REPORT IN BRIEF:**

Consideration of text amendments to Unified Development Code (UDC) Section 2.9 Historic Preservation Incentive Zoning.

Planning Commission proposes UDC text amendments allowing 'structure', or 'parcel of land', not just buildings, to be designated as historic. In addition, staff proposes an amendment allowing historic property plaques or markers to be made of a material other than 'bronze'.

IV. **ATTACHMENTS:**

- Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLE II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE CRITERIA FOR DESIGNATION OF HISTORIC PROPERTIES; TO AMEND THE INCENTIVES AVAILABLE TO DESIGNATED HISTORIC PROPERTIES; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Article II of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article II, Subsection 2.9.4(B) titled "Criteria for designation of a historic property" and Article II, Subsection 2.9.5(E)(2) titled "Bronze Historic Property Plaque" of the Unified Development Code is hereby amended by revising same as set forth in Exhibit "A" attached hereto as if fully set forth herein; and

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____day of _____, 2020.

Approved:

_____
Jim Gilvin, Mayor

Attest:

_____
Erin Cobb, City Clerk
(Seal)

Approved as to Form:

_____
C. Sam Thomas, City Attorney

COUNCILMEMBERS

_____

_____

_____

_____

_____

_____

Exhibit “A”

SECTION 2.9 - HISTORIC PRESERVATION INCENTIVE ZONING

2.9.4 Recommendation and designation of historic properties.

A. Preliminary Research by HPC.

1. Survey of Local Historic Resources. The HPC shall compile and collect information on historic resources within the City, including the preparation and maintenance of an inventory of all property within the City having the potential for designation as historic. Records shall be maintained in accordance with the City's records management plan.

2. Recommendation for Historic Designation. Pursuant to the procedure provided herein for consideration of properties for designation as historic, the HPC shall present to the City Council recommendations regarding the designation of historic properties. Notwithstanding any other provision of the UDC or City Code to the contrary, the HPC, not the Planning Commission, shall make recommendations to the City Council regarding the designation of a historic property.

3. Documentation Supporting Recommendation for Designation of Historic Property. Prior to the HPC's recommendation to the City Council of a property to designate as historic, the HPC shall prepare a report for recommendation consisting of:

   a. A detailed physical description of the proposed historic property; and

   b. A statement of the historical, cultural, architectural, and/or aesthetic significance of the proposed historic property; and

   c. A map showing the boundaries of the proposed property; and

   d. A statement justifying the boundaries of the proposed property; and

   e. Representative photographs of the proposed property.

B. Criteria for Designation of a Historic Property. In order to be designated a historic property, the property must be an individual building, structure or parcel of land that meets the following criteria:

   a. Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

   b. Possesses historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

   c. Is deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:

      i. It is an outstanding example of a building representative of its era and over 75 years old;

      ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

      iii. It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

(Ord. No. 712 , § 1(Exh. A), 9-8-2015; Ord. No. 738 , § 2, 5-1-2017)

2.9.5 Incentives available to historic properties following designation.

Following designation by the City Council and subject to compliance with the regulations and provisions set forth in this Section 2.9 and any other applicable City, State or federal ordinances, statutes, laws, or regulations, owners of historic properties may utilize or are otherwise eligible for the following zoning incentives, construction code exemptions and other benefits, as applicable:

A. Zoning and Development Incentives. The following zoning incentives and benefits are available to historic properties, as applicable:

1. Permitted Residential Uses in C-1 and C-2 Districts. 'For-Sale' Dwelling is a permitted principal use for historic properties located within the C-1 and C-2 zoning districts.

2. Permitted Mixed-Use.

a. Historic properties with non-residential principal use: May utilize up to 40% of the heated interior square footage of the principal building for a residential ('For-Sale' dwelling) use. The use of the residence is restricted to the property owner or tenant of the non-residential portion of the building.

b. Historic properties with residential principal use located in Downtown Alpharetta: May utilize up to 40% of the heated interior square footage of the principal building for a non-residential use, as listed below, provided no more than two (2) total employees and/or independent contractors, who do not also reside at the property, shall be allowed to work in the premises in connection with such non-residential use at any one time. No more than one (1) patron per 250 sq. ft. of gross floor area may patronize the non-residential space at any one time. Except as previously provided, the use of non-residential portion of the building is restricted to the property owner or tenant of the residence. Non-residential uses are limited to the following permitted uses:

i. Art gallery;

ii. Barber shop, with no more than two (2) chairs;

iii. Beauty shop, with no more than two (2) chairs;

iv. Bed and Breakfast;

v. Book store;

vi. Florist;

vii. Medical office, no surgery; and

viii. Professional office.

3. Open Space and Amenity Space.

a. General. The area of a historic property incorporated into a development as a community amenity may be applied to and included as part of the minimum area required to be set aside as open space pursuant to regulations and requirements governing the CUP District, Conservation Subdivisions, and the Downtown Overlay District.

b. Permitted Uses. In addition to the uses allowed for an open space pursuant to the underlying zoning regulations or conditions of zoning, provided such use is not otherwise prohibited by this Section 2.9, the property may be used as a community amenity or amenity space for use by the occupants, licensees or guests of the development.

c. Lot and Development Requirements. The minimum lot size of a historic property eligible for use as an amenity/open space shall be 4,500 square feet. The area of the historic property shall be designated on any required site plans and/or development plans, and shall be subdivided and platted as an individual lot of record on the final plat. To the greatest extent practicable, the layout of the development shall be designed in a manner that allows the historic property to serve as a focal point of the surrounding neighborhood and the community. Other development improvements should be planned and designed in a manner that provides maximum visibility of the historic property from public right-of-way exterior to the development or subdivision. The use of the historic property shall be restricted in perpetuity, or for such other term of years as required by the City, through the use of an approved legal instrument, as further set forth herein.

d. Additional Requirements - Permanent Protection of Historic Property. An applicant or owner seeking to utilize a historic property as an open space or amenity space shall be required to comply with the additional requirements regarding the ownership, preservation and maintenance of the historic property, including the execution and recording of an instrument providing for the permanent protection of the historic property, set forth in Paragraph F below.

4. Setback Reduction.

a. Side setbacks required per the underlying zoning regulations may be reduced by up to 50%.

b. Rear setbacks required per the underlying zoning regulations may be reduced by up to 25%.

5. Parking reduction. Parking for office and commercial uses may be reduced up to 50%. Historic properties within Downtown Alpharetta shall not be required to contribute to the Parking Fund as a result of parking reduction.

B. Building, Construction and Property Maintenance Code Exemptions. Designated historic properties may be exempt from certain building, construction and property maintenance code regulations.

1. Building and Construction Code Exemptions. The following types of exemptions from building and construction code requirements and other regulations are available to certain historic properties based on the provisions of the subject code, as determined by the building official:

a. Exemptions from the International Energy Conservation Code;

b. Exemptions from and compliance alternatives to certain requirements of the International Building Code (2012 Edition) regarding the construction, repair, alteration, addition, restoration and movement of buildings or structures, and change of occupancy, provided the subject condition does not constitute a distinct life safety hazard;

c. Exemptions from certain flood hazard area requirements;

d. Exemptions from the International Fire Code (2012 Edition); and

e. Exemptions from (or compliance alternatives to) Americans with Disabilities Act (ADA) regulations and other related code regulations providing standards for accessibility.

2. International Property Maintenance Code Exemptions. Compliance with requirements of the International Property Maintenance Code may not be mandatory for historic properties when such buildings or structures are determined to be safe and in the public interest of health, safety, and welfare by the code official.

C. State and Federal Tax Incentive Programs. Several state and federal tax incentive programs are available to owners who rehabilitate historic properties listed, or certified as eligible for

listing, in the Georgia Register of Historic Places or National Register of Historic Places, as applicable, including the State Preferential Property Tax Assessment for Rehabilitated Historic Property, the State Income Tax Credit for Rehabilitated Historic Property, and the Federal Rehabilitation Investment Tax Credit (RITC). The HPC provides additional information regarding such programs. The provisions set forth in this Paragraph are provided for information purposes only and do not constitute any representation, commitment or assurance by the City regarding a property owner's qualification for such tax incentive programs or the continuation of such programs.

D. Economic Incentives—Facade Grants. Subject to the City Council's adoption of an ordinance(s) providing for the appropriation of funding for the subject grant program and annual appropriations thereafter, historic properties are eligible to receive facade grants for the purpose of funding improvements for the preservation, restoration or rehabilitation of historic properties. In addition to meeting any and all other requirements of the City facade grant program for historic properties, as approved by the City Council, an owner of a historic property receiving facade grant funds shall be required to convey to the City a facade easement complying with the applicable requirements set forth in Paragraph F below. Further, any and all proposed improvements constituting a material change in the appearance of the historic property shall require the prior approval of a certificate of appropriateness by the HPC. Notwithstanding any other provision hereof to the contrary, nothing set forth in this Paragraph shall be deemed to create or confer any vested rights to such grant funds or create any obligation of the City to grant or otherwise appropriate funds for the aforementioned purposes. The City's award of facade grant funds in accordance with any facade grant program is subject to funding availability and, in accordance with O.C.G.A. § 36-30-3, any facade grant program may be terminated immediately and absolutely if the City determines that adequate funds are not appropriated or funds are de-appropriated such that the City cannot sufficiently fund the subject grant program, which determination is at the City's sole discretion and shall be conclusive.

E. Other Available Benefits and Incentives. The following additional benefits and incentives are available to historic properties:

1. Free Design Assistance from the HPC. The HPC provides pre-application technical and design assistance regarding proposed preservation, restoration and/or rehabilitation work and its conformance with the U.S. Secretary of the Interior's Standards and Guidelines to owners of historic properties applying for a building permit or seeking to rezone historic property to the TDR-HC Overlay District.

2. ~~Bronze~~ Historic Property Plaque. The City will install a ~~bronze~~ plaque on or within the public right-of-way adjacent to each property designated as historic by the City Council.

F.

(Ord. No. 712 , § 1(Exh. A), 9-8-2015)

2.9.4 Recommendation and designation of historic properties.

A. Preliminary Research by HPC.

1. Survey of Local Historic Resources. The HPC shall compile and collect information on historic resources within the City, including the preparation and maintenance of an inventory of all property within the City having the potential for designation as historic. Records shall be maintained in accordance with the City's records management plan.
2. Recommendation for Historic Designation. Pursuant to the procedure provided herein for consideration of properties for designation as historic, the HPC shall present to the City Council recommendations regarding the designation of historic properties. Notwithstanding any other provision of the UDC or City Code to the contrary, the HPC, not the Planning Commission, shall make recommendations to the City Council regarding the designation of a historic property.
3. Documentation Supporting Recommendation for Designation of Historic Property. Prior to the HPC's recommendation to the City Council of a property to designate as historic, the HPC shall prepare a report for recommendation consisting of:
    a. A detailed physical description of the proposed historic property; and
    b. A statement of the historical, cultural, architectural, and/or aesthetic significance of the proposed historic property; and
    c. A map showing the boundaries of the proposed property; and
    d. A statement justifying the boundaries of the proposed property; and
    e. Representative photographs of the proposed property.

B. Criteria for Designation of a Historic Property. In order to be designated a historic property, the property must be an individual building, structure or parcel of land that meets the following criteria:

a. Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or
b. Possesses historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and
c. Is deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:
    i. It is an outstanding example of a building representative of its era and over 75 years old;
    ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or
    iii. It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

(Ord. No. 712 , § 1(Exh. A), 9-8-2015; Ord. No. 738 , § 2, 5-1-2017)

2.9.5 Incentives available to historic properties following designation.

Following designation by the City Council and subject to compliance with the regulations and provisions set forth in this Section 2.9 and any other applicable City, State or federal ordinances, statutes, laws, or regulations, owners of historic properties may utilize or are otherwise eligible for the following zoning incentives, construction code exemptions and other benefits, as applicable:

A. Zoning and Development Incentives. The following zoning incentives and benefits are available to historic properties, as applicable:

1. Permitted Residential Uses in C-1 and C-2 Districts. 'For-Sale' Dwelling is a permitted principal use for historic properties located within the C-1 and C-2 zoning districts.

2. Permitted Mixed-Use.

a. Historic properties with non-residential principal use: May utilize up to 40% of the heated interior square footage of the principal building for a residential ('For-Sale' dwelling) use. The use of the residence is restricted to the property owner or tenant of the non-residential portion of the building.

b. Historic properties with residential principal use located in Downtown Alpharetta: May utilize up to 40% of the heated interior square footage of the principal building for a non-residential use, as listed below, provided no more than two (2) total employees and/or independent contractors, who do not also reside at the property, shall be allowed to work in the premises in connection with such non-residential use at any one time. No more than one (1) patron per 250 sq. ft. of gross floor area may patronize the non-residential space at any one time. Except as previously provided, the use of non-residential portion of the building is restricted to the property owner or tenant of the residence. Non-residential uses are limited to the following permitted uses:

i. Art gallery;

ii. Barber shop, with no more than two (2) chairs;

iii. Beauty shop, with no more than two (2) chairs;

iv. Bed and Breakfast;

v. Book store;

vi. Florist;

vii. Medical office, no surgery; and

viii. Professional office.

3. Open Space and Amenity Space.

a. General. The area of a historic property incorporated into a development as a community amenity may be applied to and included as part of the minimum area required to be set aside as open space pursuant to regulations and requirements governing the CUP District, Conservation Subdivisions, and the Downtown Overlay District.

b. Permitted Uses. In addition to the uses allowed for an open space pursuant to the underlying zoning regulations or conditions of zoning, provided such use is not otherwise prohibited by this Section 2.9, the property may be used as a community amenity or amenity space for use by the occupants, licensees or guests of the development.

c. Lot and Development Requirements. The minimum lot size of a historic property eligible for use as an amenity/open space shall be 4,500 square feet. The area of the historic property shall be designated on any required site plans and/or development plans, and shall be subdivided and platted as an individual lot of record on the final plat. To the greatest extent practicable, the layout of the development shall be designed in a manner that allows the historic property to serve as a focal point of the surrounding neighborhood and the community. Other development improvements should be planned and designed in a manner that provides maximum visibility of the historic property from public right-of-way exterior to the development or subdivision. The use of the historic property shall be restricted in perpetuity, or for such other term of years as required by the City, through the use of an approved legal instrument, as further set forth herein.

d. Additional Requirements - Permanent Protection of Historic Property. An applicant or owner seeking to utilize a historic property as an open space or amenity space shall be required to comply with the additional requirements regarding the ownership, preservation and maintenance of the historic property, including the execution and recording of an instrument providing for the permanent protection of the historic property, set forth in Paragraph F below.

4. Setback Reduction.

a. Side setbacks required per the underlying zoning regulations may be reduced by up to 50%.

b. Rear setbacks required per the underlying zoning regulations may be reduced by up to 25%.

5. Parking reduction. Parking for office and commercial uses may be reduced up to 50%. Historic properties within Downtown Alpharetta shall not be required to contribute to the Parking Fund as a result of parking reduction.

B. Building, Construction and Property Maintenance Code Exemptions. Designated historic properties may be exempt from certain building, construction and property maintenance code regulations.

1. Building and Construction Code Exemptions. The following types of exemptions from building and construction code requirements and other regulations are available to certain historic properties based on the provisions of the subject code, as determined by the building official:

a. Exemptions from the International Energy Conservation Code;

b. Exemptions from and compliance alternatives to certain requirements of the International Building Code (2012 Edition) regarding the construction, repair, alteration, addition, restoration and movement of buildings or structures, and change of occupancy, provided the subject condition does not constitute a distinct life safety hazard;

c. Exemptions from certain flood hazard area requirements;

d. Exemptions from the International Fire Code (2012 Edition); and

e. Exemptions from (or compliance alternatives to) Americans with Disabilities Act (ADA) regulations and other related code regulations providing standards for accessibility.

2. International Property Maintenance Code Exemptions. Compliance with requirements of the International Property Maintenance Code may not be mandatory for historic properties when such buildings or structures are determined to be safe and in the public interest of health, safety, and welfare by the code official.

C. State and Federal Tax Incentive Programs. Several state and federal tax incentive programs are available to owners who rehabilitate historic properties listed, or certified as eligible for

listing, in the Georgia Register of Historic Places or National Register of Historic Places, as applicable, including the State Preferential Property Tax Assessment for Rehabilitated Historic Property, the State Income Tax Credit for Rehabilitated Historic Property, and the Federal Rehabilitation Investment Tax Credit (RITC). The HPC provides additional information regarding such programs. The provisions set forth in this Paragraph are provided for information purposes only and do not constitute any representation, commitment or assurance by the City regarding a property owner's qualification for such tax incentive programs or the continuation of such programs.

D. Economic Incentives—Facade Grants. Subject to the City Council's adoption of an ordinance(s) providing for the appropriation of funding for the subject grant program and annual appropriations thereafter, historic properties are eligible to receive facade grants for the purpose of funding improvements for the preservation, restoration or rehabilitation of historic properties. In addition to meeting any and all other requirements of the City facade grant program for historic properties, as approved by the City Council, an owner of a historic property receiving facade grant funds shall be required to convey to the City a facade easement complying with the applicable requirements set forth in Paragraph F below. Further, any and all proposed improvements constituting a material change in the appearance of the historic property shall require the prior approval of a certificate of appropriateness by the HPC. Notwithstanding any other provision hereof to the contrary, nothing set forth in this Paragraph shall be deemed to create or confer any vested rights to such grant funds or create any obligation of the City to grant or otherwise appropriate funds for the aforementioned purposes. The City's award of facade grant funds in accordance with any facade grant program is subject to funding availability and, in accordance with O.C.G.A. § 36-30-3, any facade grant program may be terminated immediately and absolutely if the City determines that adequate funds are not appropriated or funds are de-appropriated such that the City cannot sufficiently fund the subject grant program, which determination is at the City's sole discretion and shall be conclusive.

E. Other Available Benefits and Incentives. The following additional benefits and incentives are available to historic properties:

1. Free Design Assistance from the HPC. The HPC provides pre-application technical and design assistance regarding proposed preservation, restoration and/or rehabilitation work and its conformance with the U.S. Secretary of the Interior's Standards and Guidelines to owners of historic properties applying for a building permit or seeking to rezone historic property to the TDR-HC Overlay District.

2. ~~Bronze~~ Historic Property Plaque. The City will install a ~~bronze~~ plaque on or within the public right-of-way adjacent to each property designated as historic by the City Council.

F.

(Ord. No. 712 , § 1(Exh. A), 9-8-2015)

Historic Farm House Community

Original Settlement of Alpharetta (1828)

Historic Trade Route

From Lebanon Community (near Roswell) into Forsyth County

Proposed Historic Site

THE CITY OF ALPHARETTA GEORGIA

City Council Meeting
STAFF REPORT

Submitting Department: City Clerk
Submitted By: Sam Thomas
Sponsored By: Mayor Gilvin & Council Member Merkel
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: AN ORDINANCE TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CITY CODE TO ADD A NEW ARTICLE PROVIDING FOR THE LICENSING OF DISTILLERIES
(2ND READING)
SPONSORED BY: MAYOR GILVIN & COUNCIL MEMBER MERKEL

II. RECOMMENDATION:

The recommendation is for Mayor and Council to adopt an ordinance amending Chapter 3 (Alcoholic Beverages) of the City Code in order to add a new article providing for the licensing of distilleries.

III. REPORT IN BRIEF:

The ordinance, as presented, will amend Chapter 3 (Alcoholic Beverages) of the City of Alpharetta Code in order to add a new provision allowing for the manufacturing of distilled spirits. According to the ordinance, the manufacturing of distilled spirits in the City will be authorized pursuant to the issuance of a distiller's license by the Mayor and City Council.

Each holder of a distiller's license shall comply with the provisions of the City's Alcoholic Beverage Codes and all other applicable state and local statutes, ordinances, resolutions and regulations, including, but not limited to, rules and regulations promulgated by the Department of Revenue.

There have been no changes made to the ordinance since the first reading.

IV. ALTERNATIVES:

V. ATTACHMENTS:

ORDINANCE AMENDING CHAPTER 3 (ALCOHOLIC BEVERAGES) OF CODE - NEW ARTICLE TO PROVIDE FOR LICENSING OF DISTILLERIES (06-17-2020)(3765967.1) (002)

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, Chapter 3 (Alcoholic Beverages) of The Code of the City of Alpharetta, Georgia provides regulations governing the sale of alcoholic beverages within the City; and

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

WHEREAS, the City Council has determined that it is appropriate from time to time to modify alcoholic beverage regulations to comport with current conditions; and

WHEREAS, the City Council desires to amend Chapter 3 (Alcoholic Beverages) of The Code of the City of Alpharetta, Georgia in order to add certain provisions regulating the sale of alcoholic beverages.

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

Section 1: Chapter 3 of the Code is hereby amended by adding a new Article XIX, to read as follows:

"ARTICLE XIX. DISTILLERIES.

Sec. 4-455. Definitions.

As used in this article:

Distiller means a manufacturer of distilled spirits.

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

Sec. 4-456. Distiller's license authorized.

The manufacturing of distilled spirits in the City is authorized pursuant to the issuance of a distiller's license by the City Council; provided, however, that no person shall be

permitted to own or operate a distillery or otherwise manufacture distilled spirits in the City without first obtaining a proper distiller's license from the City Council pursuant to the procedures set forth in Article I of this chapter, and each holder of a distiller's license shall comply with the provisions of this chapter and all other applicable state and local statutes, ordinances, resolutions and regulations, including, but not limited to, rules and regulations promulgated by the Department of Revenue.

Sec. 4-457. Application; license fee.

Application for a distiller's license shall be made in the manner and in accordance with the procedures set forth in Article I of this chapter. The annual fee for a distiller's license shall be five hundred dollars ($500.00), which fee may be revised from time to time by resolution of the Mayor and Council.

Sec. 4-458. Unlawful to manufacture distilled spirits without license.

It shall be unlawful for any person to manufacture distilled spirits within the City except under a valid distiller's license granted by the City Council as set forth in this article. Distilled spirts may only be manufactured on the licensed premises of a distillery.

Sec. 4-459. Exception for distilleries.

As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of distilled spirits established under state law, a distiller's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 500 barrels of distilled spirits manufactured on such licensed premises per year for: (1) consumption on the premises; and (2) consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 2,250 milliliters of distilled spirits per consumer per day. Such retail sales are permitted on the days and at the times that the retail sale of distilled spirits for consumption on the premises or by the package, as applicable, is authorized for other licensees under this chapter. Under no circumstances shall such distilled spirits be sold by a licensed distiller to a licensed retailer or retail consumption dealer for the purpose of resale. Any distiller engaging in the retail sales of distilled spirits pursuant to this section shall remit all state and local sales, use, and excise

taxes to the proper tax collecting authority. For the purposes of this article, “barrel” means fifty-three (53) gallons of distilled spirits.”

Section 2. It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5. This Ordinance shall become effective immediately upon adoption.

ADOPTED this _____ day of _____, 2020.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ORDINANCE NO. _____

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF ORDINANCE TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES]

COUNCILMEMBERS

_____
Jason Binder

_____
Ben Burnett

_____
John Hipes

_____
Dan Merkel

_____
Donald Mitchell

_____
Karen Richard

(SEAL)

Attest:

Approved as to form and legal sufficiency:

_____
City Clerk

_____
C. Sam Thomas, City Attorney

First Reading:_____

Second Reading:_____

Adopted:_____

3765967

City Council Meeting
STAFF REPORT

Submitting Department: Council
Submitted By: Mayor Gilvin
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: BOARD AND COMMISSION APPOINTMENTS: REAPPOINT CHAIRMAN DENNIS MITCHELL TO THE RECREATION COMMISSION

II. RECOMMENDATION:

Mayor Gilvin to reappoint Chairman Dennis Mitchell to the Recreation Commission.

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

City Council Meeting
STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Sponsored By: N/A
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: DESIGN AND PROJECT MANAGEMENT SERVICES FOR OLD MILTON PARKWAY WIDENING

II. RECOMMENDATION:

Please approve AECOM's proposal in the amount of $2,161,400.00 for the design of the Old Milton Parkway Widening Improvements from North Point Parkway to Kimball Bridge Road; approve Atkins's proposal in the amount of $638,600.00 for project management services for the Old Milton Parkway Widening Improvements project; 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: $2,800,000.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Old Milton Parkway Capacity Improvments (33541100-541410-C1717)	$2,800,000.00
TSPLOST Roadway Improvements (33541100-541410-C1717)	($1,788,798.06)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00
N/A	$0.00

IV. REPORT IN BRIEF:

This request is for the approval of AECOM's proposal for design services related to the Old Milton Parkway Widening Improvements from North Point Parkway to Kimball Bridge Road and the approval of Atkins's proposal for project management services for the same.

On December 12, 2016, AECOM was awarded the conceptual design of and Atkins was awarded project management services for the Old Milton Parkway Capacity Improvements TSPLOST project. On May 22, 2017, staff from the Department of Public Works presented a workshop item to Mayor and Council on the conceptual design of the Old Milton Parkway Capacity Improvements TSPLOST project. On March 5, 2018, AECOM was awarded the preparation of costing plans intended to determine the project footprint and to develop accurate construction and right of way cost estimates based on the previously presented concept.

The development of the final design plans is a progression upon the work performed by both firms to date. During this process, elected officials and staff from Administration, Public Works, and Atkins have had several meetings with the Georgia Department of Transportation (GDOT) to discuss the project, the necessary permitting, and GDOT's involvement with the project. Included in this agenda items are the project concepts which have been verbally approved by GDOT.

As funding for this project will involve participation by GDOT and federal funds, the full GDOT Plan Development Process will need to be followed. To this end, AECOM's services will include: roadway, bridge, hydro, and urban design; traffic analysis and design; environmental surveys and studies; topographical and property surveys; environmental site assessments; and, geotechnical analysis and design.

In addition to project management, Atkins services include right of way pre-acquisition and acquisition services as City staff does not have the necessary qualifications required for federally funded projects along a state route. Anticipated cost to purchase ROW and easements is currently budgeted at $1.5-$2.0 million. Accompanying the agenda item is a worksheet and a letter from GDOT enabling the City to move forward wit the project and a project worksheet providing details concerning funding and responsibility of obtaining the funding. Alpharetta is responsible for the design and acquisition of right of way of the project. On the worksheet the abbreviation CST references construction, which is slated to be bid out by GDOT in FY 2024 and GDOT is funding construction through various funding sources (State and Federal). The worksheet dates are preliminary. GDOT has a process to review the schedule and once the schedule is approved by GDOT Public Works will pass this information along.

It will take approximately three to five years to work through the design and right of way process. The environmental approval process will take the longest to approve due to the adding lanes. Until each step of the project process is approved, the design team can't progress onto the next step. The team is looking for avenues to expedite the project and once a few of the initial environmental assessments are accomplished there will be a more clear time frame of the design and ROW acquisition aspects of the project. Once AECOM's and Atkins's proposals are approved, work can begin immediately.

AECOM was awarded one of three contracts for on-call engineering services on August 1, 2016 through RFQ 16-1009. Atkins and City staff have reviewed AECOM's proposal and found their rates and allocated hours for the various design tasks to be reasonable and in line with industry standards. Staff from Atkins will review AECOM’s invoices to verify that the hours being billed accurately represent the progress made for each billing period and make payment recommendations to the City.

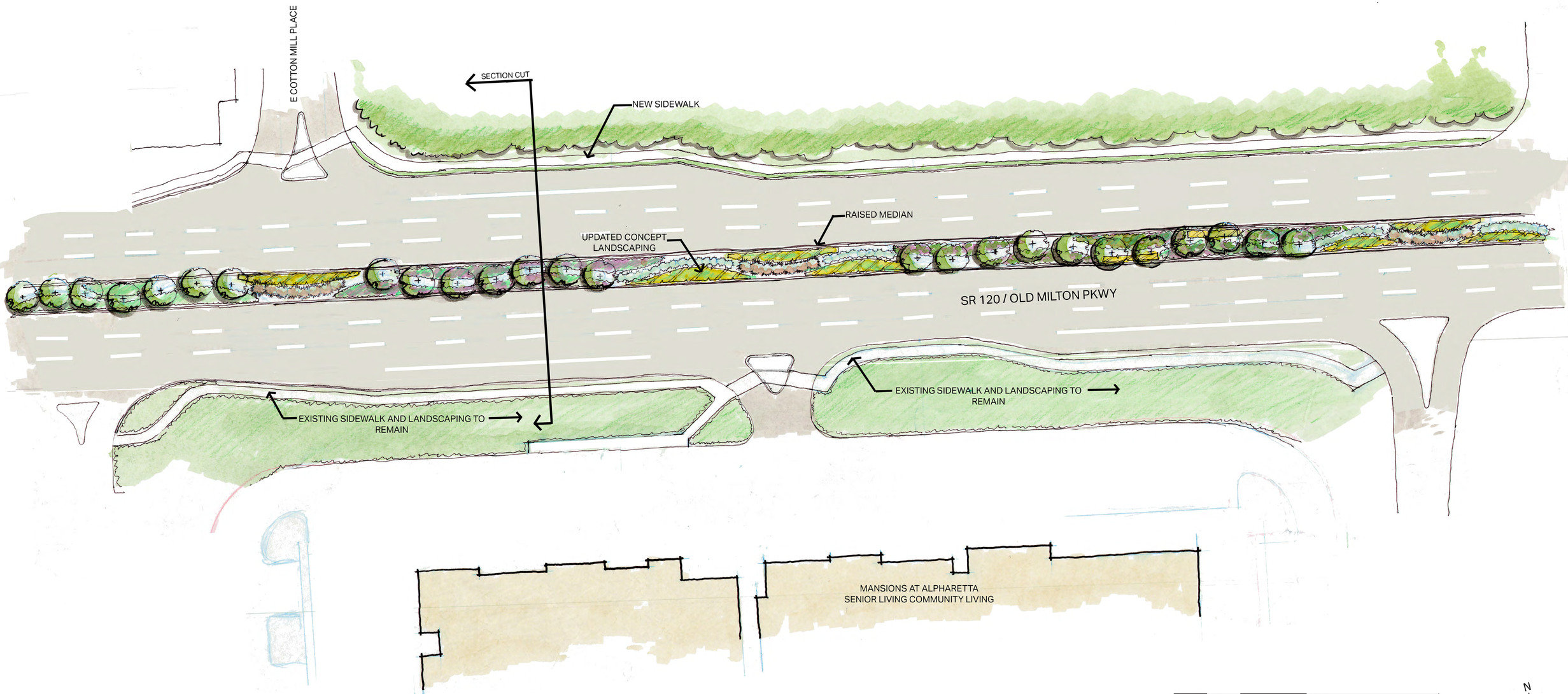
On November 12, 2016, Atkins was awarded a contract to provide project management services for the design and construction of larger scale projects associated with the City's BOND and the TSPLOST projects. City staff will review Atkins’s invoices to verify that the hours being billed accurately represent the progress made for each billing period.

V. ALTERNATIVES:

None

VI. ATTACHMENTS:

OMP Landscape Concept, OMP Concept Section, AECOM Proposal, AECOM Proposal - Hourly Breakdown, Atkins Proposal, OMP Project Worksheet (002), PI 0017187 Letter in Lieu of PFA (002) (002), OMP_Concept_InsideWidening_Optimized

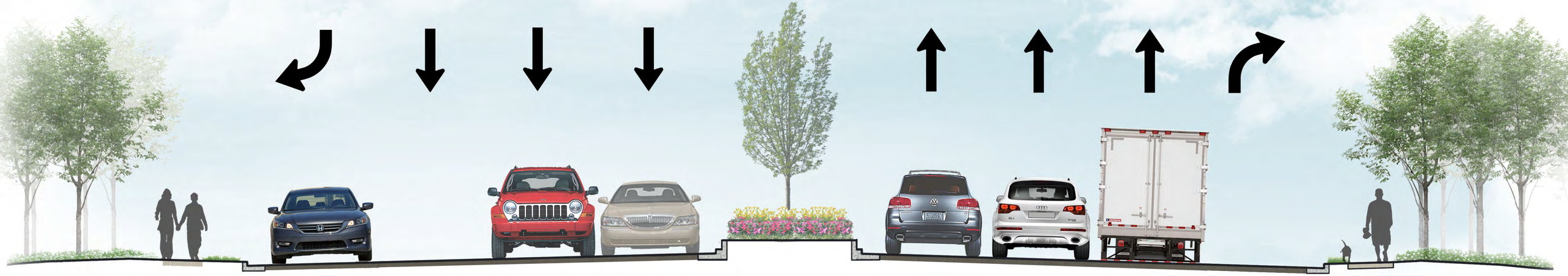


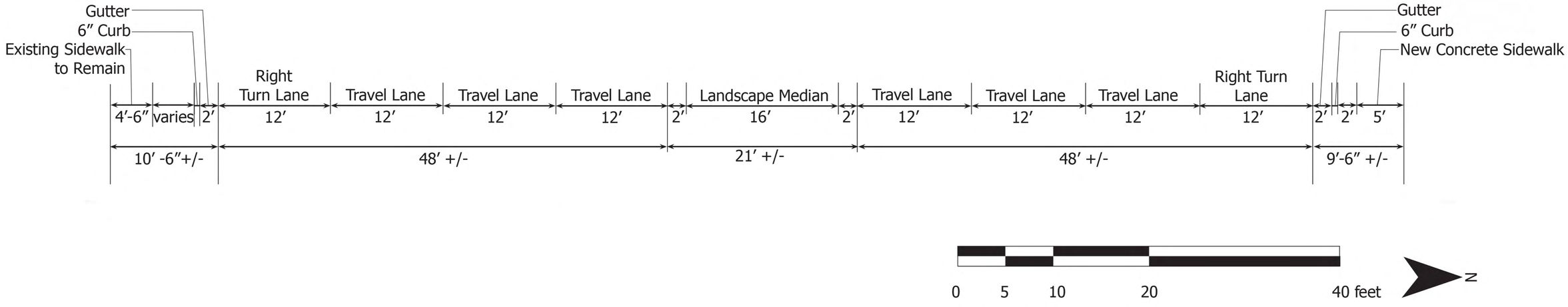
THE CITY OF ALPHARETTA PUBLIC WORKS

OLD MILTON PKWY
LANDSCAPE DESIGN CONCEPT

AECOM Imagine it. Delivered.

March 2019





THE CITY OF ALPHARETTA
PUBLIC WORKS

OLD MILTON PKWY- LOOKING WEST

CONCEPTUAL TYPICAL SECTION

AECOM Imagine it. Delivered.

March 2019

AECOM
Built to deliver a better world

July 6th, 2020

Mr. Pete Sewczwicz, PE
Director of Public Works
City of Alpharetta
1790 Hembree Road
Alpharetta, GA 30009

Re: Proposal for Design of SR 120 / Old Milton Parkway Widening – FULL GDOT PDP
Northpoint Parkway to Kimball Bridge Road
GDOT PI #0017187, Fulton Co.

Dear Pete,

AECOM Technical Services, Inc. ("AECOM") is pleased to submit this proposal to The City of Alpharetta ("Client") with regard to the design of the Old Milton Parkway Widening Project, GDOT PI #0017187. This proposal is for an additional task order under AECOM's on-call contract to provide Professional Engineering Services to the City of Alpharetta, executed on September 3, 2016. The proposal was prepared based on coordination with Alpharetta's Program Manager, Atkins.

AECOM is uniquely suited to deliver this project and will exceed the City's expectations through:

- ✓ Experienced Leadership: Our Project Manager, Will Sheehan, brings extensive experience managing and designing multi-disciplined projects for clients in the metro area, including locally-sponsored GDOT-delivered projects such as this. His credentials and experience are ideally suited to the needs of this project.
- ✓ Our Commitment to Quality: AECOM has a culture of quality that starts with accountability for performance with the Project Manager and is reinforced through every team member on all levels of delivery. The AECOM Team is committed to providing a level of service to Alpharetta that is synonymous with quality.
- ✓ Efficient Delivery: As one of the largest and most experienced transportation firms in the state, AECOM's local transportation staff is built for efficiency and staffed with experienced engineers and specialists at every level who have worked on numerous projects delivered through the GDOT Plan Development Process. We understand the approach to federally-funded projects and will stay ahead of the project schedule.

We look forward to continued success with the City of Alpharetta on this important project. On the following pages, you can find the project scope and fee proposal. Please feel free to contact Will Sheehan at 678.808.8962 or by email to william.sheehan@aecom.com should you have any questions.

Thank you.

Garrick Edwards, P.E.
Structural Engineer

Will Sheehan, P.E.
Roadway Engineer

I. TASK DESCRIPTION:

The purpose of this task is to deliver the PI #0017187 Old Milton Parkway Widening Project from Concept to Letting following the GDOT Plan Development Process and the National Environmental Policy Act (NEPA). All needed services to deliver the project are included. These are roadway, bridge, hydro, and urban design; traffic analysis and design; environmental surveys and studies; topographical and property surveys; Phase I & II Environmental Site Assessments; and geotechnical analysis and design. AECOM will provide the majority of these services, utilizing two sub-consultants. Southeastern Engineering Inc. will conduct the topographical and property surveys and any needed staking. Willmer Engineering will provide geotechnical analysis and design activities. A further breakdown of the scope of services by phase is included below. These phases align with those shown in the fee spreadsheet.

II. SCOPE OF SERVICES:

The Consultant shall provide:

A. Concept Phase
1. Advance the concept developed in previous phases to widen to the inside with a raised median.
2. Develop Project Justification Statement.
3. Conduct field visits.
4. Develop design data book.
5. Determine Environmental Survey Boundary (ESB).
6. Conduct traffic counts and analysis including Intersection Control Evaluation (ICE) and Traffic Analysis Report.
7. Compile avoidance and minimization alternatives from previous phases and review with environmental team for any additional opportunities.
8. Finalize concept layout and typical sections.
9. Prepare concept construction estimate and provide design information to support the right of way and utility estimate preparation.
10. Attend Initial Concept Team Meeting and Concept Team Meeting, including dry run if needed.
11. Obtain an Approved Concept Report.

B. Database Phase
1. The original topographical and property survey was completed in an earlier phase to GDOT requirements.
2. Conduct enhancements at four (4) sites that have changed since the original survey.
3. Obtain an Approved Database through the GDOT review process.
4. Conduct as-needed enhancements as the design develops. Up to five (5) additional sites/parcels are included.
5. Conduct staking of the bridge centerline and end rolls.
6. Conduct staking of required right of way and easements.

C. Environmental Document Phase
1. Conduct monthly TPro updates.
2. Coordinate the Environmental Survey Boundary (ESB) with roadway design team.
3. Conduct early coordination with agencies and stakeholders.
4. Conduct environmental field surveys.
5. Complete ecology, history, and archaeology survey reports.
6. Coordinate avoidance and minimization options with the roadway design team.
7. Attend A3M meeting.
8. Complete assessment of effects reports, commonly called tech studies, for ecology, history, and archaeology.
9. Complete Air & Noise Studies.
10. Prepare the environmental document and obtain approval. The scope and fee includes hours for an Environmental Assessment (EA) as worst case. An “enhanced” Categorical Exclusion (CE) is the preferred scenario.
11. Conduct 4(f) activities.
12. Conduct 6(f) activities, if needed.
13. Obtain a regional 404 permit and Stream Buffer Variance (SBV), if needed.
14. Prepare re-evaluations of the document for letting.

D. Preliminary Plans Phase
1. Advance the approved concept through the Preliminary Phase.
2. Attend A3M meeting.

3. Obtain any needed Design Variances or Exceptions (DE or DV).
4. Conduct Phase I ESA/UST Investigation and obtain approved report. Scope is based on 15 parcels.
5. Conduct Phase II ESA/UST Investigation and obtain approved report. 10 Recognized Environmental Conditions (REC) are assumed.
6. Conduct existing Pavement Evaluation and obtain approved report.
7. Conduct Hydrologic and Hydraulic analysis for the bridge. Obtain an approved report.
8. Conduct Federal Emergency Management Agency (FEMA) coordination.
9. Prepare Preliminary Bridge Layout and obtain approval from GDOT.
10. Conduct utilities 1st Submission for existing locations.
11. Attend Constructability Review Meeting.
12. Obtain approved pavement design.
13. Prepare Preliminary MS4 Report and submit to GDOT for review.
14. Prepare Intersection Sight Distance (ISD) Study.
15. Prepare preliminary quantities and cost estimate.
16. Prepare draft special provisions.
17. Prepare Preliminary Field Plan Review (PFPR) Plans per the GDOT checklist.
18. Attend PFPR, provide responses, and address comments in the plans.
19. Attend Right of Way/Utility Meeting.
20. Conduct annual cost estimate updates for GDOT.

E. Right of Way Plans Phase
1. Prepare Right of Way Plans and obtain GDOT approval.
2. Obtain approved Location and Design Report.
3. Conduct revisions during the acquisition process.

F. Final Plans Phase
1. Advance the Preliminary Plans through the Final Phase.
2. Conduct Bridge and Wall Foundation Investigations (BFI and WFI); this could start in Preliminary.
3. Conduct Soil Survey and obtain approved report; this could start in Preliminary.
4. Finalize the MS4 Report.
5. Conduct utilities 2nd Submission, for proposed relocation plans.
6. Obtain approval from GDOT for the bridge design and wall design.
7. Submit Permit Lockdown Plans thirty-one (31) or thirty-eight (38) weeks prior to the let date.
8. Finalize Special Provisions.
9. Prepare Final Field Plan Review (FFPR) Plans per the GDOT checklist.
10. Attend FFPR, provide responses, and address comments in the plans.
11. Prepare Corrected FFPR Plans.
12. Submit Final Plans for letting with the checklist.

G. Public Involvement Phase
1. Attend and document Public Information Open House (PIOH).
2. Attend and document Public Hearing Open House (PHOH), if an EA is required.

H. Construction Services Phase
1. Attend Pre-Bid Meeting, if local let.
2. Conduct 7-day inspection for erosion control.
3. Provide shop drawing review for the bridge and any walls.

III. AVAILABLE INFORMATION:

A third party shall provide the following:

A. Pavement Type Selection Reports (PTS). These are typically done by GDOT, if needed.
B. Right of Way cost estimates. It is assumed that Atkins will develop these with support from AECOM.
C. Utility cost estimates. These require proprietary knowledge that resides with the utility owners. GDOT will lead this effort.

IV. DELIVERABLES:

The following items shall be completed by the Consultant and delivered to the Department during the term of this task order as specified by the GDOT Project Manager:

A. Project Justification Statement
B. Design Data
C. Design Traffic (count map, forecast methodology report, existing forecast, future forecast)
D. Intersection Control Evaluation Study
E. Traffic Analysis Report
F. Environmental Survey Boundary
G. Concept Report
H. Survey Database
I. Agency & Early Coordination Letters
J. Monthly TPro updates
K. Air Quality Impact Assessment
L. Noise Assessment Report
M. Noise Barrier Analysis, if needed
N. Ecology Survey Reports
O. Archaeology Management Summary and Phase 1 Survey Report or Short Form for Negative Findings
P. Documentation of archaeological collection curation from the University of West Georgia Warning Laboratory, If needed
Q. History Survey Report
R. Cultural Resources Assessment of Effects (AOE)
S. Ecology Assessment of Effects (AOE)
T. Public Information Open House (PIOH) and
U. Public Hearing Open House (PHOH), if needed
V. NEPA Document [Categorical Exclusion (CE) or Environmental Assessment (EA) as determined by FHWA/GDOT]
W. Environmental Commitments Table (ECT)
X. Environmental Re-evaluation for Construction including updates to air quality impact assessment, noise assessment report, ecology reports, archaeology report, history survey report.
Y. Need, Purpose, and Logical Termini (NELT) Report, if needed
Z. Indirect and Cumulative Effects (ICE) Evaluation, if needed
AA. Design Exceptions and/or Variances, if needed
BB. Phase I ESA/UST Report
CC. Phase II ESA/UST Report, if needed
DD. Pavement Evaluation Report
EE. Hyro Report for bridge
FF. Preliminary Bridge Layout
GG. 1st Submission Utilities
HH. Pavement Design
II. MS4 Report
JJ. Intersection Sight Distance Study
KK. PFPR Plans and checklist package
LL. Annual cost estimate updates as needed
MM. Bridge centerline staking
NN. Right of Way Plans
OO. Location & Design Report
PP. Right of Way Revisions during acquisition
QQ. Right of way and easement staking
RR. BFI Report
SS. WFI Report
TT. Soil Survey Report
UU. 2nd Submission Utilities
VV. Approved Bridge and Wall Plans
WW. Special Provisions
XX. FFPR Plans and checklist package
YY. Corrected FFPR Plans
ZZ. Final Plans, Specifications, and Estimate package with checklist
AAA. 7-day Inspection Letter
BBB. Bridge & Wall Shop drawing review

V. EXCEPTIONS & ASSUMPTIONS:

The following items are assumptions and exclusions related to the scope.

A. A Pavement Type Selection study (PTS) is excluded.
B. Right of way and utility cost estimates are excluded.
C. A value engineering study is excluded.
D. A Practical Alternatives Report (PAR) is excluded.
E. Intersection Modification or Justification Reports (IMR's and IJR's) are excluded.
F. FAA coordination is excluded.
G. Lighting design is excluded.
H. Railroad coordination is excluded.
I. Aerial mapping is excluded.
J. Subsurface Utility Engineering (SUE) is excluded.
K. Detours and detour meetings and coordination are excluded.
L. Retaining walls will be veneered when visible from public spaces.
M. Landscaping Plans are included. The extend of landscaping will be dictated by the construction cost versus the available construction budget.

VI. ATTACHMENT LISTING:

ATTACHMENT A, MAIN COST PROPOSAL SUMMARY (all inclusive)
For simplicity, only the cost summary is attached herein. The full cost proposal will be provided to the City in electronic format. The filename is Old Milton Pkwy_CostProposalSummary_v8.0_2020-07-06.xlsx

ATTACHMENT B.1, WILLMER GEOTECH PROPOSAL FOR BFI
ATTACHMENT B.2, WILLMER GEOTECH PROPOSAL FOR WFI
ATTACHMENT B.3, WILLMER GEOTECH PROPOSAL FOR SOIL SURVEY
ATTACHMENT B.4, WILLMER GEOTECH PROPOSAL FOR PAVEMENT EVALUATION

ATTACHMENT C, SEI SURVEY PROPOSAL

Note: The sub-consultant proposals are attached to further define the scope assumptions and exclusions.

ATTACHMENT 'A'

City of Alpharetta Department of Public Works
COST PROPOSAL

Proj. No.: **none**
PI No.: **0017187**
Prime: **AECOM**
Date: **6-Jul-2020**

Project: **Old Milton Pkwy. Widening fm North Point Pkwy. to Kimball Bridge Rd.**
County: **Fulton**
Contract Type: **Billable Rates**
Fixed Fee %: **0%**

Master Contract: **16-1009B On-Call Engineering Services**
Contract Expiration: **31-Aug-2021**
Task Order No: **PO# TBD**

Denotes Client-Authorized Contingency Hours & Fees

Cost Summary
By Phase / Discipline / Firm

v Formula Pulls Firm Name from each Discipline Tab

(See Env1 & Env2 tabs)

Include a column for each discipline tab included in the proposal. Ensure formulas link to the corresponding discipline tab.

Phase	Phase Description	Total Fee		AECOM		AECOM	AECOM	AECOM	AECOM	SEI			AECOM	AECOM	Willmer	
		Enter discipline provided by firm >>	~~Project Management~~	Roadway Design	~~Design Support~~	Bridge Design & Hydraulics	Traffic Operations	Environmental *CE Base Fee*	Environmental *EA Add'l Fee*	Survey	~~Aerial Mapping~~	~~Utilities Investigation (SUE)~~	ESA / UST Investigation	Landscape Architecture / Urban Design	Geotech	
	Totals	**$ 2,161,400.00**	**$ -**	**$ 724,719.44**	**$ -**	**$ 252,885.00**	**$ 213,890.00**	**$ 426,520.95**	**$ 46,220.00**	**$ 44,297.11**	**$ -**	**$ -**	**$ 75,017.50**	**$ 99,530.00**	**$ 278,320.00**	**$ -**
1	Concept Development	$ 260,197.44	$ -	$ 91,939.44	$ -	$ 9,335.00	$ 115,530.00	$ 43,393.00	$ -	$ -	$ -	$ -	$ -	$ -		
2	Database Preparation	$ 14,797.17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,797.17	$ -	$ -	$ -	$ -		
3	Environmental Document	$ 295,806.00	$ -	$ 4,440.00	$ -	$ -	$ -	$ 261,266.00	$ 30,100.00	$ -	$ -	$ -	$ -	$ -		
															$ 109,327.00	BFI
															$ 68,292.00	WFI
															$ 62,146.00	Soil Survey
															$ 38,555.00	Pvmt Eval
4	Preliminary Plans	$ 804,751.00	$ -	$ 318,750.00	$ -	$ 69,250.00	$ 63,800.00	$ 3,760.00	$ -	$ 2,811.00	$ -	$ -	$ 16,470.00	$ 51,590.00	$ 278,320.00	Total Geotech
5	Right of Way Plans	$ 57,965.06	$ -	$ 49,210.00	$ -	$ -	$ -	$ 420.00	$ -	$ 8,335.06	$ -	$ -	$ -	$ -		
6	Final Plans	$ 554,590.00	$ -	$ 241,060.00	$ -	$ 150,600.00	$ 31,510.00	$ 83,480.00	$ -	$ -	$ -	$ -	$ -	$ 47,940.00		
7	Construction Services	$ 26,340.00	$ -	$ 2,640.00	$ -	$ 23,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
8	Contingency	$ 92,958.13	$ -	$ -	$ -	$ -	$ -	$ 16,056.75	$ -	$ 18,353.88	$ -	$ -	$ 58,547.50	$ -		
9	Public Involvement	$ 53,995.20	$ -	$ 16,680.00	$ -	$ -	$ 3,050.00	$ 18,145.20	$ 16,120.00	$ -	$ -	$ -	$ -	$ -		
		Tab Name>>	PM1	Rd1	DS1	Br1	Trf1	Env1	Env2	Srv1	Map1	SUE1	OMT1	Lt1		

Hours Summary
By Phase / Firm

Phase	Phase Description	Total Hours		AECOM		AECOM	AECOM	AECOM	AECOM	SEI			AECOM	AECOM	Willmer	
			~~Project Management~~	Roadway Design	~~Design Support~~	Bridge Design & Hydraulics	Traffic Operations	Environmental CE Base Fee	Environmental EA Add'l Fee	Survey	~~Aerial Mapping~~	~~Utilities Investigation (SUE)~~	ESA / UST Investigation	Landscape Architecture / Urban Design	Geotech	
	Totals	**15,051**	**-**	**5,478**	**-**	**2,267**	**1,376**	**3,710**	**428**	**434**	**-**	**-**	**368**	**990**	**-**	**-**
1	Concept Development	1,771	-	666	-	73	658	374	-	-	-	-	-	-		
2	Database Preparation	140	-	-	-	-	-	-	-	140	-	-	-	-		
3	Environmental Document	2,646	-	32	-	-	-	2,310	304	-	-	-	-	-		
4	Preliminary Plans	4,248	-	2,450	-	598	472	32	-	28	-	-	160	508		
5	Right of Way Plans	446	-	350	-	-	-	4	-	92	-	-	-	-		
6	Final Plans	4,694	-	1,838	-	1,408	226	740	-	-	-	-	-	482		
7	Construction Services	206	-	18	-	188	-	-	-	-	-	-	-	-		
8	Contingency	494	-	-	-	-	-	112	-	174	-	-	208	-		
9	Public Involvement	406	-	124	-	-	20	138	124	-	-	-	-	-		

ATTACHMENT 'B.1'

COST ESTIMATE FOR GEOTECHNICAL ENGINEERING SERVICES

Bridge Foundation Investigation
SR 120 / Old Milton Parkway from North Point Parkway to Kimball Bridge Road
Alpharetta, Fulton County, Georgia
Willmer Proposal No. 17.P201

COST ESTIMATE SUMMARY

CATEGORY	COST
Field and Lab Work Report Preparation	$60,316 $49,011
PROJECT TOTAL	**$109,327**

Assumptions / Project Information:

1. This cost estimate is for a Bridge Foundation Investigation (BFI) for the proposed Old Milton Parkway (SR-120) widening in Alpharetta, Fulton County, Georgia. Based on the concept plan provided to us by AECOM on June 9, 2020, we understand that the two existing parallel bridges over Big Creek will be replaced with a single new bridge. The new bridge will have three spans (i.e., 4 bents), and it will be about 155 wide.
2. In accordance with GDOT guidelines, we propose performing 8 soil borings (i.e., 2 borings per bent) to auger refusal to develop recommendations for deep foundation support for each bent. We estimate an average auger refusal depth of about 75 feet. Rock coring will be performed if rock is encountered within 15 feet from the ground surface at the end bents or within 75 feet from the ground surface at the intermediate bents. For this cost estimate, we assume that 20 feet of rock coring will be required at each boring location for a total rock coring footage of 160 feet. Thus, the total drilling footage including rock coring is estimated to be 760 feet.
3. Laboratory tests will consist of performing one-dimensional consolidation tests, USCS classification tests, and uniaxial compressive strength tests on rock core samples.
4. The borings will be drilled from the existing roadway/bridge and will require traffic control consisting of lane closures. Eight days of lane closures are included in this estimate.
5. The borings for the intermediate bents will be drilled through the existing bridge deck. This will require use of a concrete coring rig to core through the bridge deck and placement of temporary casing during drilling (approximately 25 foot per boring). After completion of the borings, the bridge deck will be patched.
6. Underground utilities will be marked by contacting the Georgia Utilities Protection Center (GaUPC) and checked by engaging a private utility locator.
7. Upon completion of the field work and laboratory testing, we will prepare a BFI report following the GDOT LRFD format.
8. We estimate that it will take about three weeks to schedule and coordinate our field work with the subcontractors and GDOT, two weeks to complete our field work, three weeks to complete laboratory testing, and four weeks to complete our analyses and report. We estimate about twelve weeks to complete our proposed scope of work for this project, from the Notice to Proceed to submittal of our report.
9. This cost estimate was prepared for Will Sheehan, PE of AECOM by Aditya Bhatt, PhD on June 22, 2020 and reviewed by Sujit K. Bhowmik, PhD, PE.

Willmer Engineering Inc.
3772 Pleasantdale Road, Suite 165
Atlanta, GA 30340

ATTACHMENT 'B.2'

COST ESTIMATE FOR GEOTECHNICAL ENGINEERING SERVICES

Retaining Wall Foundation Investigation
SR 120 / Old Milton Parkway from North Point Parkway to Kimball Bridge Road
Alpharetta, Fulton County, Georgia
Willmer Proposal No. 17.P201

COST ESTIMATE SUMMARY

CATEGORY	COST
Field and Lab Work Report Preparation	$28,348 $39,944
PROJECT TOTAL	**$68,292**

Assumptions / Project Information:

1. This cost estimate is for a Retaining Wall Foundation Investigation (WFI) for the proposed Old Milton Parkway (SR-120) widening in Alpharetta, Fulton County, Georgia. Based on the concept plan provided to us by AECOM on June 9, 2020 and subsequent emails from AECOM, we understand that the two existing parallel bridges over Big Creek will be replaced with a single new bridge, and there will be four retaining walls at/adjacent to the bridge abutments. Based on estimates provided by AECOM, the retaining wall lengths are: (i) 100 feet at the northwest quadrant, (ii) 500 feet at the northeast quadrant, (iii) 500 feet at the southeast quadrant, and (iv) 200 feet at the southwest quadrant. Thus, the estimated total length of the walls is 1,300 feet.

2. In accordance with GDOT guidelines, 12 Standard Penetration Test (SPT) borings will be required for the WFI (i.e., two borings for the 100-foot long wall, 4 borings each for the 500-foot long walls, and two borings for the 200-foot long wall). However, as part of the BFI cost estimate, we have proposed two borings at each bridge abutment, and those borings can also be used for the WFI. Therefore, we propose eight additional borings for WFI. The height of the retaining walls is not known at this time; we estimate an average wall height of 20 feet. Since the borings will likely need to be drilled from the existing roadway, we estimate an average boring depth of 50 feet, in accordance with GDOT guidelines. Thus, the total drilling footage for the proposed eight borings is estimated to be 200 feet.

3. Laboratory tests will consist of performing soil classification (USCS) tests, one-dimensional consolidation tests for wall settlement evaluation, and triaxial compression tests for obtaining soil strength parameters for use in wall design.
4. The borings will be drilled from the existing roadway and will require traffic control consisting of lane closures. Three days of lane closures are included in this estimate.

5. Underground utilities will be marked by contacting the Georgia Utilities Protection Center (GaUPC) and checked by engaging a private utility locator.

6. Upon completion of the field work and laboratory testing, we will prepare a WFI report following the GDOT LRFD format.
7. We estimate that it will take about three weeks to schedule and coordinate our field work with the subcontractors and GDOT, one week to complete our field work, three weeks to complete laboratory testing, and four weeks to complete our analyses and report. We estimate eleven weeks to complete our proposed scope of work for this project, from the Notice to Proceed to submittal of our report.

8. This cost estimate was prepared for Will Sheehan, PE of AECOM by Aditya Bhatt, PhD on July 2, 2020 and reviewed by Sujit K. Bhowmik, PhD, PE.

Willmer Engineering Inc.
3772 Pleasantdale Road, Suite 165
Atlanta, GA 30340

ATTACHMENT 'B.3'

COST ESTIMATE FOR GEOTECHNICAL ENGINEERING SERVICES

Soil Survey for
SR 120 / Old Milton Parkway from North Point Parkway to Kimball Bridge Road
Alpharetta, Fulton County, Georgia
Willmer Proposal No. 17.P201

COST ESTIMATE SUMMARY

CATEGORY	COST
Field and Lab Work Report Preparation	$31,278 $30,868
PROJECT TOTAL	**$62,146**

Assumptions / Project Information:

1. This cost estimate is for a Soil Survey for the proposed Old Milton Parkway (SR-120) widening project in Alpharetta, Fulton County, Georgia. Based on the concept plan provided to us by AECOM on June 9, 2020 and subsequent email correspondence with AECOM, we understand that a lane will be added in each direction by widening into the existing grass median area. Proposed roadway widening cross-sections were not available at the time of preparation of this proposal; we assume that the widening will involve only minor cuts and fills. The project length is approximately 2.1 miles.
2. In accordance with GDOT guidelines, borings will be performed at a spacing of 300 feet in cut and at-grade areas and at a spacing of 500 feet in fill areas. Assuming 50% of the alignment to be in cut or at-grade and 50% to be in fill, we estimate 19 borings in cut/at-grade areas and 11 borings in fill areas. Assuming an average boring depth of 10 feet for cut/at-grade areas and 5 feet for fill areas, the total drilling footage is estimated to be 245 feet. Twenty bulk samples will be collected for use in GDOT 810.2-series and California Bearing Ratio (Soil Support) tests.
3. Laboratory testing will consist of performing 20 GDOT 810.2 series and moisture content tests, 6 Soil Support tests, two consolidation tests for settlement evaluation, three corrosion series tests, and 6 USCS tests for use in ditch lining calculations.
4. Traffic control with lane closure will be required during drilling in the median areas adjacent to the existing traffic lanes. We have included three days of traffic control in our cost estimate.
5. We do not anticipate that any tree clearing will be required for this project. No tree clearing is included in our scope of work.
6. Underground utilities will be marked by contacting the Georgia Utilities Protection Center (GaUPC) and GDOT ITS Locates, and by engaging a private utility locator.
7. Upon completion of field and laboratory testing, we will prepare a Soil Survey report in accordance with GDOT guidelines.
8. We estimate that it will take about three weeks to schedule and coordinate our field work with the subcontractors and GDOT, one week to complete our field work, three weeks to complete laboratory testing, and three weeks to complete our report. We estimate about ten weeks to complete our proposed scope of work for this task, from the Notice to Proceed to submittal of our report.
9. This cost estimate was prepared for Will Sheehan, PE of AECOM by Aditya Bhatt, PhD on June 23, 2020 and reviewed by Sujit K. Bhowmik, PhD, PE.

Willmer Engineering Inc.
3772 Pleasantdale Road, Suite 165
Atlanta, GA 30340

ATTACHMENT 'B.4'

COST ESTIMATE FOR GEOTECHNICAL ENGINEERING SERVICES

Existing Pavement Evaluation
SR 120 / Old Milton Parkway from North Point Parkway to Kimball Bridge Road
Alpharetta, Fulton County, Georgia
Willmer Proposal No. 17.P201

COST ESTIMATE SUMMARY

CATEGORY	COST
Fieldwork Report Preparation	$14,129 $24,426
PROJECT TOTAL	**$38,555**

Assumptions / Project Information:

1. This cost estimate is for an existing pavement evaluation for the proposed Old Milton Parkway (SR-120) widening project in Alpharetta, Fulton County, Georgia. Based on the concept plan provided to us by AECOM on June 9, 2020 and subsequent email correspondence with AECOM, we understand that a lane will be added in each direction by widening into the existing grass median area. Proposed roadway widening cross-sections were not available at the time of preparation of this proposal. The project length is approximately 2.1 miles.
2. An existing pavement evaluation for this project was performed by Willmer in 2018, and the results of that work is documented in a Willmer report dated June 29, 2018. However, in accordance with GDOT guidelines, a pavement evaluation is valid only for two years. Therefore, a re-evaluation of the existing pavement will be required for this project.
3. For pavement evaluation, we propose performing 12 pavement cores in the existing mainline lanes to evaluate the existing pavement structures. Based on our previous work for this project, we have assumed a maximum pavement thickness of 12 inches. We will also measure the base course thickness at each core location.
4. The condition of the existing pavement will be evaluated in general accordance with the GDOT Pavement Condition Evaluation System (PACES).
5. Traffic control with lane closure will be required during pavement coring and evaluation, and we have assumed 4 days of traffic control in our cost estimate.
6. No laboratory testing will be performed for this project.
7. Underground utilities will be marked by contacting the Georgia Utilities Protection Center (GaUPC) and GDOT ITS Locates.
8. Upon completion of the field work, we will prepare a pavement evaluation report in accordance with GDOT guidelines.
9. We estimate that it will take about three weeks to schedule and coordinate our field work with the subcontractors and GDOT, one week to complete our field work, and four weeks to complete our report. We estimate about eight weeks to complete our proposed scope of work for this task, from the Notice to Proceed to submittal of our report.
10. This cost estimate was prepared for Will Sheehan, PE of AECOM by Aditya Bhatt, PhD on June 23, 2020 and reviewed by Sujit K. Bhowmik, PhD, PE.

Willmer Engineering Inc.
3772 Pleasantdale Road, Suite 165
Atlanta, GA 30340

ATTACHMENT 'C'

SOUTHEASTERN ENGINEERING. INC.

2470 Sandy Plains Rd
Marietta, GA 30066
P (770) 321-3936
F (770) 321-3935

SURVEYING SERVICES PROPOSAL

CLIENT: Will Sheehan, AECOM, One Midtown Plaza, 1360 Peachtree St. NE, Suite 500, Atlanta Georgia 30309, Ph# 678-808-8962, william.sheehan@aecom.com

PROJECT NAME: **Old Milton Parkway/Alpharetta**

SCOPE OF SERVICES

SEI understands that AECOM requires Surveying Services along Old Milton Parkway shown in the Project Area Exhibit below.

PROJECT AREA EXHIBIT

Task 1 – Survey Database Enhancements & Updates

SEI has identified following four parcels/areas on the project that will need topographic enhancements or updates.

1) Kimball Bridge Rd at Old Milton Pkwy - Bike paths have been added as well as repaving
2) SEI Parcel 59 - New construction along the frontage of Old Milton Pkwy
3) SEI Parel 19 – New construction has altered the parking lot and added other features
4) SEI Parcel 13 – New construction has altered the parking lot and added other features.

ATTACHMENT 'C'

The existing survey database will be enhanced or updated with any new topographic features, utility features, R/W or easements within the original survey limits on these four parcel/areas. The entire database, including TOPO, PROP, UTLE, DTM and ALG, will be updated to GDOT's latest EDG requirements for their final approval.

Task 2 – Additional Topographic & R/W Changes

The existing survey database will be enhanced or updated with any new topographic features, utility features, R/W or easements on any parcels/areas that AECOM requires. Five days of field crew and office time has been allocated for this task.

Task 3 – R/W & Easement Staking

SEI crews will stake all proposed right-of-way or easements on the ground for review by property owners, GDOT and municipality agents.

Task 4 – Bridge Endroll Staking

SEI crews will stake centerline of bridge and bridge endrrolls, with proposed widening, on the ground for review by GDOT and municipality agents.

SCHEDULE

SEI can initiate work on this project immediately upon notice to proceed. SEI will provide a schedule with regular updates and will have all information delivered to the client in advance of submission to the jurisdiction.

COMPENSATION

PROFESSIONAL FEES			
Description	Task Subtotal	Billed	Initials
Task 1 – Survey Database Enhancements & Updates 4 Parcels/Areas	***$14,797.17***	***Monthly, % Complete of Lump Sum***	
Task 2 – Additional Topographic & R/W Enhancements & Updates 5 Parcels/Areas	***$18,353.88***	***Monthly, % Complete of Lump Sum***	
Task 3 – Bridge Centerline & Endroll Staking	***$2,811.00***	***Monthly, % Complete of Lump Sum***	
Task 4 – R/W & Easement Staking	***$8,335.06***	***Monthly, % Complete of Lump Sum***	
Total	***$44,279.11***	***Monthly, % Complete of Lump Sum***	

Staff Type	Hourly Rates	Project Phase									Total Hours	Total Cost
		Concept Development	Database Preparation	Environmental Document	Preliminary Plans	Right of Way Plans	Final Plans	Construction Services	Contingency / Speical Studies	Public Involvement		
Principal-in-Charge	$ 200.00	10	0	0	4	0	4	0	0	2	20	$ 4,000.00
Project Manager	$ 170.00	176	0	8	320	56	274	22	10	28	894	$ 151,980.00
Envir. Analyst - Manager/Lead	$ 170.00	9	0	21	0	0	0	0	12	2	44	$ 7,480.00
Sr. Traffic Engineer	$ 165.00	136	0	0	108	0	74	0	0	10	328	$ 54,120.00
Air - Manager/Lead	$ 150.00	0	0	14	0	0	2	0	0	0	16	$ 2,400.00
Noise - Manager/Lead	$ 150.00	0	0	98	0	0	28	0	0	0	126	$ 18,900.00
Sr. Bridge Engineer	$ 135.00	47	0	0	222	0	304	60	0	0	633	$ 85,455.00
Sr. Engineer	$ 135.00	0	0	0	8	0	0	0	20	0	28	$ 3,780.00
Sr. Landscape Architect	$ 135.00	0	0	0	122	0	104	0	0	0	226	$ 30,510.00
Sr. Roadway Engineer	$ 135.00	280	0	16	1,098	294	792	12	0	48	2,540	$ 342,900.00
Archaeology - Manager/Lead	$ 130.00	0	0	76	0	0	15	0	0	0	91	$ 11,830.00
Ecology - Manager/Lead	$ 130.00	13	0	123	0	0	20	0	0	0	156	$ 20,280.00
Envir. Analyst - Senior	$ 130.00	134	0	390	16	0	114	0	100	260	1,014	$ 131,820.00
History - Manager/Lead	$ 130.00	0	0	9	0	0	2	0	0	0	11	$ 1,430.00
Air - Senior Specialist	$ 125.00	0	0	26	0	0	8	0	0	0	34	$ 4,250.00
Noise - Senior Specialist	$ 125.00	0	0	272	0	0	124	0	0	0	396	$ 49,500.00
Traffic Engineer	$ 125.00	510	0	0	356	0	148	0	0	8	1,022	$ 127,750.00
Bridge Engineer	$ 115.00	26	0	0	244	0	456	112	0	0	838	$ 96,370.00
Engineer	$ 115.00	0	0	0	0	0	0	0	33.5	0	33.5	$ 3,852.50
Roadway Engineer	$ 115.00	212	0	8	944	0	796	0	0	44	2,004	$ 230,460.00
Ecology - Senior Specialist	$ 105.00	100	0	204	16	4	160	0	0	0	484	$ 50,820.00
Ecology - Specialist	$ 105.00	60	0	116	0	0	120	0	0	0	296	$ 31,080.00
Archaeology - Senior Specialist	$ 100.00	0	0	362	0	0	55	0	0	0	417	$ 41,700.00
Envir Analyst - Specialist	$ 100.00	58	0	462	0	0	0	0	0	0	520	$ 52,000.00
History - Senior Specialist	$ 100.00	0	0	36	0	0	2	0	0	0	38	$ 3,800.00
Landscape Architect	$ 100.00	0	0	0	154	0	118	0	0	0	272	$ 27,200.00
History Specialist	$ 95.00	0	0	60	0	0	10	0	0	0	70	$ 6,650.00
Jr. Engineer	$ 95.00	0	0	0	0	0	0	0	54	0	54	$ 5,130.00
Jr. Roadway Engineer	$ 95.00	0	0	0	100	0	0	0	0	4	104	$ 9,880.00
Archaeology - Specialist	$ 85.00	0	0	345	0	0	80	0	0	0	425	$ 36,125.00
Bridge Technician	$ 85.00	0	0	0	132	0	624	0	0	0	756	$ 64,260.00
Technician	$ 85.00	0	0	0	360	0	260	0	54	0	674	$ 57,290.00
CADD Technician	$ 75.00	0	0	0	16	0	0	0	26	0	42	$ 3,150.00
Clerical	$ 60.00	0	0	0	0	0	0	0	10	0	10	$ 600.00
Direct Costs*		$ 27,332.44	$ -	$ 1,381.00	$ 2,050.00	$ -	$ 100.00	$ -	$ 39,041.75	$ 125.20		$ 70,030.39
Survey Subconsultant		$ -	$ 14,797.17	$ -	$ 2,811.00	$ 8,335.06	$ -	$ -	$ 18,353.88	$ -		$ 44,297.11
Geotechnical Subconsultant		$ -	$ -	$ -	$ 278,320.00	$ -	$ -	$ -	$ -	$ -		$ 278,320.00

*Direct Costs include, but is not necessarily limited to, mileage, equipment rental, laboratory testing services, traffic count services, and drilling services.

Grand Total: $ 2,161,400.00

ATKINS

Member of the SNC-Lavalin Group

Cost Proposal - By Task

Old Milton Parkway
City of Alpharetta
(Contract #)

Submittal Date: Jul-06-2020

Task ID	Description	Price
01	Consultant Oversight (schedule and budget monitoring)	43,811.39
02	Internal Coordination Meetings	11,734.35
03	Invoice Review/Recommendations	10,351.09
04	Plan Reviews	152,948.31
05	Meetings with City (including monthly consultant status meetings)	40,950.78
06	Subconsultants	378,804.08
	Total Extended Price	**$638,600.00**

PI NUMBER:	**0017187**	**SR 120 FROM NORTH POINT PKWY TO KIMBALL BR**		
COUNTY:	Fulton	**SPONSOR:**	Alpharetta	**MEASURE:**
LENGTH(MI):	1.94	**MPO:**	Atlanta TMA	**DESIGN FIRM:**
PROJ NO:		**TIP#:**	FN-176	**PRIORITY CD:**
PROJ MGR:	White, Davida	**MODEL YR:**		**DOT DIST:**
AOHD INITIALS:	KESD	**TYPE WORK:**	Widening	**CONG. DIST:**
OFFICE:	Program Delivery	**CONCEPT:**		**COMPLETE STREETS:**
CONSULTANT:	Local Design, Local PE	**PROG TYPE:**	Reconstruction/	**SUFF:**

BASE START	BASE FINISH	TASKS	START DATE	FINISH DATE	ACTUAL

EIS :	TBD
LGPA :	LETTER SENT TO ALPHARETTA IN-LIEU OF PFA 5-22-2020.
Programming :	STATE FUNDED NON-BANK PROJECT

Pre Parcel CT	**Total Parcel in ROW System:**	**Cor**
Under Review	**Options Pending:**	**Relo**
Released	**Condemnations – Pend:**	**Ac**

Preconstruction Status Report

IDGE ROAD

	BASELINE LET DT:			**MGMT LET DT:**
AECOM	**SCHED LET DT:**			**MGMT ROW DT:**
	LIGHTING TYP:	None		**WHO LETS?:**
7	**ENV DOC TYPE:**			**LET WITH:**
006	**ENV CONSULTANT:**			

ACTUAL	%

Phase	Approved	Proposed	Lump Yr	Program	Cost
PE	2020	2020			$50,000.00
PE	2020	2020			$2,000,000.00
ROW	2022	2022			$2,000,000.00
CST	2024	2024			$25,000,000.00

	COST EST AMTS
PE	$2,050,000.00
ROW	$2,000,000.00
CST	$25,000,000.00

Activity
PE
PE
ROW
CST

Project Manager

11/25/19 Meeting held with the City of Alpharetta; 1/29/20: Letter sent to the Mayor for next steps.

2/21/20: This project will NOT be capped be the Commissioner at the $25M. GDOT letting.

1/29/20: Letter sent to the Mayor for next steps.; 2/21/20: This project will NOT be capped be the Co

nd Field:	**Acquired by:**	N/R
ocations:	**Acquisition MGR:**	
quired:	**ROW Cert Date:**	

PRINT DATE: 06/10/20

PAGE: 1

GDOT Let

0

Fund	Status	Date Auth
HB170	AUTHORIZED	6/2/20
LOC	AUTHORIZED	6/2/20
LOC	PRECST	
Z001	PRECST	

STIP AMOUNTS

Cost	Fund
$0.00	HB170
$0.00	LOC
$0.00	LOC
$0.00	Z001

ɔmmissioner at the $25M. GDOT letting.; 5/22/

DEEDS CT:

Georgia Department of Transportation

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

May 22, 2020

P.I 0017187, Fulton County
SR 120 from North Point Pkwy to Kimball Bridge Road

Honorable Jim Galvin, Mayor
City of Alpharetta
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

Dear Mayor Galvin:

The Georgia Department of Transportation (GDOT) is pleased to inform you that your proposed project has been added to the Statewide Transportation Improvement Plan (STIP). The Project Manager assigned to this project is Davida White and will be your primary point of contact throughout the duration of this project. The Project Manager will be contacting you in the near future regarding the development of your project schedule and advising you through the development of this project.

As the Sponsor for the above referenced project, you are receiving this letter, in lieu of a Project Framework Agreement (PFA), since the Preliminary Engineering (PE) phase is 100 percent locally funded. The expectations for delivery are to follow GDOT's Plan Development Process (PDP). The primary consultant firm or sub consultants hired by the Sponsor to provide services on the above-mentioned project shall be prequalified with GDOT in the appropriate area-classes. In this case, there are no federal-aid highway program funding in the engineering and design related services contract. Therefore, the Sponsor may procure the services in accordance with its own established policies and procedures which reflect applicable State and local laws. However, in the event federal-aid highway program funding is added to the PE phase, if the consultant services contract was not procured, negotiated, or administered in accordance with applicable Federal laws and regulations the consultant services contract would not be eligible to apply towards the request for reimbursement of the federal-aid highway program funds.

As a reminder you are required to adhere to the guidance of the Local Administered Projects (LAP) Manual, which can be accessed via:

http://www.dot.ga.gov/PartnerSmart/Local/Documents/LAPManual/Manual/LAPManual.pdf

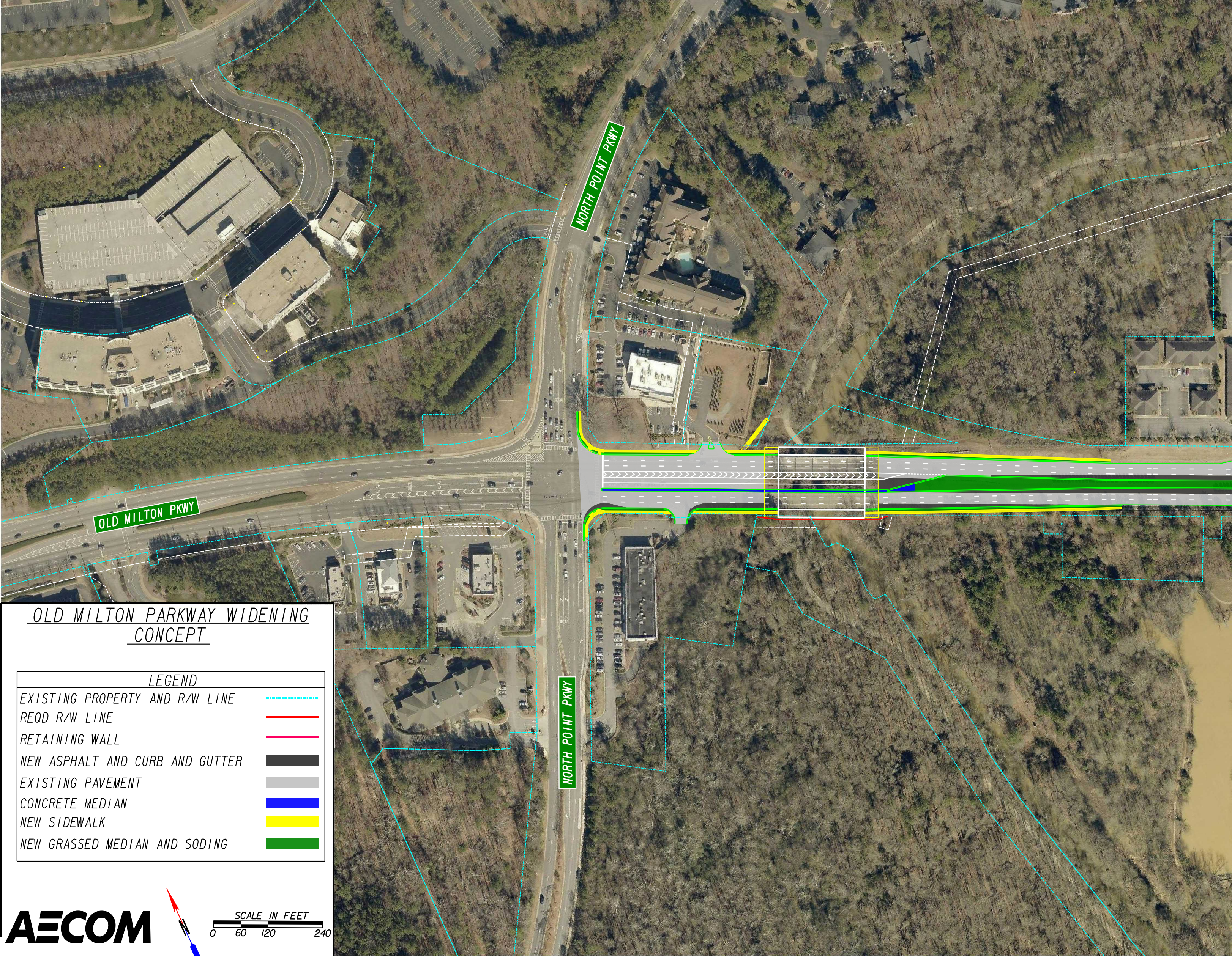
If you have any questions, please contact the Project Manager, Davida White at (404) 631-1530.

Sincerely,

Kimberly W. Nesbitt
State Program Delivery Administrator

KWN:KESD:MKR:DKW

Cc: Honorable Kevin Abel, Board Member, Congressional District 6
Albert V. Shelby, Division Director of Program Delivery
Pete Sewczwicz, City of Alpharetta Public Works Director
Kathy Zahul, District 7 Engineer
Paul DeNard, District 7 Preconstruction Engineer
Attn: Joshua Higgins, District 7 Planning and Programming Coordinator
Angela Robinson, Office of Financial Management
Attn: Windy Bickers


NORTH POINT PKWY
OLD MILTON PKWY
NORTH POINT PKWY

OLD MILTON PARKWAY WIDENING CONCEPT

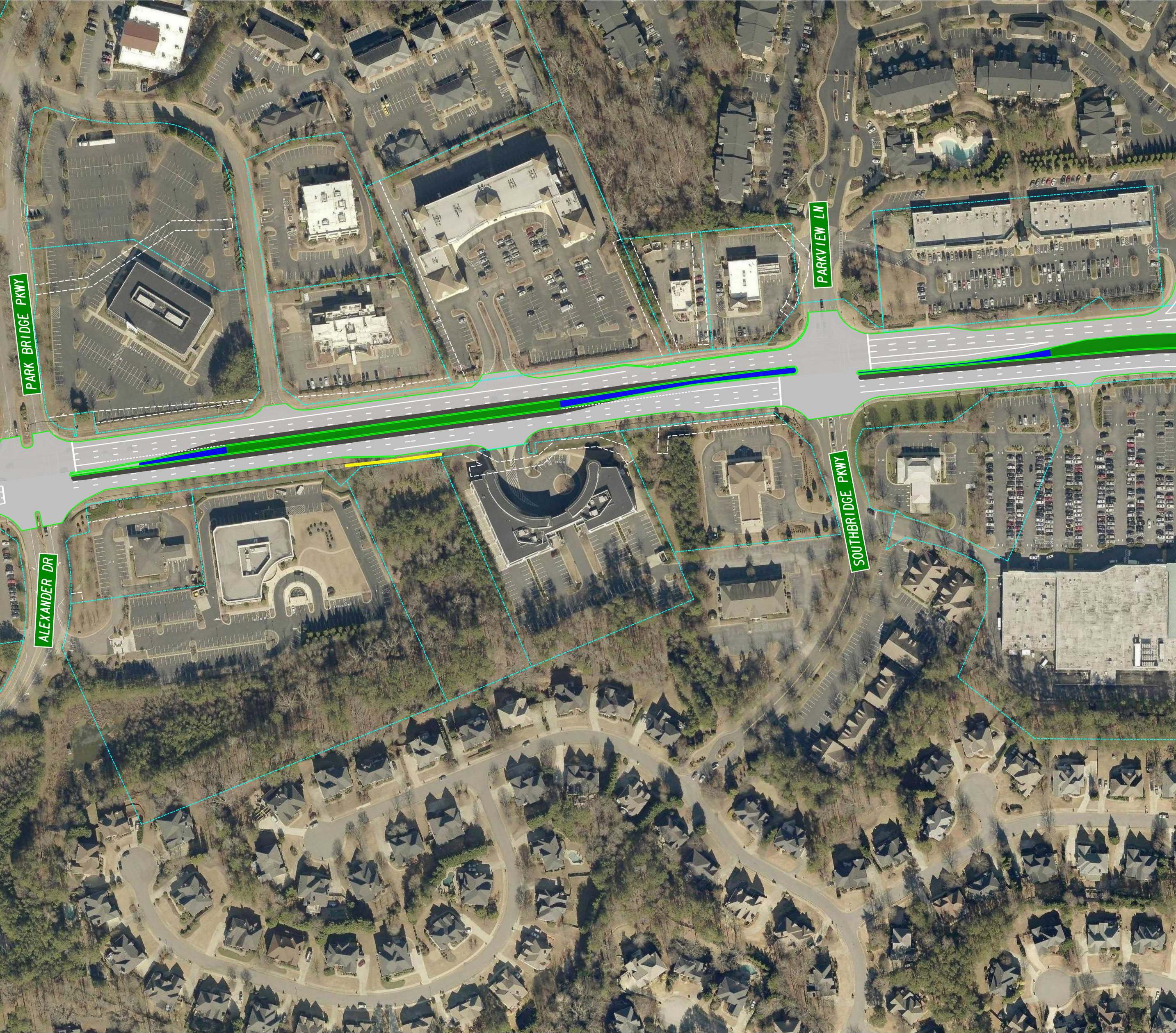
LEGEND	
EXISTING PROPERTY AND R/W LINE	┄
REQD R/W LINE	—
RETAINING WALL	—
NEW ASPHALT AND CURB AND GUTTER	⬛
EXISTING PAVEMENT	▨
CONCRETE MEDIAN	🟦
NEW SIDEWALK	🟨
NEW GRASSED MEDIAN AND SODING	🟩

AECOM

SCALE IN FEET
0 60 120 240

BROOKSIDE PKWY

VISTA FOREST DR
BROOKSIDE PKWY


PARK BRIDGE PKWY
PARKVIEW LN
ALEXANDER DR
SOUTHBRIDGE PKWY

STATE BRIDGE WAY
KIMBALL BRIDGE RD
STATE BRIDGE RD

City Council Meeting
STAFF REPORT

Submitting Department: Public Works
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: MCGINNIS FERRY ROAD WIDENING INTERGOVERNMENTAL AGREEMENT

II. RECOMMENDATION:

Please approve the Intergovernmental Agreement with Johns Creek and Forsyth County regarding funding and project responsibilities associated with the McGinnnis Ferry Road Widening Project, 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: $8,900,000 (INCLUDING $500,000 SPENT TO DATE).

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
McGinnis Ferry IGA - current funding - (Bond Fund; 31741100-541410-C1631)	$3,000,000.00
McGinnis Ferry IGA - current funding - (TSPLOST; 33541100-541410-C1631)	$2,400,000.00
McGinnis Ferry IGA - new funding - (TSPLOST; 33541100-541410-C1631)	$3,000,000.00
TSPLOST Fund (Non-Allocated/Reserve; 33590200-579000)	($3,000,000.00)

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

On December 16, 2019, Mayor and Council approved an Intergovernmental Agreement (IGA) between Forsyth County and the Cities of Alpharetta and Johns Creek whereby each City was obligating $5.9 million to the project. When the IGA was approved, there was still a funding gap and the rationale to move forward was to start the right-of-way (ROW) acquisition phase of the project and continue in good faith to work to obtain the necessary funds for the entire project.

All of the agencies (Alpharetta, Johns Creek, Forsyth County, and Georgia Department of Transportation) have been working diligently the last few months to locate funding sources to fund the shortfall. The total project cost is estimated at $61.5 million. Working collaboratively a tentative agreement pending approvals of each respective governing body has been met. The agreement is as follows: the two cities would increase their funding from $5.9 million to $8.9 million, the County would contribute $23 million, and GDOT would come to the table with $19.8 million. Alpharetta has already contributed $500k towards the project, hence the funding request is $8.4 million.

Public Works is requesting your approval of the attached IGA and with your approval the City can begin acquiring the needed right of way for the entire portion of the project within Alpharetta's City Limits. Alpharetta staff will acquire the necessary ROW and easements for the project and per the IGA, Forsyth

County will be obtaining the necessary appraisals and title research for the City. The current schedule is for the City to obtain the necessary ROW by March 2022.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2020-07-14 McGinnis Ferry Rd Widening IGA - Clean 1 (002)

INTERGOVERNMENTAL AGREEMENT REGARDING RIGHT OF WAY ACQUISITION, UTILITY RELOCATION, PROJECT FUNDING AND CONTRACT MANAGEMENT RESPONSIBILITIES FOR THE WIDENING OF PORTIONS OF MCGINNIS FERRY ROAD

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into effective this _____ day of _____, 20____ (the "Effective Date") by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia, acting by and through its City Council (hereinafter referred to as "Alpharetta"), the City of Johns Creek, Georgia, a municipal corporation of the State of Georgia, acting by and through its City Council (hereinafter referred to as "Johns Creek") (Alpharetta and Johns Creek, collectively, the "Cities"), and Forsyth County, Georgia, a political subdivision of the State of Georgia, acting by and through its Board of Commissioners (hereinafter referred to as "Forsyth County" or the "County"). Alpharetta, Johns Creek, and the County are sometimes collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, Article IX, Section III, Paragraph 1 of the Georgia Constitution states that cities and counties may enter into intergovernmental agreements for the provision of authorized services and for the joint or separate use of facilities or equipment, and O.C.G.A. § 32-4-62 further provides that cities and counties are authorized to enter into intergovernmental agreements related to work on public roads; and

WHEREAS, the Parties are committed to completing DOT Project No. 0004634, STP00-0004-00 (634) FN - 233A, PEW08, widening of McGinnis Ferry Road from Sargent Road to Union Hill Road (the "Project"); and

WHEREAS, Alpharetta and the County share a common boundary for a portion of the Project from Douglas Road to Union Hill Road; and

WHEREAS, Johns Creek and the County share a common boundary for a portion of the Project from Douglas Road to Sargent Road; and

WHEREAS, the Parties have determined that the Project will be constructed in phases and desire to address construction of "Phase 1" in this Agreement; and

WHEREAS, the Parties recognize the need to provide for further allocation of their respective rights, responsibilities, and obligations in regard to the funding and other assistance provided to Phase 1; and

WHEREAS, Johns Creek and Forsyth County previously entered into an intergovernmental agreement dated March 19, 2015, allocating certain responsibilities in furtherance of the Project, which agreement is intended to be superseded only where in conflict with this Agreement;

NOW, THEREFORE, for and in consideration of the mutual promises, the public purposes, and the acknowledgements and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties mutually agree as follows:

Article I. Definition of Phase 1 to be Constructed

101. Definition of Phase 1. This Agreement addresses right of way acquisition for the entire Project, as well as the design and construction of two discrete road widening projects, each of which form a part of the entire Project. These projects (collectively "Phase 1") are:

a. "Phase 1-A": This project involves widening McGinnis Ferry Road from Union Hill Road (intersection of Ronald Reagan Boulevard) to the crossing of Big Creek, including the length of the bridge spanning Big Creek. The preliminary engineering design for Phase 1-A is attached hereto as Exhibit A, which will be supplemented by design changes that will allow interconnection of the Big Creek Greenway with the Alpharetta trail system.

b. "Phase 1-J": This project involves widening McGinnis Ferry Road from Seven Oaks Parkway to Sargent Road. The preliminary engineering design for Phase 1-J is attached hereto as Exhibit B.

102. Commitment to Complete the Entire Project. While the Parties intend to address the construction of Phase 1 through this Agreement, the Parties reaffirm their commitment to complete the Project as a whole, being the widening of McGinnis Ferry Road from Sargent Road to Union Hill Road, and the Parties will proceed expeditiously with acquiring right of way for the entire Project.

Article II. Funding

201. Total Funding Commitment. The total amount of funding that each Party agrees to commit to the Project (each Party's "Total Funding Commitment") is as follows:

- Alpharetta: Eight Million, Nine Hundred Thousand Dollars ($8,900,000);
- Johns Creek: Eight Million, Nine Hundred Thousand Dollars ($8,900,000);
- County: Twenty-Three Million Dollars ($23,000,000.00).

The Total Funding Commitment of each Party is a cap on the sum of expenditures that will be incurred by that Party in performing its obligations under Sections 202 through 206, below. Only costs directly and necessarily associated with those obligations will count toward the Total Funding Commitment (a Party's staff salaries and other overhead costs will not count toward its Commitment). Upon request, each Party shall provide the other Parties with a current calculation of funds expended or obligated to date, and the amount of Total Funding Commitment that remains available for that Party. The County acknowledges that Alpharetta has already contributed the sum of $500,000.00, and Johns Creek has already contributed the sum of $492,038.82, which sums will count toward the Cities' respective Total Funding Commitments.

202. Cost Sharing Procedure. As discussed in Sections 203-206, the County will share certain costs with each City. The County shall review and pay for shared costs any valid contractor invoices, mitigation credit quotes, and utility reimbursement requests. Each City shall proceed to purchase right of way for the Project and shall pay the remaining balance of their

Total Funding Commitment to the County prior to the award of the construction contract(s) for Phase 1-A and Phase 1-J. Any surplus funding remaining after construction of Phase 1-A and Phase 1-J shall be utilized in the construction of future phases of the Project.

203. Responsibility for Project Design and Engineering Costs.

a. The Parties acknowledge that preliminary engineering for the entire Project has been completed at a cost of One Million, Nine Hundred Thousand Dollars ($1,900,000.00). Subject to their respective Total Funding Commitments, Alpharetta shall contribute 25.3%, Johns Creek shall contribute 24.7%, and the County shall contribute 50%, of the funding required for this preliminary engineering work.

b. Subject to its Total Funding Commitment, Alpharetta shall contribute 50% of the funding required for preparation of final construction plans for Phase 1-A. Subject to its Total Funding Commitment, Johns Creek shall contribute 50% of the funding required for preparation of final construction plans for Phase 1-J. The County shall contribute the other 50% of the funding required for preparation of final construction plans for Phase 1-A and Phase 1-J.

204. Responsibility for Right of Way Acquisition. Subject to their respective Total Funding Commitments, the Parties shall bear the full cost of right of way acquisition within their respective jurisdictions, which costs shall include negotiation services, title work, appraisals and other valuation reports, impact studies, attorney fees, closing costs, and any costs incurred in connection with eminent domain proceedings. Any design or engineering changes to the plans that are negotiated as part of right of way acquisition, but that are not necessary from an engineering or cost-saving standpoint, shall be treated as right of way acquisition costs.

205. Responsibility for Construction Costs. Subject to their respective Total Funding Commitments, Alpharetta shall contribute 50% and the County shall contribute 50% of the funding required for the local government share of the construction costs of Phase 1-A, which costs shall include environmental mitigation costs and utility relocation costs. Subject to their respective Total Funding Commitments, Johns Creek shall contribute 50% and the County shall contribute 50%, of the funding required for the local government share of the construction costs of Phase 1-J, which costs shall include environmental mitigation costs and utility relocation costs. The construction funds shall be payable at times and in increments consistent with the payment schedule established with the prime construction contractor, mitigation bank, or utility company, as applicable.

206. Exception: Responsibility for Elective Design Changes. Notwithstanding anything to the contrary in Sections 203-205, each Party shall be 100% responsible for all costs (including design and engineering costs, construction costs and environmental mitigation costs) caused by Elective Design Changes requested by that Party, and such costs shall not count toward that Party's Total Funding Commitment. "Elective Design Changes" are defined as any aesthetic or technologic upgrade to the project's design or engineering, which upgrade is not necessitated from an engineering or cost-savings standpoint (e.g., design changes for aesthetic improvement purposes such as landscaping or lighting). Elective Design Changes specifically include the costs of any design or engineering changes necessitated by or

resulting from the upgrade, including costs of design or engineering changes that flow into a non-requesting Party's jurisdiction. In Alpharetta's case, Elective Design Changes specifically include changes made to accommodate its Big Creek Greenway tie-in.

207. County's Rights to Address Funding Shortfall. Notwithstanding any contrary provision in this Agreement, if at any point the County reasonably determines that the total costs to complete either Phase 1-A or Phase 1-J exceed the remaining funding available for such portion of Phase 1, the County may temporarily suspend the affected portion, and representatives of the County and the impacted City shall then promptly meet to discuss a solution, which may include changes to the design, commitment of additional funding, or termination of the impacted portion. If the County and the impacted City are unable to agree on a solution, the County may terminate the impacted portion and the portions of this Agreement that relate to the impacted portion (other than those provisions that should naturally survive), and in that case the County shall return any unexpended or uncommitted funds held by the County that belong to the impacted City.

Article III. Right of Way Acquisition

301. Obligation to Acquire Right of Way. Each Party shall acquire all right of way, permanent and temporary easements, and other property rights that are necessary within its respective jurisdiction (collectively, "Right of Way"). The Parties shall not acquire Right of Way, including by means of eminent domain proceedings, outside their respective jurisdiction. Each Party shall undertake these responsibilities promptly so as not to delay the progress of construction of Phase 1 or successive phases of the Project.

302. Title Work, Appraisals, Valuation Reports, and Impact Studies. Each Party shall procure, at its own cost, any title work, appraisal services, specialty valuation reports, and impact studies in connection with acquisition of property rights within each Party's respective jurisdiction.

Article IV. Design and Construction Contracting

401. Responsibility for Procuring and Contracting. The County will be responsible for procuring and engaging by contract the design and engineering services needed for Phase 1 and successive phases of the Project. The County will also be responsible for procuring and engaging by contract the construction services needed for Phase 1 and successive phases of the Project. Subject to the rights of the Cities provided further in this Article, the County will be solely responsible for managing the performance of the selected contractors. Any contractor damage claims or change orders, other than those caused by the gross negligence or willful wrongdoing of the County, will be considered construction costs. The County will be solely responsible for damages claims or change orders caused by its own gross negligence or willful wrongdoing. On technical matters related to design and construction, the County will be the primary local government liaison with the Georgia Department of Transportation.

402. Rights of Cities. During the procurement and contract negotiation phase, the County will provide draft procurement documents for each impacted City's input prior to bid, and bids will be provided for the impacted City's concurrent review prior to award. In general, each City may, upon reasonable notice, review and provide input on the applicable procurement

and contract materials for its respective portion of the Project. During the design and construction phase, each City may, upon reasonable notice, inspect the progress of the work for its respective portion of the Project, and consult with the County and the selected contractors. Each City will have input into, but not the right to veto, the acceptance of all design and engineering documents for its respective portions of the Project. Exhibits A and B are presumed as the foundation for any design and engineering documents created with respect to Phase 1. With respect to future design and engineering decisions that may be inconsistent with Exhibits A and B, the Parties agree that the primary considerations will be road safety and overall minimization of project costs; equitable allocation of burdens on the Parties will be a secondary consideration. Project coordination between the County and the Cities will occur throughout the duration of Phase 1 and successive phases of the Project.

403. Utility Relocation. The County or its contractor will submit Project plans to affected utility companies in accordance with O.C.G.A. § 32-6-171(b) to permit a timely determination of which utility facilities will require removal, relocation, or adjustment. The County or its contractor will review and analyze any relocation plans, schedules, reimbursement requests, and agreements submitted by an affected utility company, and will provide such documents to each impacted City for review and input. Upon request, the Cities will provide the County with documentation to permit review of any reimbursement requests, including but not limited to municipal right of way records and any applicable agreements with affected third-party utility companies. Before entering a relocation agreement with a third-party utility company, the County will provide a draft of such agreement to each impacted City, and each City will have input into, but not the right to veto, the acceptance of such agreement.

404. County's Right to Undertake Road Construction Activity within City Jurisdiction. The County will have the requisite authorization under Article IX, Section II, Paragraph III of the Georgia Constitution to undertake any and all necessary activities within the jurisdictional boundaries of each City in furtherance of the County's rights and responsibilities for completing the Project, to include, but not be limited to, land disturbance, permitting and construction. The County will further specifically have the requisite authorization to order relocation of third-party utilities located in each City. To the extent the Project requires relocation of utilities owned by a City, the Cities agree to relocate those utilities in their respective jurisdiction, at no cost to the County, in a reasonable time after receiving notice of the need to relocate. To the extent that Phase 1 or successive phases of the Project require land disturbance in right of way or other property interests owned by the Cities, the Cities shall provide the County access to such property, to include both temporary and permanent construction easements, at no cost to the County.

Article V. General Covenants of the Parties

501. Cooperation. Each Party will cooperate and work in good faith with the others to advance Phase 1. Cooperation will include the potential joint submittal of applications for permits, grant(s) or funding requests and/or regulatory approvals.

502. Record Disclosure. Each Party agrees to provide the others, upon reasonable request, copies of all of its records and information, not privileged or restricted by law, with respect to Phase 1, when reasonably necessary for the performance of any obligations or exercise of any rights under this Agreement.

503. Immigration and Title VI Compliance. The Parties agree to comply, to the extent applicable, with all obligations of O.C.G.A. § 13-10-91, et seq. and Title VI of the Civil Rights Act of 1964.

Article VI. Additional Provisions

601. Commencement and Term. This Agreement shall commence as of the Effective Date and continue until the earlier of: (a) the completion of Phase 1 and all obligations set forth in this Agreement; or (b) 50 years from the Effective Date.

602. Prior Agreements. The "Intergovernmental Agreement Regarding a Pro Rata Contribution Toward the Design and Engineering Related to the Widening of a Portion of McGinnis Ferry Road" between the County and Johns Creek, dated March 19, 2015 shall be superseded where in conflict with this Agreement and shall otherwise remain in full force and effect.

603. Remedy. A Party's sole remedy in the event of non-performance by another Party shall be an action to compel specific performance. The prevailing Party in any such action shall be entitled to reasonable attorney's fees and costs.

604. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Georgia, and proper venue for any actions arising out of this Agreement shall be in the Superior Court of Fulton or Forsyth County, such venue to be determined by the domicile of the defendant in the action.

605. Captions and Severability. The caption or headnote on articles or sections of this Agreement are intended for convenience and reference purposes only and in no way define, limit or describe the scope or intent thereof, or of this Agreement nor in any way affect this Agreement. Should any article(s) or section(s), or any part thereof, later be deemed illegal, invalid or unenforceable by a court of competent jurisdiction, the offending portion of the Agreement should be severed, and the remainder of this Agreement shall remain in full force and effect to the extent possible, as the Parties declare they would have agreed to the remaining parts of this Agreement if they had known that the severed provisions or portions thereof would be determined illegal, invalid or unenforceable.

606. Waiver of Agreement. No failure by any Party to enforce any right or power granted under this Agreement, or to insist upon strict compliance, and no custom or practice of any Party at variance with the terms and conditions of this Agreement shall constitute a general waiver of any future breach or default or affect a Party's right to demand exact and strict compliance with the terms and conditions of this Agreement. Further, no express waiver shall affect any term or condition other than the one specified in such waiver, and that one only for the time and manner specifically stated.

607. No Third Party Rights. This Agreement is entered into for the benefit of the Parties only and shall confer no benefits, direct or implied, to any third persons or authorize anyone not a Party to this Agreement to maintain an action pursuant to the terms or provisions of this Agreement.

608. Agreement Construction and Interpretation. Each Party represents that it has reviewed and

become familiar with this Agreement and has notified the other Party of any discrepancies, conflicts or errors herein. The Parties agree that, if any ambiguity or question of intent or interpretation arises, this Agreement is to be construed as if the Parties had drafted it jointly, as opposed to being construed against a Party because it was responsible for drafting one or more provisions of the Agreement.

609. Counterparts. This Agreement may be executed in multiple counterparts, and each counterpart shall be considered an original.

610. Authority to Enter Agreement. Each of the individuals executing this Agreement on behalf of his or her respective Party agrees and represents to the other Party that he or she is authorized to do so and further agrees and represents that this Agreement has been duly passed upon by the required governmental agency or board in accordance with all applicable laws and spread upon the minutes thereof. The Cities and County each represent, warrant and covenant to the other as follows: Each has the full legal right, power, and authority to enter into this Agreement and to perform its duties and obligations hereunder. This Agreement has been duly authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the representing Party, enforceable against it in accordance with its terms.

611. Time of the Essence. Time is of the essence of this Agreement.

612. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes and replaces any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement, except as provided in Section 602. No other agreement, statement or promise relating to the subject matter of this Agreement not contained in this Agreement shall be valid or binding. This Agreement may be modified or amended only by a written document signed by representatives of both Parties with appropriate authorization.

613. No Joint Venture. The Parties agree that nothing contained within this Agreement can be or should be construed as creating a joint venture or partnership between the Parties.

614. Assignment. The Parties agree that no Party may assign or transfer any interest in, or delegate any duties of, this Agreement without the prior express written consent of the other Party.

615. Notice. All notices, requests, demands, writings, or other communications required or permitted to be given hereunder shall be in writing and shall be deemed received, and shall be effective, when: (1) personally delivered, or (2) on the third day after the postmark date when mailed by U.S. certified mail, postage prepaid, return receipt requested, or (3) upon actual delivery when sent via national overnight commercial carrier to the Party at the address given below, or at a substitute address previously furnished by written notice in accordance herewith.

City of Alpharetta

City Clerk
2 Park Plaza
Alpharetta, GA 30009

Forsyth County

Forsyth County Director of Engineering
110 East Main Street
Suite 120
Cumming, GA 30040

City of Johns Creek

City Clerk
11360 Lakefield Drive
Johns Creek, GA 30097

With a copy to:
Forsyth County Manager
110 East Main Street
Suite 210
Cumming, GA 30040

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties do hereto set their seals by and through their respective authorized officials.

FORSYTH COUNTY, GEORGIA

By: _____
Laura Semanson,
Chairman, Board of Commissioners

Attest: _____
Rhonda Hansard, County Clerk

Date:_____

Approved As to Form:

_____
Ken Jarrard, County Attorney

(Affix County Seal)

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Attest: _____
Erin Cobb, City Clerk

Date:_____

Approved As to Form:

_____
C. Sam Thomas, City Attorney

(Affix City Seal)

CITY OF JOHNS CREEK, GEORGIA

By: _____
Mike Bodker, Mayor

Attest: _____
Joan Jones, City Clerk

Date:_____

Approved As to Form:

_____
Richard A Carothers, City Attorney

(Affix City Seal)

Exhibit A

Exhibit B

City Council Meeting
STAFF REPORT

Submitting Department: Information Technology
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: EQUIPMENT REFRESH CIP 2021

II. RECOMMENDATION:

Approve the request to provide for the annual replacement of technology for all City Departments in FY 2021 in the amount of $150,000 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: $150,000.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
30117400-542400-C1313	$150,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

IV. REPORT IN BRIEF:

This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 555 computers in operation (288 desktops; 267 laptops). The main component of the FY 2021 request includes funding for the replacement of approximately 124 PCs, 15 cellular phones, 78 iPhones, 58 iPads.

The current city standards for technology replacement (based on funding availability)are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (4 years); iPad tablets (3 years); iPhones (3 years);large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points (5 years);network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices). Refresh of IT equipment is scheduled throughout the fiscal year and is allocated to the most essential needs first. In coordination with the Department of Fiance and the City Administrator, the Department of Information Technology will manage the expenditures throughout the fiscal year to reflect any budgetary impacts.

At the request of the Department of Finance, $150,000 will be requested for approval now, and a second approval of up to $150,000 will be requested for approval by mid-year in FY2021.

V. ALTERNATIVES:

None

VI. ATTACHMENTS:

Computer Assets CC

FY17D002	Win 10	OptiPlex 5040	City Administration
FY17L002	Win 10	Latitude E5470	City Administration
FY17D036	Win 10	OptiPlex 7450 AIO	Community Dev
FY17D067	Win 10	OptiPlex 7440 AIO	Community Development
FY17D014	Win 10	OptiPlex 7440 AIO	Community Development
FY17D056	Win 10	OptiPlex 7450 AIO	Community Development
FY17D012	Win 10	OptiPlex 7440 AIO	Community Development
FY17L059	Win 10	Latitude E5470	Community Development
FY17D011	Win 10	OptiPlex 7440 AIO	Community Development
FY17D022	Win 10	OptiPlex 7450 AIO	Community Development
FY17D013	Win 10	OptiPlex 7440 AIO	Community Development
FY17D027	Win 7	OptiPlex 7440 AIO	Courts
FY17D015	Win 7	OptiPlex 7440 AIO	Courts
FY17D007	Win 10	OptiPlex 7440 AIO	Courts
FY17D064	Win 10	OptiPlex 7450 AIO	Engineering and Public Works
FY17D030	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D059	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D010	Win 10	OptiPlex 7440 AIO	Engineering/Public Works
FY17D008	Win 10	OptiPlex 7440 AIO	Engineering/Public Works
FY17D029	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D023	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D009	Win 10	OptiPlex 7440 AIO	Engineering/Public Works
FY17D063	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D031	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D062	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D024	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17L005	Win 10	Latitude E5470	Engineering/Public Works
FY17D032	Win 10	OptiPlex 7450 AIO	Engineering/Public Works
FY17D021	Win 7	OptiPlex 7440 AIO	EPW
FY17D019	Win 10	OptiPlex 7440 AIO	Finance
FY17D017	Win 10	OptiPlex 7440 AIO	Finance
FY17D016	Win 10	OptiPlex 7440 AIO	Finance
FY17D018	Win 10	OptiPlex 7440 AIO	Finance
FY17D020	Win 10	OptiPlex 7440 AIO	Finance

FY17L066	Win 10	Latitude E5470	Human Resources
FY17D004	Win 10	OptiPlex 5040	Information Technology
FY17L001	Win 10	Latitude E5470	Information Technology
FY17D065	Win 10	Precision Tower 7810	Information Technology
FY17L065	Win 10	XPS 15 9560	Information Technology
FY17D005	Win 10	OptiPlex 7440 AIO	Information Technology
FY17D053	Win 10	OptiPlex 7450 AIO	Information Technology
FY17D058	Win 10	OptiPlex 7450 AIO	Information Technology
FY17D028	Win 10	OptiPlex 7450 AIO	Information Technology
FY17L049	Win 10	Latitude E5470	Public Safety
FY17L025	Win 10	Latitude E5470	Public Safety
FY17D047	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L007	Win 10	Latitude E5470	Public Safety
FY17D061	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L048	Win 10	Latitude E5470	Public Safety
FY17L029	Win 10	Latitude E5470	Public Safety
FY17L038	Win 10	Latitude E5470	Public Safety
FY17L023	Win 10	Latitude E5470	Public Safety
FY17L034	Win 10	Latitude E5470	Public Safety
FY17L056	Win 10	Latitude E5470	Public Safety
FY17L047	Win 10	Latitude E5470	Public Safety
FY17L051	Win 10	Latitude E5470	Public Safety
FY17D051	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L045	Win 10	Latitude E5470	Public Safety
FY17L054	Win 10	Latitude E5470	Public Safety
FY17D044	Win 10	OptiPlex 7440 AIO	Public Safety
FY17D045	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L028	Win 10	Latitude E5470	Public Safety
FY17L039	Win 10	Latitude E5470	Public Safety
FY17L035	Win 10	Latitude E5470	Public Safety
FY17L021	Win 10	Latitude E5470	Public Safety
FY17D054	Win 10	OptiPlex 7450 AIO	Public Safety
FY17L037	Win 10	Latitude E5470	Public Safety
FY17L015	Win 10	Latitude E5470	Public Safety

FY17L012	Win 10	Latitude E5470	Public Safety
FY17L032	Win 10	Latitude E5470	Public Safety
FY17D055	Win 10	OptiPlex 7450 AIO	Public Safety
FY17L004	Win 10	Latitude E5470	Public Safety
FY17D050	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L020	Win 10	Latitude E5470	Public Safety
FY17L052	Win 10	Latitude E5470	Public Safety
FY17D049	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L014	Win 10	Latitude E5470	Public Safety
FY17L019	Win 10	Latitude E5470	Public Safety
FY17L008	Win 10	Latitude E5470	Public Safety
FY17L027	Win 10	Latitude E5470	Public Safety
FY17L018	Win 10	Latitude E5470	Public Safety
FY17L053	Win 10	Latitude E5470	Public Safety
FY17L026	Win 10	Latitude E5470	Public Safety
FY17L011	Win 10	Latitude E5470	Public Safety
FY17L022	Win 10	Latitude E5470	Public Safety
FY17D046	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L050	Win 10	Latitude E5470	Public Safety
FY17L031	Win 10	Latitude E5470	Public Safety
FY17L046	Win 10	Latitude E5470	Public Safety
FY17L006	Win 10	Latitude E5470	Public Safety
FY17L003	Win 10	Latitude E5470	Public Safety
FY17L013	Win 10	Latitude E5470	Public Safety
FY17L044	Win 10	Latitude E5470	Public Safety
FY17L017	Win 10	Latitude E5470	Public Safety
FY17L057	Win 10	Latitude E5470	Public Safety
FY17L024	Win 10	Latitude E5470	Public Safety
FY17L055	Win 10	Latitude E5470	Public Safety
FY17L036	Win 10	Latitude E5470	Public Safety
FY17D052	Win 10	OptiPlex 7440 AIO	Public Safety
FY17L033	Win 10	Latitude E5470	Public Safety
FY17L009	Win 10	Latitude E5470	Public Safety
FY17L043	Win 10	Latitude E5470	Public Safety

FY17L010	Win 10	Latitude E5470	Public Safety
FY17L041	Win 10	Latitude E5470	Public Safety
FY17L064	Win 10	Latitude E5470	Public Safety
FY17L069	Win 10	Latitude E5470	Public Safety
FY17L068	Win 10	Latitude E5470	Public Safety
FY17L067	Win 10	Latitude E5470	Public Safety
FY17L058	Win 10	Latitude E5470	Public Safety
FY17D040	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D026	Win 10	OptiPlex 7440 AIO	Recreation and Parks
FY17D025	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D043	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D034	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D041	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D038	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D039	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D037	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D042	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D033	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D060	Win 10	OptiPlex 7450 AIO	Recreation and Parks
FY17D066	Win 10	OptiPlex 5040	
FY17D070	Win 10	OptiPlex 5040	
FY17D057	Win 10	Precision Tower 3620	

City Council Meeting
STAFF REPORT

Submitting Department: Information Technology
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: ESRI SOFTWARE - GEOGRAPHIC INFORMATION SYSTEM (GIS) MAINTENANCE AND LICENSING AGREEMENT

II. RECOMMENDATION:

Award ESRI as the vendor to provide the Geographic Information Systems (GIS) maintenance agreement for three years at a fixed cost that is renewed annually for the City of Alpharetta in the amount of $60,500.00, and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: $60,500.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Various Departmental Accounts	$60,500.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

IV. REPORT IN BRIEF:

This GIS maintenance and licensing agreement is funded in the 2021 Budget. This program allows the City to deploy as many licenses to desktops and servers as needed at no additional cost. The agreement is for three years at a fixed cost that is renewed annually.

V. ALTERNATIVES:

None.

VI. ATTACHMENTS:

Alpharetta EA Renewal Quote (002), E-Verify MOU 032020

May 26, 2020

Mr. Steven Wardrup
City of Alpharetta
2 Park Plz Rm 226
Alpharetta, GA 30009-3680

Dear Steven,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.

- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.

- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.

- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.

- The organization will provide an annual report of installed Esri software to Esri.

- Esri software and updates that the organization is licensed to use will be automatically available for downloading.

- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

   "THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

   Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.

3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.

4. Send the purchase order and agreement to the address, email or fax noted below:

   Esri
   Attn: Customer Service SG-EA
   380 New York Street
   Redlands, CA 92373-8100

   e-mail: service@esri.com
   fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Rob Hathcock

Quotation # Q-414435

Date: May 26, 2020

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853 Fax: (909) 307-3049
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 41131 Contract #

City of Alpharetta
Information Technology Dept
2 Park Plz Rm 226
Alpharetta, GA 30009-3680

ATTENTION: Steven Wardrup
PHONE: (678) 297-6027
EMAIL: swardrup@alpharetta.ga.us

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 5/5/2020 To: 8/3/2020

Group1

Material	Qty	Term	Unit Price	Total
168179	1	Year 1	$55,000.00	$55,000.00
Populations of 50,001 to 100,000 Small Government Term Enterprise License Agreement				
168179	1	Year 2	$55,000.00	$55,000.00
Populations of 50,001 to 100,000 Small Government Term Enterprise License Agreement				
168179	1	Year 3	$55,000.00	$55,000.00
Populations of 50,001 to 100,000 Small Government Term Enterprise License Agreement				
168441	1	Year 1	$5,500.00	$5,500.00
ArcGIS GeoEvent Server Populations of 50,001 to 100,000 Small Government Term Enterprise Agreement				
168441	1	Year 2	$5,500.00	$5,500.00
ArcGIS GeoEvent Server Populations of 50,001 to 100,000 Small Government Term Enterprise Agreement				
168441	1	Year 3	$5,500.00	$5,500.00
ArcGIS GeoEvent Server Populations of 50,001 to 100,000 Small Government Term Enterprise Agreement				

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
Rob Hathcock	rhathcock@esri.com	1-678-417-1883 x8704

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

HATHCOCKR **This offer is limited to the terms and conditions incorporated and attached herein.**

Quotation # Q-414435

Date: May 26, 2020

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853 Fax: (909) 307-3049
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 5/5/2020 To: 8/3/2020

Customer # 41131 **Contract #**

City of Alpharetta
Information Technology Dept
2 Park Plz Rm 226
Alpharetta, GA 30009-3680

ATTENTION: Steven Wardrup
PHONE: (678) 297-6027
EMAIL: swardrup@alpharetta.ga.us

Subtotal:	$181,500.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$181,500.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
Rob Hathcock	rhathcock@esri.com	1-678-417-1883 x8704

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

HATHCOCKR **This offer is limited to the terms and conditions incorporated and attached herein.**

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-3)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities

Desktop Software and Extensions (Single Use)
ArcGIS Desktop Advanced
ArcGIS Desktop Standard
ArcGIS Desktop Basic
ArcGIS Desktop Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

Enterprise Software and Extensions
ArcGIS Enterprise and Workgroup (Advanced and Standard)
ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager

ArcGIS Monitor

Enterprise Additional Capability Servers
ArcGIS Image Server

Developer Tools
ArcGIS Engine
ArcGIS Engine Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Engine Geodatabase Update, ArcGIS Network Analyst, ArcGIS Schematics
ArcGIS Runtime (Standard)
ArcGIS Runtime Analysis Extension

Limited Quantities
One (1) Professional subscription to ArcGIS Developer
Two (2) Esri CityEngine Single Use Licenses
250 ArcGIS Online Viewers
250 ArcGIS Online Creators
37,500 ArcGIS Online Service Credits
250 ArcGIS Enterprise Creators
5 Insights in ArcGIS Enterprise
5 Insights in ArcGIS Online
50 Tracker for ArcGIS Enterprise
50 Tracker for ArcGIS Online
4 ArcGIS Parcel Fabric User Type Extensions (Enterprise)
4 ArcGIS Utility Network User Type Extensions (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	**4**
Number of Tier 1 Help Desk individuals authorized to call Esri	**4**
Maximum number of sets of backup media, if requested*	**2**
Self-Paced e-Learning	**Uncapped**
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-owned entities, either party may terminate this Agreement before any subsequent year if

Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 **Follow-on Term.** If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 **Future Updates.** Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 **Product Life Cycle.** During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer’s organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.
4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be

no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

Company ID Number: 121529

THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS

ARTICLE I
PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the Environmental Systems Research Institute Inc. (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II
RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:

   a. Notice of E-Verify Participation

   b. Notice of Right to Work

2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.

3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between $550 and $1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see M-795 (Web)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,

ii. The employee's work authorization has not expired, and

iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

i. The Employer cannot determine that Form I-9 complies with Article II.A.6,

ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or

iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

b. Photo verification checks (when available) on employees.

2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.

3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.

4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.

5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.

6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.

7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.

8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.

9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III
REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

a. Scanning and uploading the document, or

b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV
SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V
MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.

2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.

3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI
PARTIES

A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.

D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 121529

Approved by:

Employer Environmental Systems Research Institute Inc.	
Name (Please Type or Print) Laura Dangermond	Title
Signature Electronically Signed	Date 05/20/2008
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 05/20/2008

Company ID Number: 121529

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	Environmental Systems Research Institute Inc.
Company Facility Address	380 New York Street Redlands, CA 92373
Company Alternate Address	
County or Parish	SAN BERNARDINO
Employer Identification Number	952775732
North American Industry Classification Systems Code	541
Parent Company	
Number of Employees	2,500 to 4,999
Number of Sites Verified for	1

Company ID Number: 121529

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

CALIFORNIA	1 site(s)

Company ID Number: 121529

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name	Jaime Malsberger
Phone Number	(909) 793 - 2853 ext. 5008
Fax Number	
Email Address	jmalsberger@esri.com

Name	Angela Clazie
Phone Number	(909) 793 - 2853 ext. 3676
Fax Number	
Email Address	aclazie@esri.com

Page intentionally left blank

City Council Meeting
STAFF REPORT

Submitting Department: Information Technology
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: MICROSOFT AZURE CLOUD INFRASTRUCTURE AS A SERVICE (IAAS)

II. RECOMMENDATION:

Approve the request to provide for Microsoft Azure Cloud Services (IaaS) using the Statewide Contract (SWC) 99999-SPD-T20190814-0002 for Cloud Solutions for all City Departments in the FY2021 in the amount of $150,000 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: YES
TOTAL PROJECT COST: $150,000.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Department of Information Technology Professional Services Account	$150,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

IV. REPORT IN BRIEF:

This request is for estimated cloud data storage costs in lieu of onsite servers and storage equipment. Cloud Services such as Microsoft Azure offer the ability to move virtual servers in an onsite data center to the cloud providing, in some cases, economy of scale and security that is of higher value. These services can also provide some fail-over capability for the cloud services and onsite services. The goal in the early years is to have a mix of onsite server/storage equipment coupled with leveraging of cloud servers. The future goal is to move most if not all functionality to the cloud when it is proven to be operationally and economically beneficial to do so.

This initiative will free the city from having to fund large server and data storage equipment initiatives periodically through the capital budget and be able to manage consumption of our information technology systems more efficiently.

Procurement is through the State of Georgia Statewide Contract (SWC) 99999-SPD-T20190814-0002 for Cloud Solutions. This provides through this negotiated state contract the best pricing and support for Microsoft Azure and cloud services using the National Association of State Procurement Officials (NASPO) “ValuePoint” that leverages the expertise and buying power of many states and other participating entities.

Also, with the City of Alpharetta being a Microsoft based enterprise with Office 365, Windows 10, and implementation of Hyper V server virtualization technologies, we can leverage existing licensing and enterprise credits to reduce implementation and long-term costs in using cloud services.

V. ALTERNATIVES:

None

VI. ATTACHMENTS:

City Council Meeting
STAFF REPORT

Submitting Department: Administration
Submitted By: Bob Regus
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: CONTRACT RENEWAL WITH PEACHTREE GOVERNMENT RELATIONS

II. RECOMMENDATION:

Staff is recommending that Mayor and Council approve the contract renewal with Peachtree Government Relations in the amount of $36,000 and authorize the Mayor to execute all necessary documents.

III. REPORT IN BRIEF:

Please reference the attached memorandum from the City Administrator.

IV. ALTERNATIVES:

V. ATTACHMENTS:

PGR Memo to Council, COA.contract.2020 (002)

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

July 13, 2020

To: Mayor and Council
From: Bob Regus
Subject: Contract Renewal with Peachtree Government Relations

Mayor and Council,

This is written to respectfully recommend the extension of our contract with Peachtree Government Relations (PGR) for our fiscal year 2021, at $3,000 per month for a total of $36,000 for the fiscal year. Funds have been budgeted for this expenditure.

After the 2019 Georgia Legislative Session we discussed contracting with a lobbying firm who would have the best interest of the City day in and day out at the Capitol. In September 2019 you approved a nine-month contract with PGR at $3,000 per month for the remainder of the fiscal year.

Though this was an extraordinary legislative year with the session being suspended and then continued in June, PGR has not missed a beat, keeping us up to date with the most current and best information possible.

At this time of year PGR is monitoring what is known as veto session which ends August 15th. This is the period Governor Kemp reviews all bills and signs or vetoes the legislation. PGR will bring to us any legislation they feel we should show support for or even ask the Governor to veto.

PGR will also be providing an election report. They track all changes that will occur during the August 11th Runoff and the November General Election to make sure we are all up to date on the results and any new members that may have been elected that could have an effect on Alpharetta.

PGR will continue to benefit us by giving information on what is going on in committee meetings throughout the later part of the

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

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

CITY ADMINISTRATOR
ROBERT J. REGUS

Summer into the Fall, when there is a better opportunity for a committee to understand our view on a matter.

PGR will continue to assist us in meeting with the Georgia Department of Transportation and other State agencies that are pertinent to Alpharetta, will continue to set up one on one meetings with legislators on key issues, and will monitor issues being followed by GMA and ACCG to understand their agenda for the 2021 Session.

Any questions please let me know.

Thanks,

Bob

1100 Peachtree Street
Suite 675
Atlanta, Georgia 30309
www.peachgr.com

Don Bolia
don.bolia@peachgr.com
T 404-314-4844
F 480-247-5415

July 2, 2020

Mr. Bob Regus
City Manager, City of Alpharetta
VIA e-mail

RE: City of Alpharetta – Government Relations Services

Dear Bob:

Per our recent conversation, I have drafted the following agreement. I have enjoyed working with you, Mayor Gilvin and the city council and believe that we can continue to assist in your strategic plan and needs before the Georgia General Assembly and other governmental agencies.

I look forward to the challenges over the next year and look forward to many years of growth. If you have any questions, or if there is anything else that I can do, please do not hesitate to contact me directly.

SERVICES PERFORMED. I have prepared the following outline of services that Peachtree Government Relations, LLC (PGR or Consultant) will provide City of Alpharetta (COA) on a monthly basis, with the potential for on-going services. I will perform most of the work, but will be assisted by other employees of PGR. The services to be provided will include:

- We will work with you and other COA employees and consultants creating a legislative plan for the City. This may include the creation of additional CID's, TAD's or other authorities.

- Assist with appropriation matters including funding from GDOT, DCH or other agencies that are critical to the COA.

July 2, 2020
Mr. Bob Regus

- Meet with COA Mayor, Council and senior staff as requested.
- We will develop a tracking system to deliver information on matters before the Georgia General Assembly and other pertinent agencies.
- We will work with key trade associations such as the Georgia Municipal Association (GMA), the Association of County Commissioners of GA (ACCG), and other related groups to help represent the interest of the COA.
- Attend all key legislative committee meetings, as well as policy meetings and report back pertinent information to COA staff.
- Set up key pre-Session meetings with legislators and policy makers in order to further the COA agenda.
- Coordinate the development of the COA legislative agenda.
- Assist with drafting legislation.
- Coordinate meetings with other local governmental entities such as the various cities in Fulton County, Fulton County School Board and the Fulton County Commission.
- Help develop an effective system for communicating the COA agenda and other policy initiatives with local and state government officials.
- Work with local advocacy groups such as neighborhood associations and community activist to coordinate the policy goals of COA.

This contract is a monthly renewable contract and will be renewed automatically unless cancelled by written notice by either party. Either party may cancel this contract at any time with 30 days written notice. All work product will be returned to COA, and all fees due will be paid to PGR.

We will provide these services, commencing July 1, 2020, for a monthly fee of $3,000. This contract will have a term of twelve (12) months but can be extended with the agreement of COA and PGR.

July 2, 2020
Mr. Bob Regus

Ordinary expenses such as travel expenses, mileage, postage, printing, and photocopying will be in addition to the above fee and will be added to your bill as they are incurred. We will not accrue any extraordinary expenses without express authorization. Our billing for services will be as follows:

We will send monthly bills to you starting July 1, 2020 unless instructed otherwise. Each monthly bill to be paid within 30 days of receipt.

In the event that an issue or project arises that requires services outside of those enumerated, we will negotiate a separate agreement for fees and services.

If the terms of this letter are satisfactory, please sign in the place provided, and return to me. We appreciate the opportunity to be of service to you and look forward to getting to work.

Very truly yours,

Don Bolia

DMB:kkgm

Confirmed:

_____
Bob Regus, City Manager

Date:_____

City Council Meeting
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: July 20, 2020

I. AGENDA ITEM TITLE: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS: ALPHARETTA DOWNTOWN CODE, MURALS, SPECIAL EVENT FACILITIES, TEMPORARY USES AND FENCES

II. RECOMMENDATION:

This items is presented for City Council discussion and information purposes. No vote or formal action is requested at this time. Based upon the feedback received, Staff will bring the item forward for consideration and action at a later date.

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: THERE ARE NO FISCAL IMPACTS ASSOCIATED WITH THIS ITEM.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

Please reference attached documents.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Workshop Staff Report 7.20, APPENDIX_A.___ALPHARETTA_DOWNTOWN_CODE, SECTION 1.4 - DEFINITIONS, SECTION_2.2___PERMITTED_USE_DISTRICTS_AND_REGULATIONS, Table 2.2 Special Events Facility Page, SECTION_2.3___SUPPLEMENTARY_REGULATIONS

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-20-02 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DOWNTOWN CODE, MURAL, SPECIAL EVENT FACILITY, TEMPORARY USES AND FENCES

CITY COUNCIL WORKSHOP: JULY 20, 2020

PLANNING COMMISSION: AUGUST 6, 2020

CITY COUNCIL: AUGUST 24, 2020

II. **RECOMMENDATION:**

Approve text amendments to the Unified Development Code related to the Alpharetta Downtown Code, Murals, Special Event Facility, Temporary Uses and Fences.

III. **REPORT IN BRIEF:**

Consideration of text amendments to Unified Development Code (UDC) Subsections 1.4 Definitions, to add definitions for 'Mural' and 'Special Event Facility'. Text amendments to add 'Special Event Facility' as a permitted and conditional use in certain zoning districts. Text amendments to the Downtown Code, including amendments to the naming of certain future land use categories, regulations pertaining to the painting of brick or stone exterior finish materials, miscellaneous amendments to the use table, amendments to the DT-C (Downtown Core) building setbacks, and amendments to the DT-MU (Downtown Mixed-Use) building height. Text amendments to add a temporary use inside a building and regulations related to privacy fences along a street.

IV. **ATTACHMENTS:**

- UDC Strike Through and Underline Edits

APPENDIX A. - ALPHARETTA DOWNTOWN CODE[1]

ARTICLE 1. - GENERAL PROVISIONS

1.3.2. Relationship between Land Use Categories and Downtown Zoning Districts.

The land use categories established by the Comprehensive Land Use Plan may be implemented by the establishment of appropriate zoning districts within each category. The Downtown Zoning Districts permitted within each land use category are restricted to the following:

A. The ~~"Downtown District"~~ "Central Business District" land use category permits the "Downtown Core" zoning district.

B. The "Mixed-Use ~~Commercial~~ District" land use category permits the "Downtown Mixed-Use" zoning district.

C. The "Mixed-Use Live-Work District" land use category permits the "Downtown Live-Work" zoning district.

D. The ~~"High Density Residential"~~ "Downtown Residential Density" land use category permits the "Downtown Residential" zoning district.

E. All other land use categories permit the zoning districts identified in the Comprehensive Land Use Plan.

Sec. 2.8. - Building Design.

2.8.5. General Architectural Standards.

A. Applicability.

1. The following applies to all buildings, except as specifically stated otherwise.
2. Detached houses, carriages houses, cottage courts, semi-detached houses, townhouses, walk-up flats, and stacked flats must comply with either the following or Section 2.8.6, at the discretion of the applicant.
3. Commercial houses must comply with Section 2.9.6 [2.8.6].

B. Building Materials.

1. Exterior finish materials on walls visible from a street or civic space must be limited to brick, manufactured stone, architectural block, natural stone, wood siding, cement-based siding, cement-based panels, and/or hard coat stucco. Unpainted brick surfaces shall not be painted unless the applicant establishes that:

   a. The painting is absolutely necessary to restore or preserve the brick or stone; or

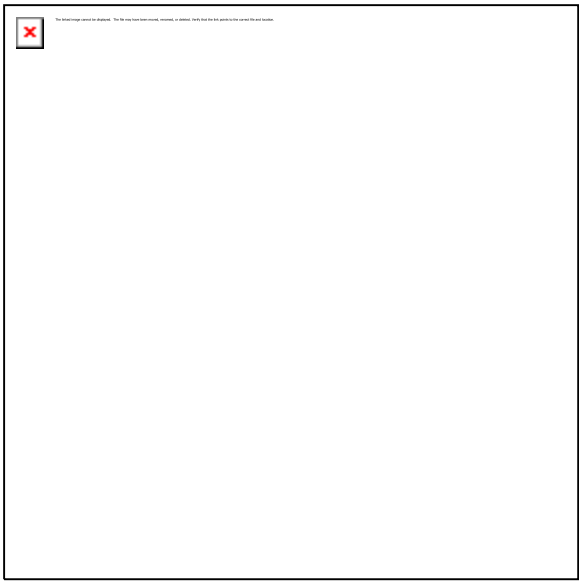
   b. The color and texture of replacement brick or stone cannot be matched with that of the existing brick or stone surface.

   If the applicant establishes (a) or (b) above, painting shall be limited to a diluted wash, appropriately applied, such as milk paint or a lime-based paint. Natural stone surfaces shall not be painted.

2. New residential construction consisting of more than one (1) detached house, townhome building or condominium building shall have at least 50% of dwelling units with 4-sided brick or stone.
3. Hard coat stucco, when used as an exterior wall finish material on any individual building, is subject to the following additional standards:

a. Hard coat stucco may not exceed 30% of the total wall area (excluding foundations) visible from a street or civic space. For the purpose of calculating conformance with this requirement, windows and doors are not included in the total wall area.

b. The maximum wall length (excluding foundations) visible from a street or civic space that is finished in any continuous or discontinuous hard coat stucco is 60 feet. Authorized wall lengths finished in hard coat stucco must be separated by a minimum wall length of 60 feet that contains no hard coat stucco.



General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter	Hard Coat Stucco
↕	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
Visually Heavier	Natural /Manufactured Stone

4. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.

5. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, front porches, balconies, foundations, awnings, or architectural details.

6. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

2.8.6. Small Residential Building Standards.

A. Applicability. The following applies to detached houses, carriages houses, cottage courts, semi-detached houses, townhouses, walk-up flats, stacked flats, and commercial houses.

B. Building Materials.

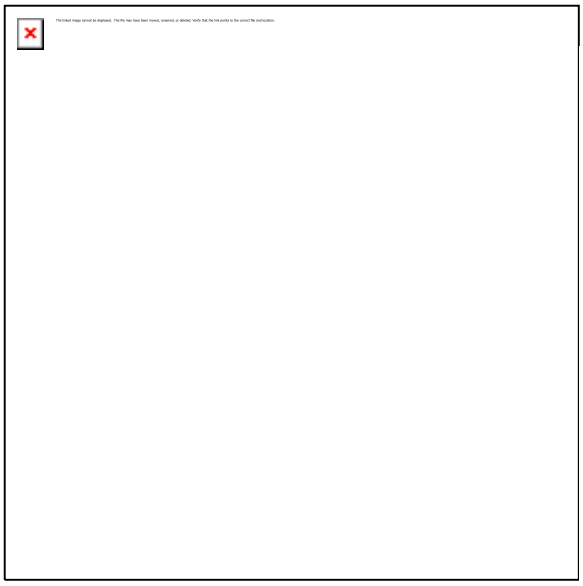
1. The exterior finish material on all walls is limited to brick, manufactured stone, natural stone, wood siding, cement-based siding and/or hard coat stucco. Unpainted brick surfaces shall not be painted unless the applicant establishes that:

   a. The painting is absolutely necessary to restore or preserve the brick or stone; or

   b. The color and texture of replacement brick or stone cannot be matched with that of the existing brick or stone surface.

   If the applicant establishes (a) or (b) above, painting shall be limited to a diluted wash, appropriately applied, such as milk paint or a lime-based paint. Natural stone surfaces shall not be painted.

2. New residential construction consisting of more than one (1) detached house, townhome building or condominium building shall have at least 50% of dwelling units with 4-sided brick or stone.



Small Residential Building Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter	Hard Coat Stucco
	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
Visually Heavier	Natural /Manufactured Stone

3. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the Small Residential Building Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.

4. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, porches, balconies, foundations, or architectural details.

5. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

Sec. 3.4. - Uses Allowed by District.

3.4.1. Allowed Use Table.

A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use standards for both principal and accessory uses are specified in Section 2.3 and Section 2.7 of the Unified Development Code. Uses not listed may be interpreted by the Director of Community Development. When the Director of Community Development cannot determine placement, an application shall be made to the Board of Appeals for interpretation.

B. Principal and accessory uses allowed by district are shown in the table below.

3.4.2. Use Table Key.

A. Permitted Use (X). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Unified Development Code.

B. Conditional Use (O). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 4.2 of the Unified Development Code. Conditional uses are subject to all other applicable requirements of the Unified Development Code, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the conditional use permit approval.

C. Use Not Permitted. An empty cell indicates that a use is not permitted in the respective district.

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	**Downtown Zoning Districts**			
Specific Use	**DT-C**	**DT-MU**	**DT-LW**	**DT-R**
Open Uses				
Community Garden	X	X	X	X
Equestrian Center				
Farmlands (including Livestock, poultry)				
Greenhouse, Nursery				
Residential Uses				
Household living (see district regulations for additional density and Conditional Use Permit requirements):				

Dwelling, 'For-Sale,' Attached	X	X	X	X
Dwelling, 'For-Sale,' Detached	X	X	X	X
Dwelling, 'For-Rent'	O	O		
Group living:				
Congregate Housing, Assisted Living Facility	O	O		
Home-Elderly, Children, Nursing	X	X		
Public/Institutional Uses				
Associations, (Clubs & Lodges)	X	X	O	O
Cemetery				
Church, Synagogue, Other Place of Worship	O	O	O	O
Country Club				
Fire Station	X	X		
Golf Course, Driving Range				
Museums & Libraries	X	X	O	
Park and Playground	X	X	X	X
Power Station				
Prison				
Public Building	X	X	O	
Sewage, Disposal Plant				
School, Academic	O	X	O	

School, Commercial (Beauty, Business)	X	X	O	
Utility Substation	O	O	O	O
Telecommunications				
Antenna Tower				
Broadcasting Studio (Radio & TV)	O	O	O	
Switching Station (Telecom)				
Commercial Uses				
Adult Entertainment Establishment				
Amphitheater	O	O	O	
Animal Hospital, Small Animal (Veterinarian)	O	O		
Animal Hospital, Large Animal		O		
Art Galleries	X	X	O	
Athletic Facilities/Fitness Studio	X	X	O	
Auditorium	O	O	O	
Auto Sales and Leasing (Trucks, Vans, Cars & Accessories)		O		
Automotive Parts	X	X		
Automotive Service		X		
Bakery (under 8,000 square feet in floor area)	X	X	O	
Bakery (8,000 square feet or more in floor area)		X		
Bank, Savings & Loan, Mortgage Company	X	X	O	

Barber Shop	X	X	O	
Beauty Shop	X	X	O	
Bed & Breakfast	X	X	O	O
Book Store or Stationery	X	X	O	
Boutique Hotel	O	O		
Brewery	O	O		
Car Wash				
Carpet and Rug Sales	O	O		
Check Cashing		O		
Clinic, Public/Private	X	X	O	
Contractor's Office (with no outside storage)	O	X	O	
Contractor's Office (with outside storage)		O		
Convenience Center (with gas pumps)		X	O	
Dance Studio	X	X	O	
Day Care Center	O	X	O	
Discount Store				
Distillery	O	O		
Drug Store, Pharmacy	X	X	O	
Dry Cleaning, Pick-Up Station	X	X		
Florist, Retail (with no greenhouse)	X	X	O	

Florist, Retail (with greenhouse)		O		
Funeral Home (with no cemetery or mausoleum)	O	O	O	
Golf, Miniature		O		
Grocery Store (under 2,000 square feet in floor area, located at a street corner, and limited to one per block)	X	X	O	
Grocery Store (2,000 square feet or more in floor area)	X	X		
Hardware & Garden Supply Store (under 8,000 square feet in floor area)	X	X		
Hardware & Garden Supply Store (8,000 square feet or more in floor area)		X		
Home Improvement Store		X		
Hospital		O		
Hotel	O	O		
Indoor Shooting Range				
Kennel				
Laundry, Self-Serve, Pick-Up		X		
Liquor Store	O	O		
Massage Therapy		O		
Nail Salon	X	X	O	
Office	X	X	X	
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)	O	O	O	
Parking Lot, Commercial (under 30 spaces)	O	O	O	
Parking Lot, Commercial (30 spaces or more)	O	O		

Pawn Shop				
Pet Day Care (with no overnight boarding)	X	X	O	
Pet Grooming	X	X		
Print Shop	X	X	O	
Recreation Facilities, Indoor (Health Clubs, Bowling Alley, Skating Rink, Billiards, Children's event facilities, etc.)	O	O	~~O~~	
Rental Services Establishment with no outside storage	O	X		
Restaurant (see Accessory Uses for additional drive-through requirements)	X	X	O	
Retail Establishment (with no mixed-sales)	X	X	O	
Retail Establishment (with mixed-sales)	O	O		
Service Station, Automotive		X		
Shop or Studio, Craftsman/Artist	X	X	O	
Small Appliance Repair Shop	O	O		
Spa Services	O	O	O	
Special Event Facility	O	O		
Tattoo Parlor & Body Piercing				
Theater, Cinema	O	O	~~O~~	
Industrial Uses				
Asphalt Plant				
Bottle Gas Storage & Distribution				
Builder's Equipment/Material				

Carpenter Shop, Woodworking (under 8,000 square feet in floor area)	O	O		
Carpenter Shop, Woodworking (8,000 square feet or more in floor area)				
Concrete Plant				
Dry Cleaning, Plant				
Glass Fabrication (under 8,000 square feet in floor area)				
Glass Fabrication (8,000 square feet or more in floor area)	O	O		
Junk Yard				
Laboratory, Research Commercial				
Laundry, Industrial				
Locker, Frozen Food or Cold Storage				
Machine Shop				
Manufacturing, Heavy, General				
Manufacturing, Light, Limited (under 8,000 square feet in floor area)	O	O	~~O~~	
Manufacturing, Light, Limited (8,000 square feet or more in floor area)				
Mini-warehouse Storage, Conditioned or Unconditioned Space				
Pest Control Business (with or without onsite chemical storage)		O		
Recycling Center				
Rental Services Establishment with outside storage (other than auto related)				
Salvage Yards				
Sawmill				

Septic Tank, Sales, Construction				
Storage, Inside				
Storage, Outside				
Taxidermist				
Tire Retreading				
Transfer Station				
Welding Shop				
Wholesale Storage and Distribution				
Transportation Uses				
Airport, Public/Private				
Heliport, Public/Private				
Limousine Service & Taxi (with or without outside vehicle storage)		O		
Accessory Uses				
Clubhouse, swimming pool, or community recreation facilities serving a development	X	X	X	X
Drive-Through Window		O	~~O~~	
Dwelling, 'For-Sale', Accessory	X	X	X	X
Family Day Care Home	X	X	X	X
Group Home				
Home Occupation	X	X	X	X
Live-Work	X	X	X	

Parking Garage	X	X	O	
Privacy and decorative fences and walls	X	X	X	X
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	X	X	O	
Retaining walls and other site improvement structures approved as part of the development permit.	X	X	X	X
Signs, subject to all of the requirements regulating signage of the district.	X	X	X	X
Special Care Home	X	X	X	X
Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities	X	X	X	X
Vehicle access, parking and loading areas	X	X	X	X

(Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017)

Sec. 3.5. - DT-C: Downtown Core.

3.5.1. Purpose.

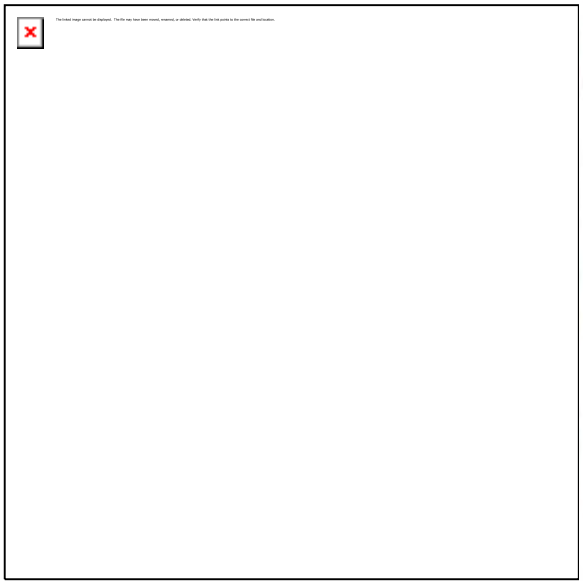
The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

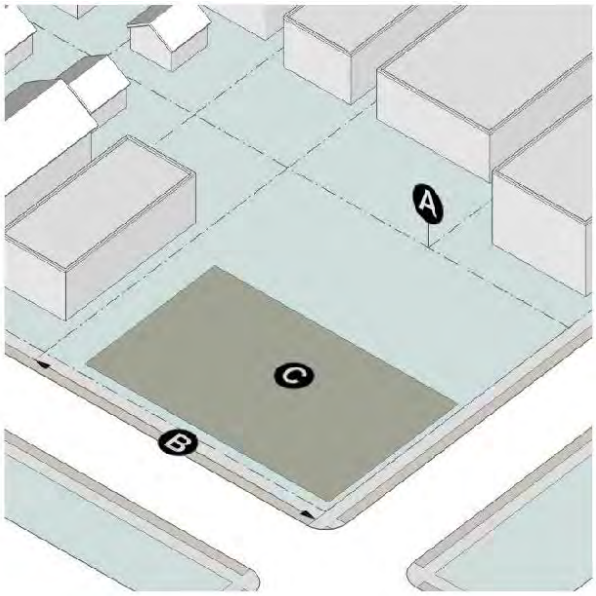
3.5.2. Building Types Allowed.

The following building types are allowed:

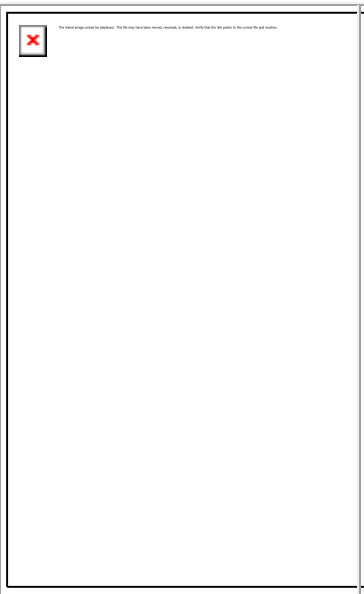
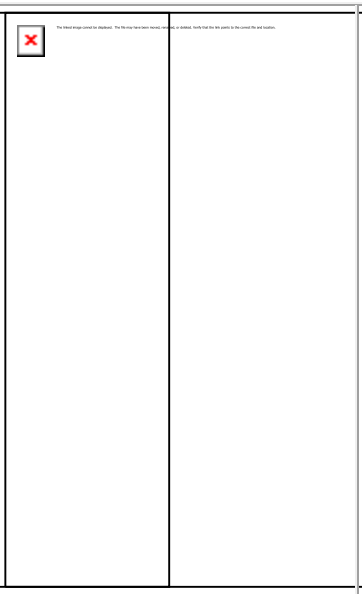
A. Detached House
B. Carriage House
C. Semi-Detached House
D. Townhouse
E. Cottage Court
F. Walk-Up Flat
G. Stacked Flat
H. Commercial House
I. Shopfront
J. Flex Building
K. Mixed-Use Building
L. General Building
M. Civic Building

3.5.3. Dimensional Standards.





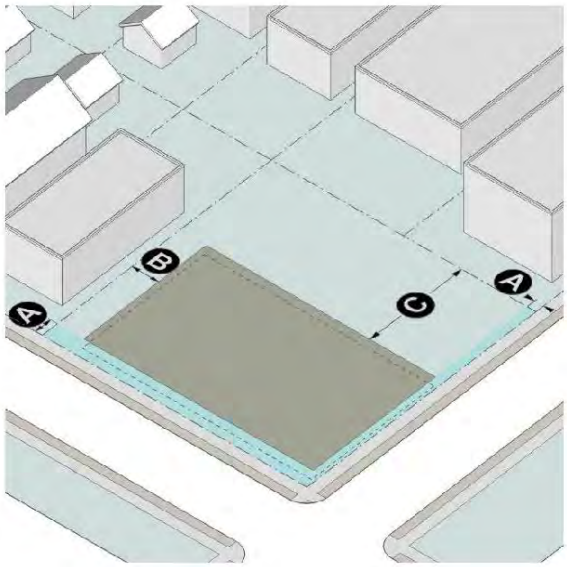
Site Standards	
Residential Density:	No Limit

Min. Amenity Space Requirement:	5% of site (all sites)	
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)	
The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.		
Lot Standards	 Ⓐ **Area**	 Ⓑ **Width**
Detached House:	2,500 sf min.	25 ft min.
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf min.	25 ft min.
Townhouse:	900 sf min.	20 ft min.
Cottage Court:	1,200 sf min.	20 ft min.
All other Building Types:	No min.	20 ft min.
Lot Coverage		

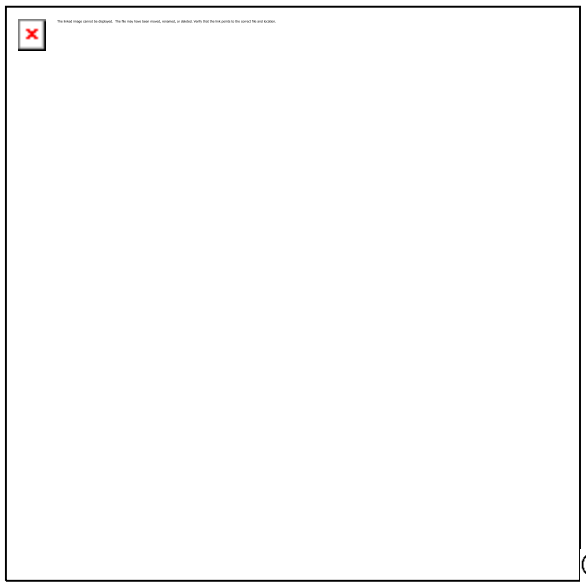
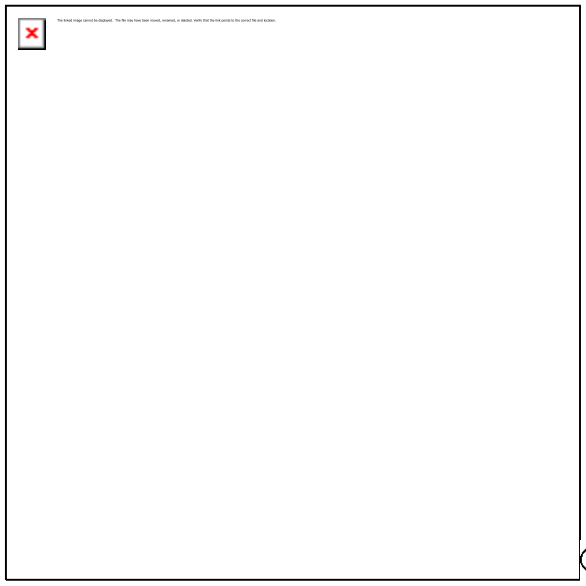
© 	All Building Types:		90% max.

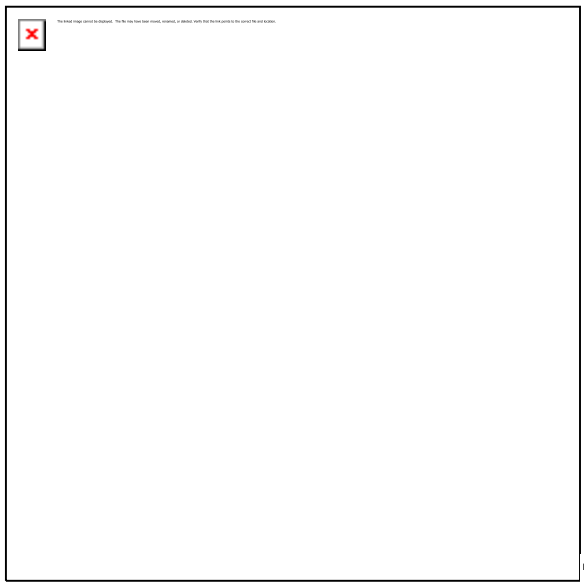
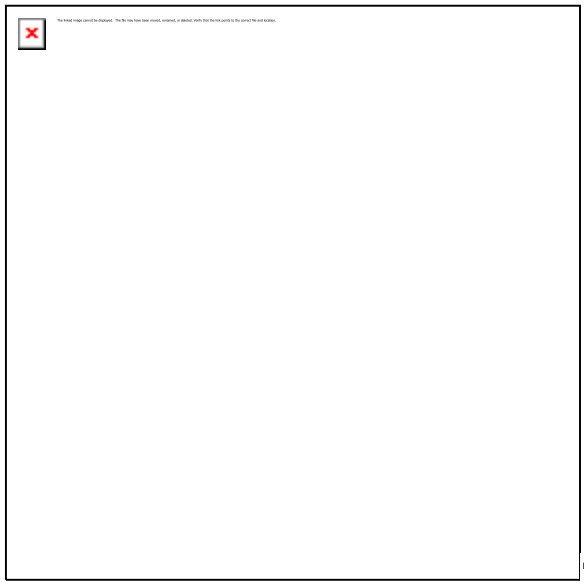
(Ord. No. 749 , § 5, 9-18-2017)

3.5.4. Building Placement.



Principal and Accessory Structure Setbacks

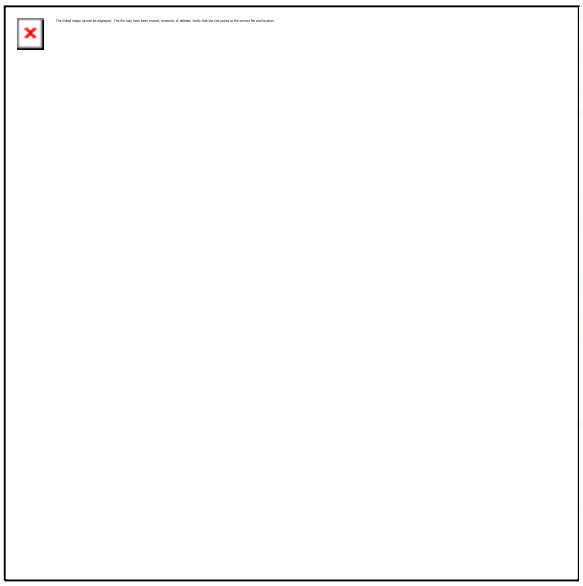
 Ⓐ	Front Yard:	~~0~~ 5 ft. min., ~~10~~ 20 ft max.
 Ⓑ	Side Yard:	0 ft. min.

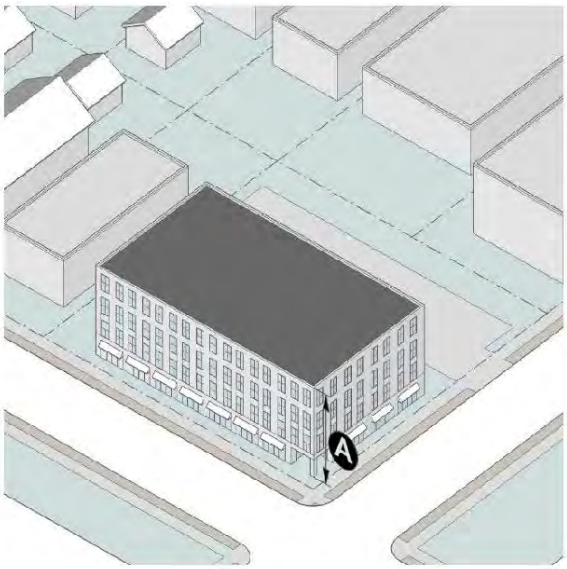
 ©	Rear Yard (no alley):	6 ft. min.
 ©	Rear Yard (alley):	3 ft. min.

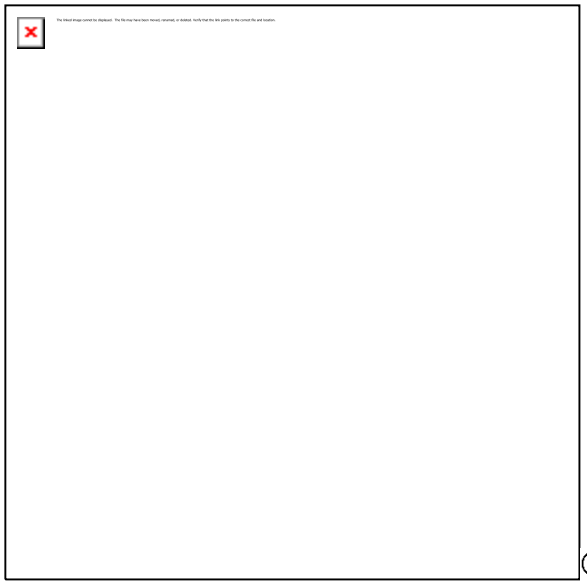
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns require architectural and/or landscape screening that compliments the architecture of the building and is of like or similar materials used in the building's construction. The cisterns and other vertical runoff reduction measures and their screening shall require approval by the Community Development Director.

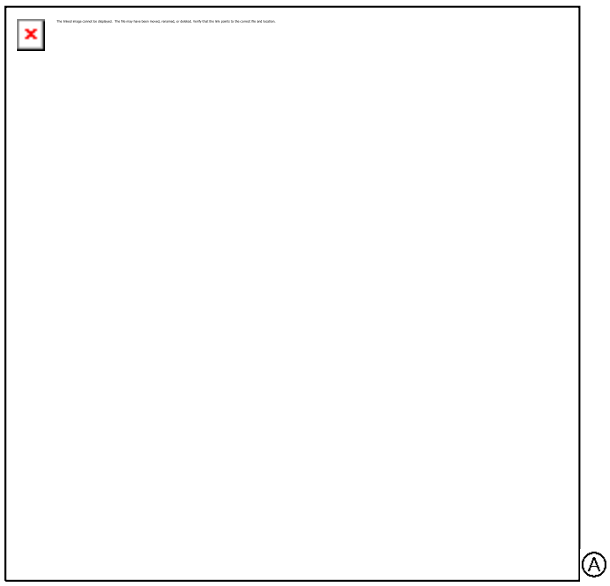
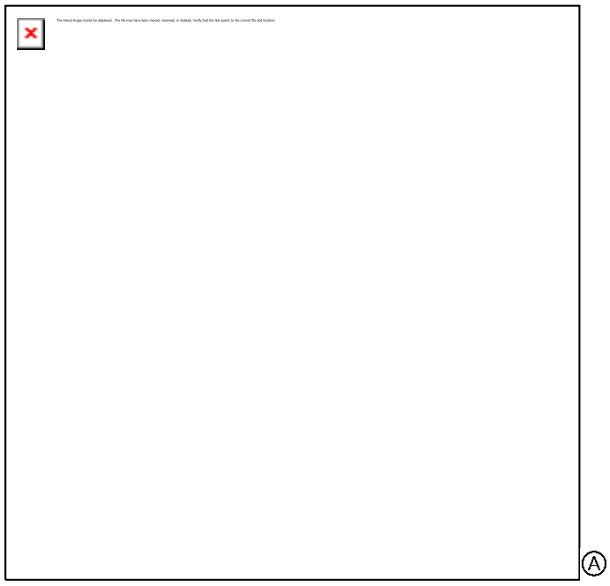
(Ord. No. 732 , § 56, 2-6-2017)

3.5.5. Bulk and Mass.





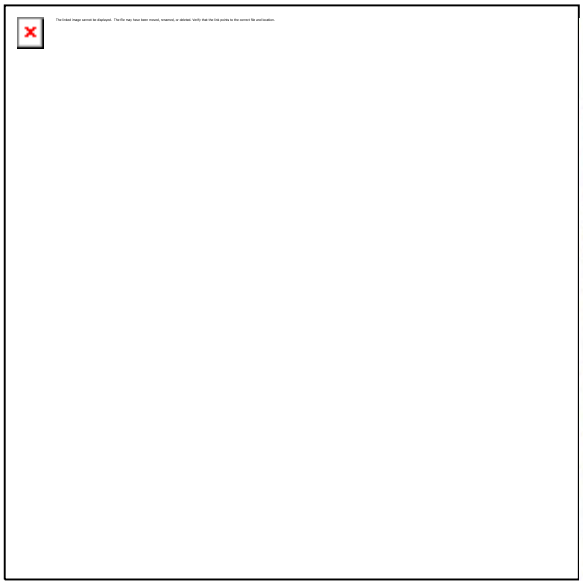
Building Height		
 Ⓐ	Min. Street-Facing Façade Height in Feet:	18 ft

	Max. Height in Stories:	4 stories
	Max. Height in Feet:	60 ft
The minimum permitted building height is wherever is more.		
The maximum permitted building height is whichever is less.		
Building Size		
	Max. Building Footprint:	20,000 sf

(Ord. No. 757 , § 1(Exh. A), 5-9-2018)

Sec. 3.6. - DT-MU: Downtown Mixed-Use.

3.6.1. Purpose.



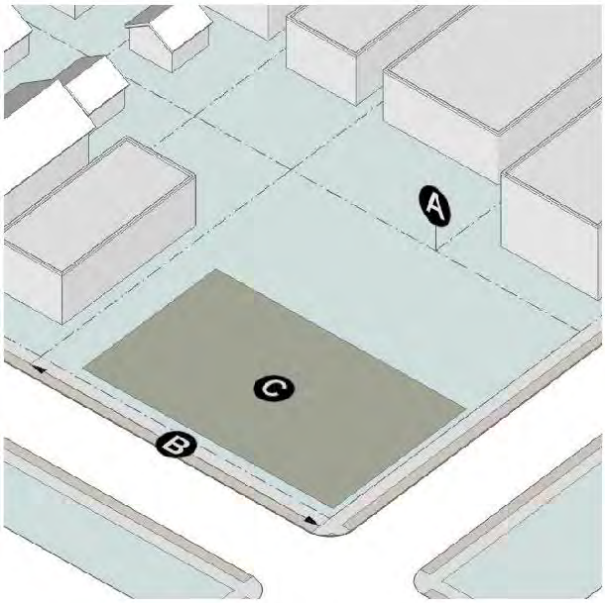
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

3.6.2. Building Types Allowed.

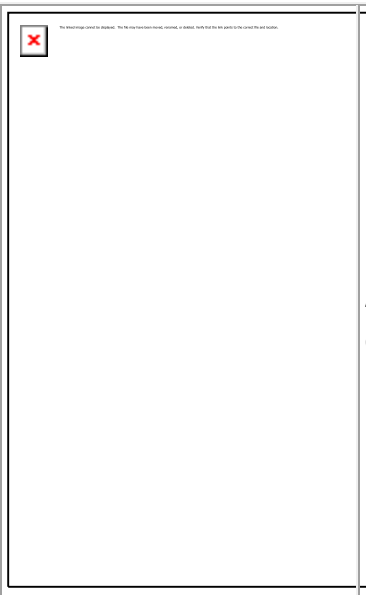
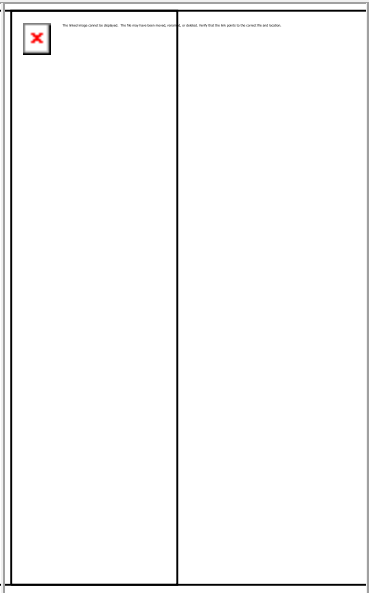
The following building types are allowed:

A. Detached House
B. Carriage House
C. Semi-Detached House
D. Townhouse
E. Cottage Court
F. Walk-Up Flat
G. Stacked Flat
H. Commercial House
I. Shopfront
J. Flex Building
K. Mixed-Use Building
L. General Building
M. Civic Building

3.6.3. Dimensional Standards.



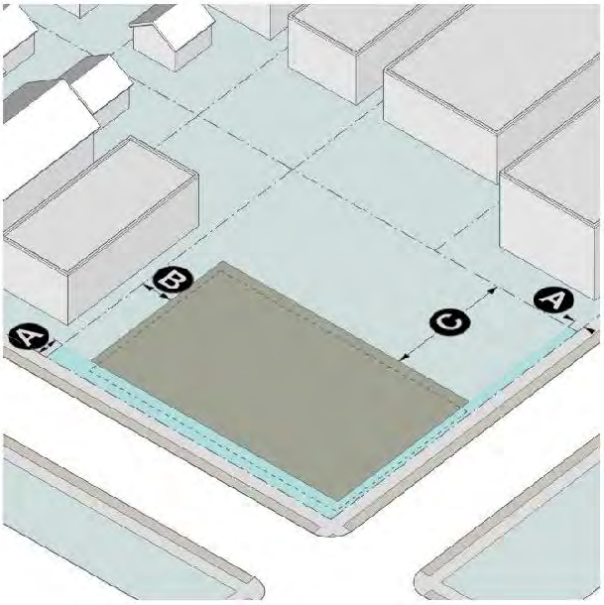
Site Standards for All Sites	
Residential Density (no Conditional Use Permit):	10 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site
Additional Standards for Sites Over 5 Acres	
Min. Civic Space Requirements:	10% of site
The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.	

Lot Standards	 Ⓐ	**Area**	 Ⓑ	**Width**
Detached House:	2,500 sf min.		25 ft min.	
Carriage House:	Same as principal structure			
Semi-Detached House:	2,500 sf min.		25 ft min.	
Townhouse:	900 sf min.		20 ft min.	
Cottage Court:	1,200 sf min.		20 ft min.	
All other Building Types:	No min.		20 ft min.	
Lot Coverage				

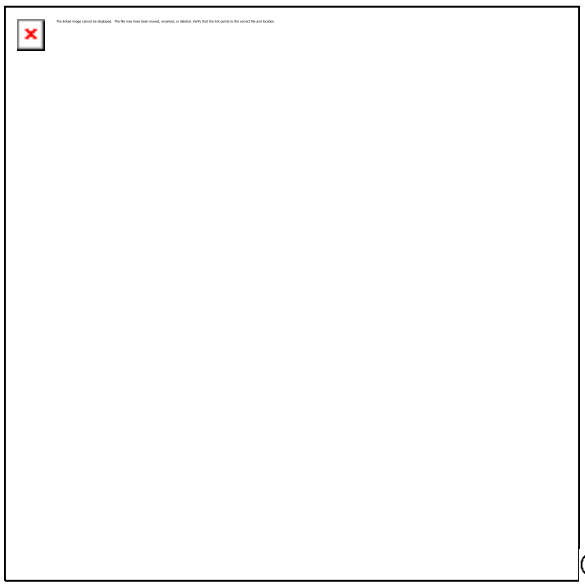
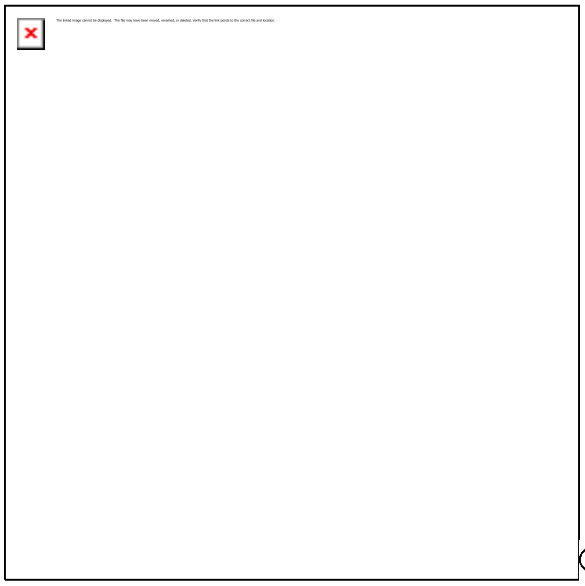
© The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.	All Building Types:		80% max.	

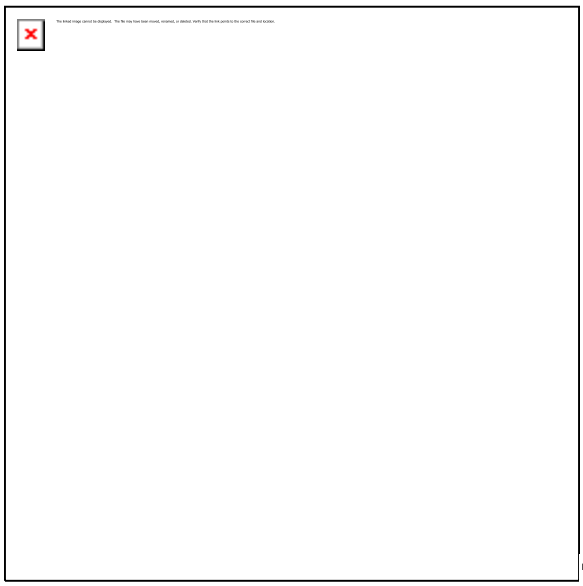
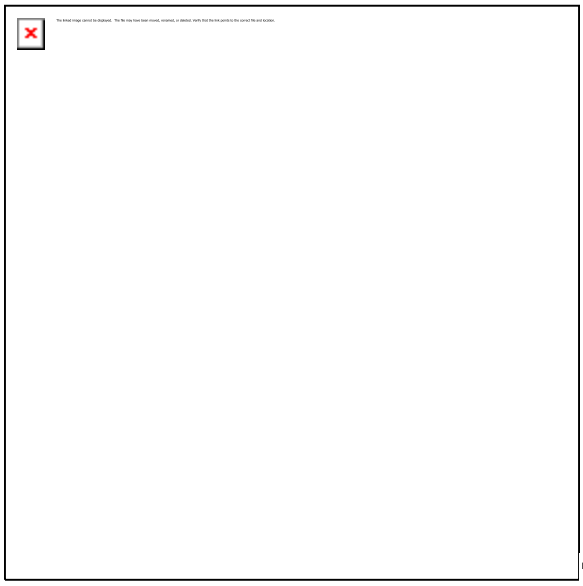
(Ord. No. 749 , § 6, 9-18-2017)

3.6.4. Building Placement.



Principal and Accessory Structure Setbacks

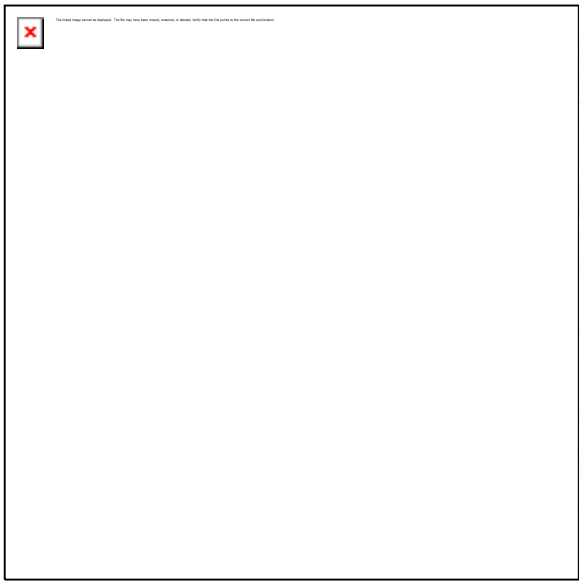
 Ⓐ	Front Yard:	~~5~~ 10 ft. min., ~~10~~ 20 ft max.
 Ⓑ	Side Yard:	0 ft. min.

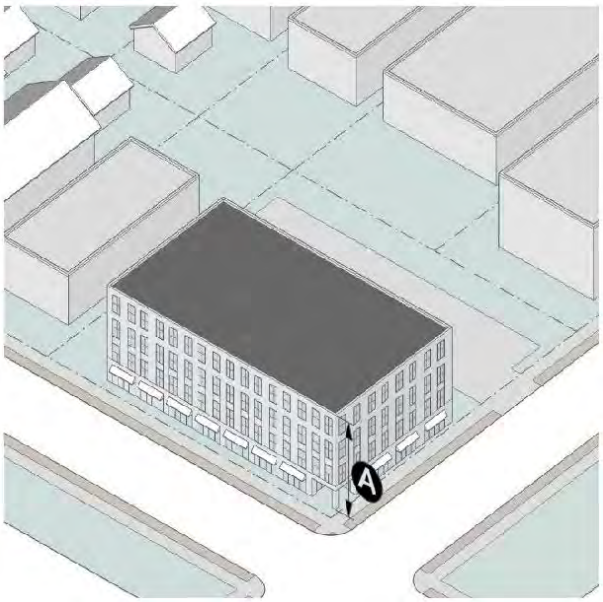
 ©	Rear Yard (no alley)	6 ft. min.
 ©	Rear Yard (alley):	3 ft. min.

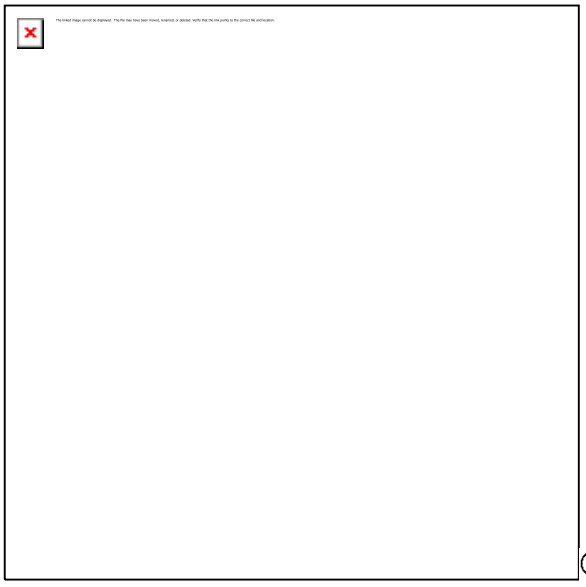
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns require architectural and/or landscape screening that compliments the architecture of the building and is of like or similar materials used in the building's construction. The cisterns and other vertical runoff reduction measures and their screening shall require approval by the Community Development Director.

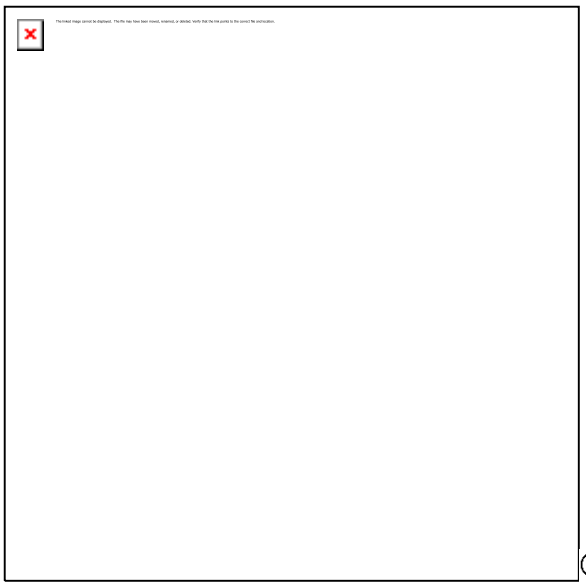
(Ord. No. 732 , § 57, 2-6-2017)

3.6.5. Bulk and Mass.





Building Height		
 Ⓐ	Max. Height in Stories:	~~4~~ 3 stories

 Ⓐ	Max. Height in Feet:	~~60~~ 46 ft
The maximum permitted building height is whichever is less.		
Building Size		
	Max. Building Footprint:	10,000 sf

(Ord. No. 757 , § 1(Exh. A), 5-9-2018)

SECTION 1.4 - DEFINITIONS

1.4.1 Use of words and phrases.

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

A. Words used in the present tense include the future tense. Words used in the singular tense include the plural tense, and words used in the plural tense include the singular tense. The masculine person "his" also means "her."

B. The word "shall" is always mandatory and not discretionary.

C. The word "may" is permissive.

D. The word "and" indicates that all of the conditions, requirements, or factors so connected must be met or fulfilled, whereas the word "or" indicates that at least one condition, requirement, or factor so connected must be met.

E. The term "such as" is intended to introduce one or more examples in illustration of a requirement or point, and is used herein to mean "including but not limited to the following."

F. The word "structure" includes the word "building."

G. The word "lot" shall include the words "plot," "tract," "parcel," and "property."

H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

I. The verbs "zone" and "rezone" have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Ordinance.

J. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the Zoning Districts established under this Ordinance.

K. All words and phrases shall be interpreted within the context of the sentence, Section and Article in which they occur.

1.4.2 Defined terms.

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

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

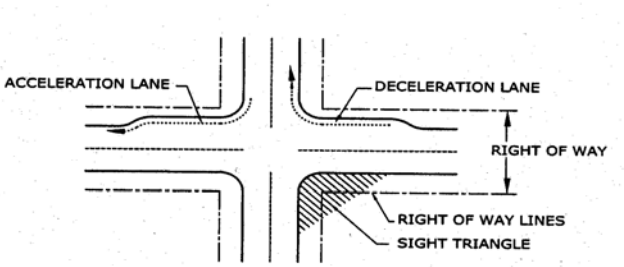


FIGURE 1

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

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

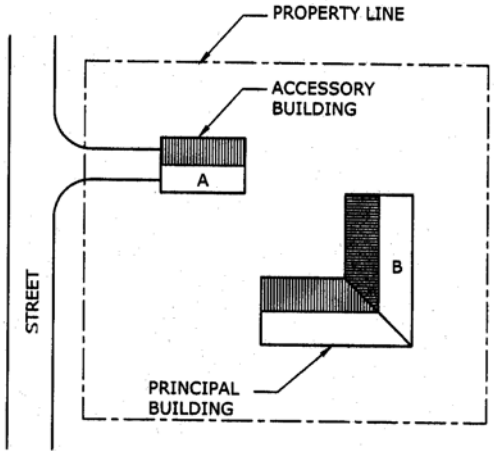


FIGURE 2

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

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

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

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

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

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

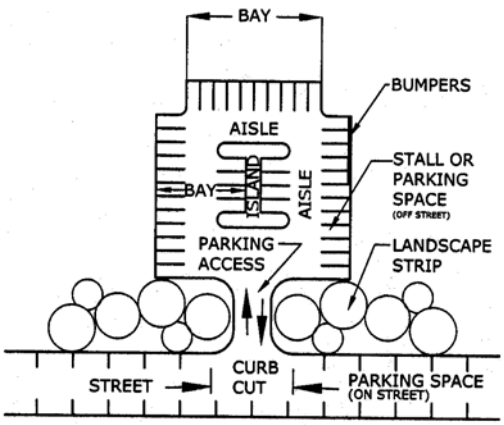


FIGURE 3

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

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

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

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

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

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

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

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

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

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

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

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

Assisted Living Facility. See Congregate Housing.

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

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

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

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

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

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

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

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

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

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

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

Bed and Breakfast. A building in which lodging and meals are provided for no more than seven (7) guest rooms and one (1) owner's suite and meals are served in a common dining room. Lodging facilities and services are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Bed and Breakfast does not include retail uses, public bar, conference center or special event facilities. Guest rooms within the building shall contain no equipment for food preparation other than a coffee maker, mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through the interior of the building.

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

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

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

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

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

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

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

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

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

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

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

Buildable Area. See "Lot Building Area."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City. The City of Alpharetta, Georgia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Day Care Center. Any establishment operated by an individual, partnership, society, agency, corporation, institution or group, and licensed by or registered with the State of Georgia as a group day

care home or day care center, which enrolls therein for pay, for supervision and care, seven or more children or adults. Such facility may provide supervision, care, education, recreation and specialized programmings but does not provide overnight accommodations.

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

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

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

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

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

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

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

Downtown Overlay. That portion of the City generally bounded by Canton Street and Mayfield Road to the North; Wills Road and the western boundaries of Milton Manor and Milton Estates Subdivisions to the West; South Main Street, Old Milton Parkway and the southern boundary of Alpha Park Subdivision to the South; and Westside Parkway and the eastern boundary of Alpha Park Subdivision to the East. The study area of the City of Alpharetta Downtown Master Plan shall be shown on the Official Zoning Map and labeled "Downtown Overlay." In the event of a conflict between the general description set out herein and the Map, the Map shall control.

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

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

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

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

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

Dwelling, 'For-Rent' (Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Downtown Overlay (map A).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown Overlay.

Dwelling, 'For-Rent' (Outside of Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Downtown Overlay).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

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

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

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

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

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

Egress. An exit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

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

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

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

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

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

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

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

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

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

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

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

Ingress. Access or entry.

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

Junk or Salvage Yards. Any area, lot, land, parcel, building or structure or part thereof used for the storage, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable vehicles or other type of junk. See Also "Recycling Center."

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

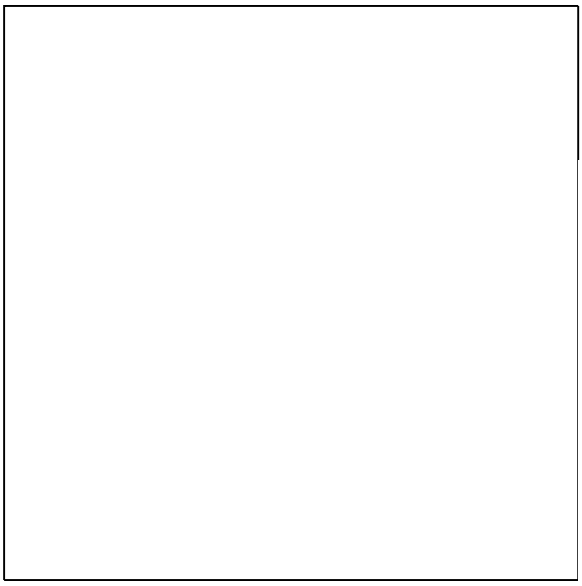
Land Disturbance Permit. A permit issued by the City that authorizes Development Activity, and includes, but is not limited to, activity related to soil erosion control, clearing and grubbing, grading, public and site improvements. This permit does not authorize building construction.

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

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

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

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



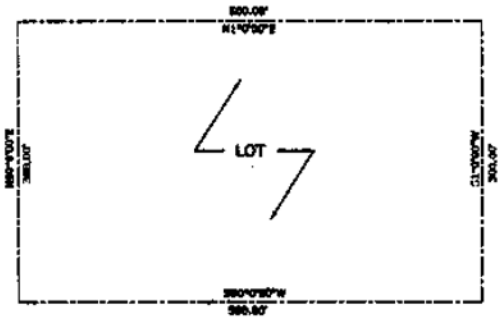


FIGURE 4

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

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

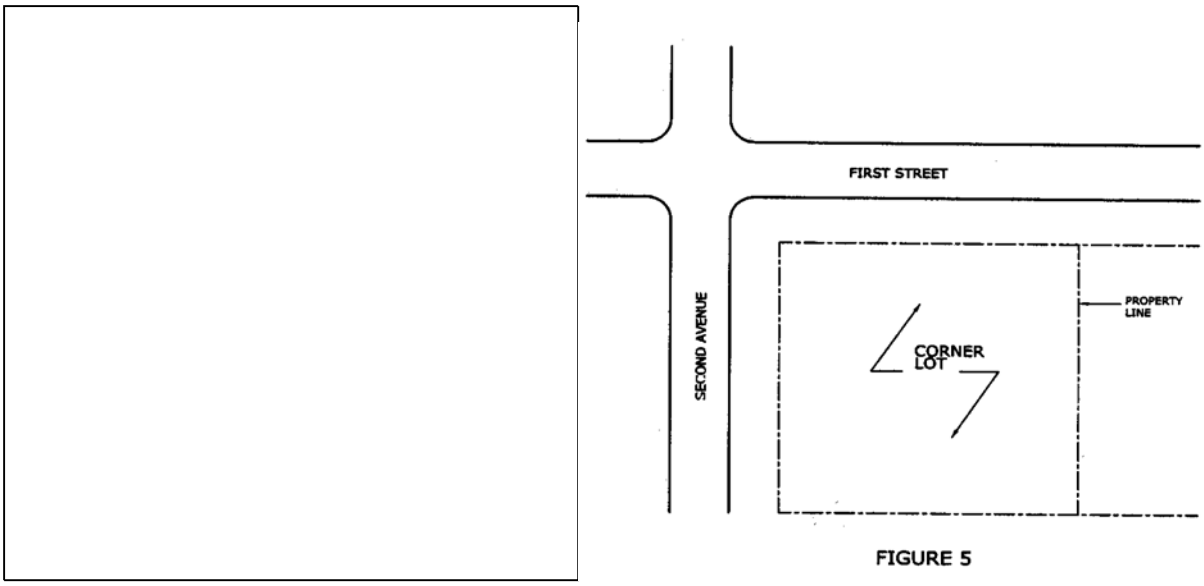


FIGURE 5

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

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

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

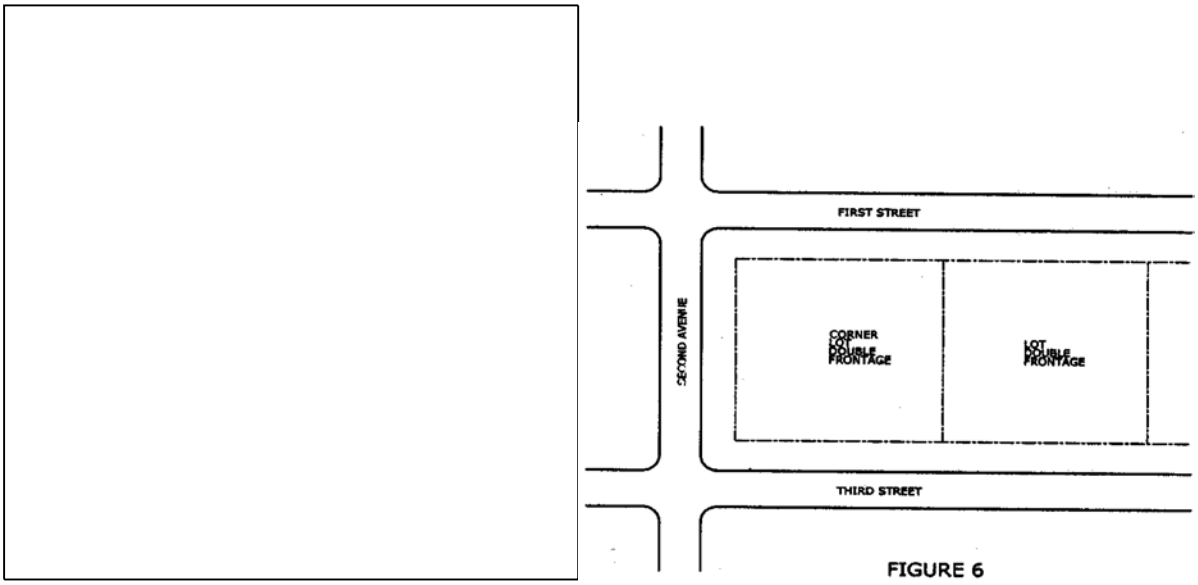


FIGURE 6

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

Lot Frontage. See "Frontage."

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

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

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

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

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

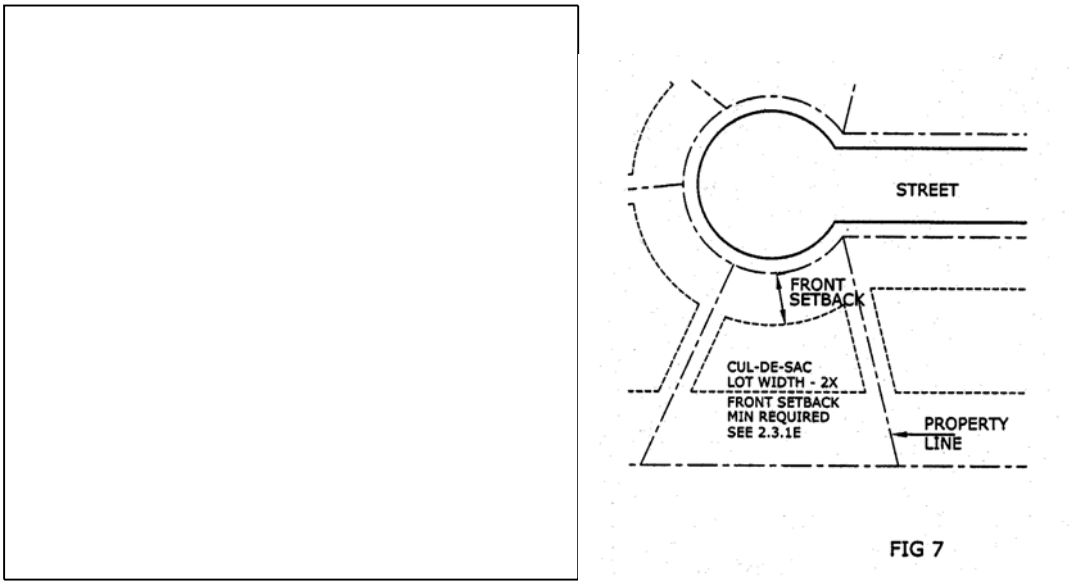


FIG 7

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

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

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

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

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

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

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

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

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

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

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

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

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

Motel. See "Hotel".

Mural. A hand-painted, hand-tiled, or digitally printed restorative image on the exterior wall of a building.

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

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

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

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

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

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

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

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

Nursery School. See "Day Care Center."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.

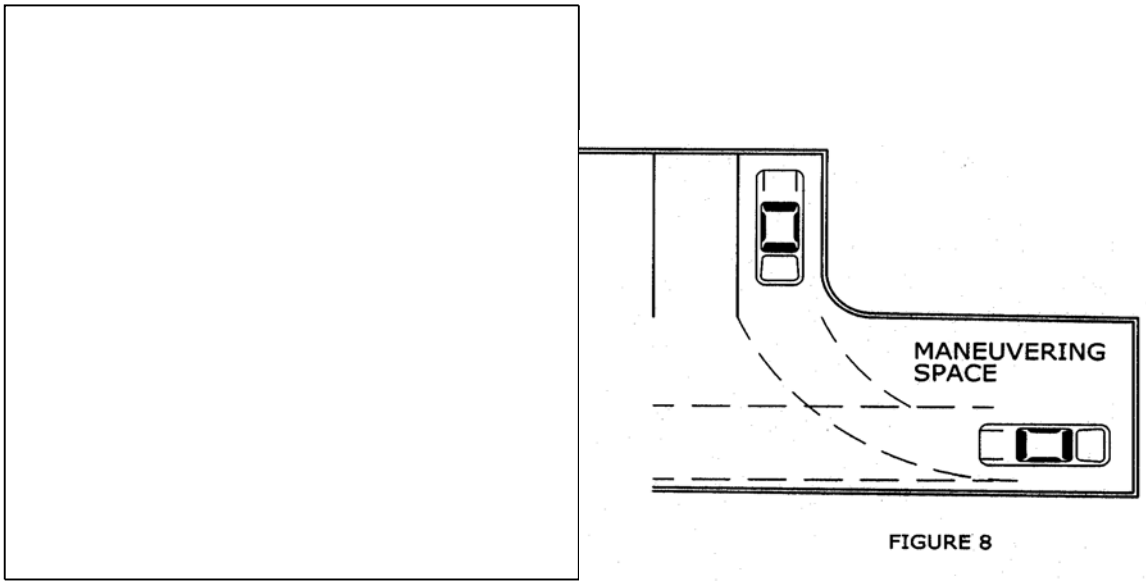


FIGURE 8

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

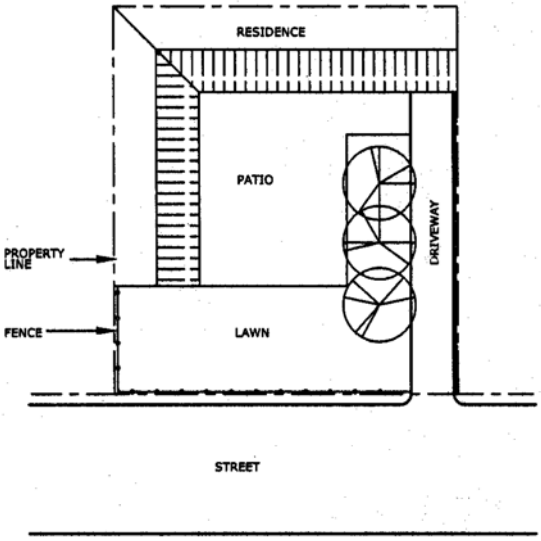


FIGURE 9

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

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

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

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

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

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

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

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

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

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

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

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

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

Portable. See Industrialized Buildings.

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

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

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

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

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

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

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

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

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

Residence. A dwelling unit.

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

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

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

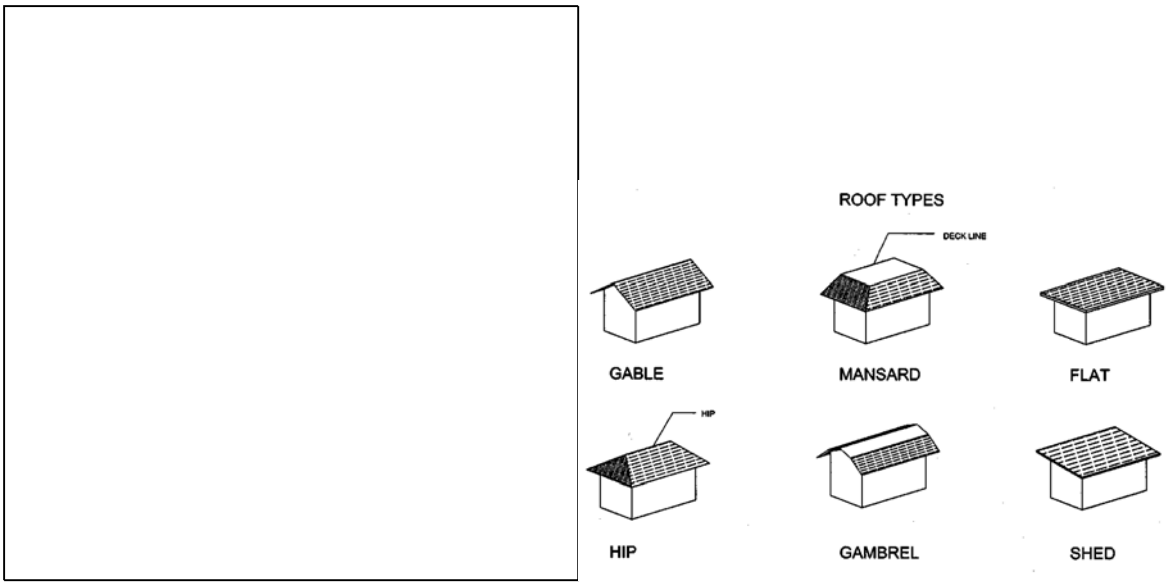
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

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

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

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

Roof. The outside top covering of a building.



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

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

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

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

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

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

Setback, Front Cul-de-Sac.

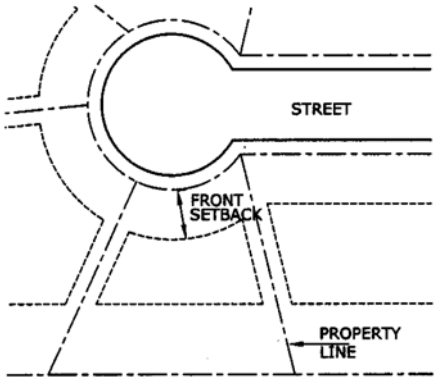


FIG 11

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

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

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

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

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

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

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

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

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

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

Special Event Facility. A public or privately owned structure or area used for the purposes of performances, sporting events, receptions or parties, or similar attractions that may generate heavy traffic. Facilities may include improvements to accommodate special events, such as access and circulation improvements, parking areas, gathering areas, and other physical improvements necessary to accommodate special events.

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

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

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

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

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

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

A. *Principal Arterials* —are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials* —are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials* —provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets* —distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets* —comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

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

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

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

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

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

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

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

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

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

Tract. See "Lot."

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

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

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

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

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

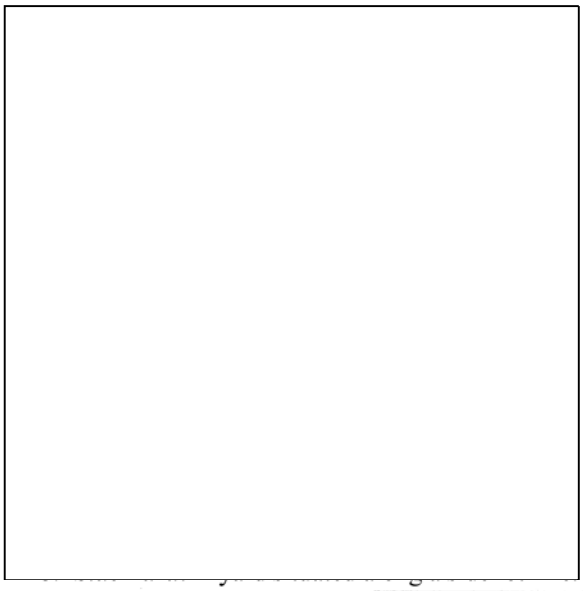
Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

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

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

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

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



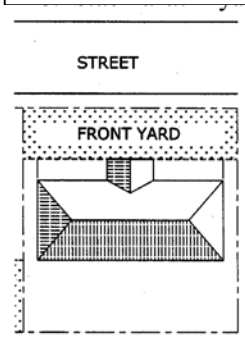


FIG 12

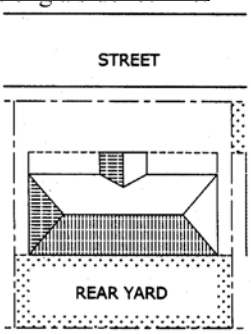


FIG 13

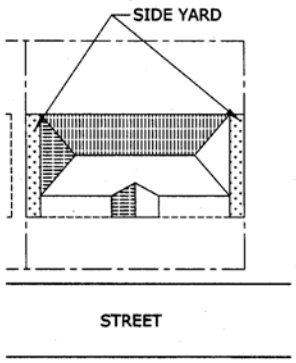


FIG 14

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

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

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

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015; Ord. No. 730 , § 1, 12-5-2016; Ord. No. 741 , § 1, 6-5-2017; Ord. No. 744 , § 1, 7-10-2017; Ord. No. 749 , § 1, 9-18-2017; Ord. No. 772 , § 1, 2-4-2019; Ord. No. 778 , § 1, 6-17-2019; Ord. No. 786 , § 1, 9-23-2019)

SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

2.2.1 AG agriculture.

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

1. Agricultural and Residential Uses.
    a. Bed and Breakfast.
    b. Dwelling, 'For-Sale' Detached.
    c. Farmlands, including livestock, poultry.
2. Business Uses.
    a. Taxidermist.
3. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the AG district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a detached 'For-Sale' dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.
9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
10. Signs, subject to all of the requirements regulating signage herein.

11. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Residential and Agricultural Uses.

   a. Additional 'For-Sale' detached dwelling.

   b. Greenhouse, Nursery.

2. Business Uses.

   a. Animal Hospital, Veterinarian.

   b. Broadcasting (Radio or TV).

   c. Builder's Equipment.

   d. Carpenter Shop, Woodworking.

   e. Equestrian Center.

   f. Golf Course, Driving Range.

   g. Kennel.

   h. Special Event Facility.

3. Semipublic Uses, Utilities.

   a. Airport.

   b. Athletic Facility.

   c. Auditorium.

   d. Cemetery.

   e. Church, Synagogue or any other religious institution.

   f. Club or Lodge.

   g. Country Club.

   h. Heliport, Public/Private.

   i. Utility Substation.

   j. Wireless Tower.

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

(Ord. No. 744 , § 6, 7-10-2017)

2.2.2 Re-residential estate.

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

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-E district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
    a. Clubhouse, swimming pool, or community recreation facilities serving a development.
    b. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
    c. Signs, subject to all of the requirements regulating signage herein.
    d. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Semipublic Uses, Utilities.
    a. Church, Synagogue, or any other religious institutions.
    b. Golf course or golf driving range.
    c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    d. Bed and Breakfast.

e. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—3 acres.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016)

2.2.3 R-Dwelling, 'for-sale', residential.

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

1. Agricultural and Residential Uses.
   a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
   a. Park or Playground.

B. *Accessory Uses.* A property in the R district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

9. Signs, subject to all of the requirements regulating signage herein.

10. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Semipublic Uses, Utilities.

a. Bed and Breakfast.

b. Church, Synagogue, or any other religious institutions.

c. Country Club.

d. Golf course or golf driving range.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—1 acre (43,560 square feet).

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016)

2.2.4 R-22 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-22 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

a. Dwelling, 'For-Sale' Detached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the R-22 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-22 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Church, Synagogue or any other religious institution.

b. Country Club, Association or Lodge.

c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

d. Bed and Breakfast.

e. Golf Course, Driving Range.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—22,000 square feet.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard—25 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016)

2.2.5 R-15 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-15 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-15 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-15 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).

b. Church, Synagogue or other religious institution.

c. Country Club with golf course or driving range.

d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

e. Bed and Breakfast.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—15,000 square feet

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

(Ord. No. 730 , § 2, 12-5-2016)

2.2.6 R-12 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-12 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
   a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
   a. Park or Playground.

B. *Accessory Uses.* A property in the R-12 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.

4. Group Home.

5. Special Care Home in a 'For-Sale' detached dwelling.

6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

9. Signs, subject to all of the requirements regulating signage herein.

10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-12 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

   a. Associations, (Clubs and Lodges).

   b. Church, Synagogue, or any other religious institutions.

   c. Country Club with golf course or driving range.

   d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—12,000 square feet.

Minimum Lot Width—80 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

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

Side yard—10 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

2.2.7 R-10 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the R-10 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Group Home.
4. Family Day Care Home in a residence.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-10 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue, or any other religious institution.

c. Country Club with golf course or driving range.

d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—10,000 square feet.

Minimum Lot Width—75 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

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

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

2.2.8 R-4A dwelling, 'for-sale', attached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4A district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale' Attached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-4A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-4A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).
    b. Church, Synagogue, or other religious institutions.
    c. Country Club with golf course or driving range.
    d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—1 acre.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—30 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard:

From lot line of adjacent property—20.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

2.2.8a R-4D dwelling, 'for sale' detached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4D district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Single-Family Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-4D district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.

8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-4D district may be used for any of the following only upon approval as a conditional use by the City Council.

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue, or other religious institutions.

c. Country Club with golf course or driving range.

d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—5,000 sf.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—50 ft.

Minimum Setbacks.

Front yard—from all street frontages.

From right-of-way of local street—35 feet.

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

Side yard—5 feet.

Corner Side Yard—10 feet.

Rear yard:

With Rear Alley—0′.

No Rear Alley—20′.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

(Ord. No. 692, § 1(Exh. 1), 7-21-2014)

2.2.9 R-8A/D dwelling, 'for-sale', attached/detached residential—Medium density.

A. *Permitted Principal Uses.* A property in the R-8A/D district may be used for those uses in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

a. Dwelling, 'For-Sale', Attached and Detached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the R-8A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-8A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
   a. Associations, (Clubs and Lodges).
   b. Church, Synagogue, or other religious institutions.
   c. Country Club with golf course or driving range.
   d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least 1 acre Attached, 4,500 sq. ft. Detached. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—8 per gross acre.

Minimum Lot Width—50 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard.

From lot line of adjacent property—5 feet.

Between building groupings—10 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—W/Rear Alley—0′, No Rear Alley—20′.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

Rear Yard: Alley—0′, No Rear Alley—20′

(Ord. No. 675, § 1, 6-3-2013)

2.2.10 R-10M dwelling, 'for-rent' or 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10M district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale', Attached.
    b. Dwelling 'For-Rent'.
    c. Bed and Breakfast.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-10M district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-10M district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.
    a. Dwelling, Group (congregate housing, nursing home, etc.).

2. Semipublic Uses, Utilities.

   a. Associations, (Clubs and Lodges).

   b. Church, Synagogue, or other religious institutions.

   c. Country Club with golf course or driving range.

   d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least one acre. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—10 per gross acre.

Minimum Lot Width.

For the property to be developed—75 feet.

If the development is subdivided—20 feet for each individual lot, or 20 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard.

From lot line of adjacent property—25 feet.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—50 feet.

Maximum Coverage By Principal Buildings—none.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—none.

(Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings or office parks and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Group (rooming house, assisted living facility, nursing home, fraternity, congregate housing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    e. Reserved.
    f. Bed and Breakfast.

2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Automobile Sales and Leasing.
    d. Automobile Service Station.
    e. Automotive Parts.
    f. Automotive Service.
    g. Bakery.
    h. Barber Shop.
    i. Bank, Savings and Loan.
    j. Beauty Shop.
    k. Billiards.
    l. Book Store or Stationery.
    m. Boutique Hotel.
    n. Bowling Alley.
    o. Brewery.
    p. Broadcasting Studio (radio or TV).
    q. Building Materials, retail with enclosed storage.
    r. Clinic.
    s. Commercial Parking Lot.
    t. Contractor's Office without outside storage.
    u. Contractor's office with outside storage.
    v. Convenience Market with or without gas pumps.
    w. Dance Studio.
    x. Day Care Center.
    y. Distillery.
    z. Drug Store.
    aa. Dry Cleaning Pick-up Station.
    bb. Equestrian Center.
    cc. Extended stay hotel (see Section 2.7).
    dd. Florist, Retail without Greenhouse.
    ee. Funeral Home w/ no cemetery or mausoleum.
    ff. Golf Course, Driving Range.
    gg. Golf, Miniature.
    hh. Grocery Store.
    ii. Hardware and Garden Supply Store.
    jj. Hotel or Motel.

kk. Laboratory, Research or Commercial.

ll. Laundry, Self-Serve, Pick-up.

mm. Liquor Store.

nn. Manufacturing.

oo. Office Building or Office Park.

pp. Outdoor Recreation Facilities.

qq. Park, playground.

rr. Pet Day Care.

ss. Pet Grooming.

tt. Print Shop.

uu. Public Building.

vv. Radio or TV, Transmitter or Studio.

ww. Rental Services Establishment without outside storage.

xx. Restaurant.

yy. Restaurant, with Drive-thru window.

zz. Retail Sales and Services Establishments not otherwise listed for this zoning district.

aaa. Retail Establishment, Mixed Sales.

bbb. School, Commercial.

ccc. Shop or Studio, Craftsman/Artist.

ddd. Spa Services.

eee. Special Event Facility.

fff. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.
   a. Laundry, Industrial.
   b. Locker, Frozen Food or Cold Storage.
   c. Manufacturing, Light.
   d. Wholesale Establishment.
4. Semipublic Uses, Utilities.
   a. Airport, public or private.
   b. Amphitheater.
   c. Athletic Facility.
   d. Auditorium.
   e. Church, Synagogue, or any other religious institution.
   f. Club, association or lodge.
   g. Country Club.
   h. Fire Station.
   i. Heliport, public or private.

j. Hospital.

k. Library.

l. Museum.

m. School, Academic.

n. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

o. Wireless Tower.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017)

2.2.12 O-P office-professional.

This district is intended to provide for the development of business and professional offices, hospitals, medical and dental facilities and limited commercial activity.

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

1. Residential Uses.

   a. Bed and Breakfast.

2. Business Uses.

   a. Bank, Savings and Loan.

   b. Barber Shop and Beauty Shop.

   c. Clinic (medical/dental).

   d. Contractor's office without outside storage.

   e. Day care center.

f. Office (professional/administrative).

g. Print Shop.

h. Public Building.

i. Staffing/personnel office.

j. Stock brokerage/financial services office.

k. Tax preparation office.

l. Travel agency.

3. Semipublic Uses, Utilities.

a. Park or Playground.

4. The following support retail uses are allowed provided that they are located within an office building and (in total) do not constitute more than 25% of the floor area of the office building in which they are located:

a. Book store.

b. Computer/computer supply store.

c. Copy center.

d. Jewelry store (not to exceed 1,200 sq. ft.).

e. Office supply store (not to exceed 1,200 sq. ft.).

f. Optometrist/Eye wear.

g. Package shipping/mail box store.

h. Phone store.

i. Print Shop.

j. Stationery/card store.

B. *Accessory Uses.* A property in the O-P district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Business Uses.

   a. Art Gallery.

   b. Bakery.

   c. Dry Cleaning Pick up station with drive-thru.

   d. Fitness studio.

   e. Florist.

   f. Restaurant without drive-thru.

   g. Shop or studio, Craftsman/Artist.

   h. School Commercial.

   i. Spa Services.

2. Semipublic Uses, Utilities.

   a. Auditorium.

   b. Church, Synagogue.

   c. Club, association or lodge.

   d. School, Academic.

   e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.
    a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Broadcasting Studio (radio or TV).
    c. Clinic.
    d. Congregate Housing.
    e. Day Care Center.
    f. Drug Store.
    g. Golf Course, Driving Range.
    h. Office Building or Office Park.
    i. Recreational Facilities (Indoor or Outdoor).
    j. Special Event Facility.
    k. Theater, Cinema.
3. Semipublic Uses, Utilities.
    a. Church, Synagogue, or other religious institutions.
    b. Club, association or lodge.
    c. Heliport.
    d. Library.
    e. Museum.
    f. Public Building.
    g. School, Academic.
    h. Recreation Facilities (Indoor or Outdoor).

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

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

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Art Galleries.
   b. Automobile Service Station.
   c. Bakery.
   d. Barber Shop.
   e. Beauty Shop.
   f. Book Store.
   g. Boutique Hotel.
   h. Bowling Alley.

i. Brewery.

j. Car Wash.

k. Contractor's Office without outside storage.

l. Commercial Parking Lot.

m. Convenience Market with or without gas pumps.

n. Dance Studio.

o. Distillery.

p. Dry Cleaning Pick-up Station.

q. Extended Stay Hotel (see Sec. 2.7).

r. Florist, Retail without Greenhouse.

s. Funeral Home w/out cemetery or mausoleum.

t. Hotel/motel.

u. Golf, Miniature, or Golf Driving Range.

v. Laboratory, Research or Commercial.

w. Liquor Store.

x. Print Shop.

y. Radio or TV, Transmitter or Studio.

z. Restaurant.

aa. Restaurant, Drive-In or Fast-Food.

bb. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

cc. School, Commercial.

dd. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Athletic Facility.

d. Auditorium.

e. Country Club.

f. Hospital.

g. Fire Station.

h. Park or Playground.

i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

j. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017)

2.2.14 C-1 neighborhood commercial.

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

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Reserved.
    c. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Barber Shop.
    d. Bank, Savings and Loan.
    e. Beauty Shop.
    f. Book Store.
    g. Carpet and Rug Sales.

h. Clinic.

i. Contractor's Office without outside storage.

j. Day Care Center.

k. Drug Store.

l. Dry Cleaning Pick-up Station.

m. Florist, Retail Without Greenhouse.

n. Gourmet Food Store.

o. Hardware and Garden Supply Store.

p. Jewelry Store.

q. Laundry, Self-Serve, Pick-up.

r. Office Building or Park.

s. Pet Day Care.

t. Pet Grooming.

u. Print Shop.

v. Reserved.

w. Restaurant, without Drive-thru or Drive-In facilities.

x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

y. School, Commercial.

z. Shop or Studio, Craftsman/Artist.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Club, association or lodge.

b. Library.

c. Museum.

d. Park or Playground.

e. Public Building.

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

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

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
   a. Reserved.
   b. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
   a. Animal Hospital, small animals.
   b. Assisted Living, Congregate housing
   c. Automotive Parts.
   d. Bowling Alley.
   e. Brewery.
   f. Check Cashing.
   g. Church, Synagogue.
   h. Commercial Parking Lot.
   i. Contractor's Office with outside storage.
   j. Distillery.
   k. Funeral home with no cemetery or mausoleum.
   l. Grocery Store.
   m. Golf, Miniature.
   n. Hotel/Motel.
   o. Liquor Store.
   p. Pest Control Business.
   q. School, Academic.
   r. Special Event Facility.

s. Rental Services Establishment without outside storage.

t. Restaurant, Drive-In or Fast-Food.

u. Retail Establishment, Mixed Sales.

v. Smoke Shop and Tobacco Store.

w. Spa Services.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Hospital.

d. Parking Lot, Commercial.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

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

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 4, 7-10-2017; Ord. No. 772 , § 2, 2-4-2019)

2.2.15 C-2 general commercial.

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

1. Residential Uses.

a. Dwelling, 'For-Sale'—in an existing or historic structure only.

b. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.
b. Automobile Service Station.
c. Automotive Parts.
d. Automotive Service.
e. Bakery.
f. Barber Shop.
g. Bank, Savings and Loan.
h. Beauty Shop.
i. Book Store.
j. Bowling Alley.
k. Broadcasting Studio (radio or TV).
l. Building Materials, retail with enclosed storage.
m. Carpet and Rug Sales.
n. Clinic.
o. Clubs, fraternity, association or lodge.
p. Commercial Parking Lot.
q. Reserved.
r. Contractor's Office with and without outside storage.
s. Convenience Market with or without gas pumps.
t. Dance Studio.
u. Day Care Center.
v. Drug Store.
w. Dry Cleaning Pick-up Station.
x. Florist, Retail Without Greenhouse.
y. Grocery Store.
z. Hardware Store.
aa. Home Improvement Store.
bb. Laundry, Self-Serve, Pick-up.
cc. Liquor Store.
dd. Office Building or Park.
ee. Pet Day Care.
ff. Pet Grooming.
gg. Print Shop.
hh. Public Building.
ii. Recreation Facilities (Indoor).
jj. Rental Services Establishment without outside storage.
kk. Restaurant.

ll. Restaurant, Drive-In or Fast-Food.

mm. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

nn. Retail Establishment, Mixed Sales.

oo. School, Commercial.

pp. Shop or Studio, Craftsman/Artist.

qq. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Athletic Facilities.

b. Club, association or lodge.

c. Hospital.

d. Library.

e. Museum.

f. Park or Playground.

g. Parking Lot, Commercial.

h. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Residential Uses.

   a. Reserved.

   b. Reserved.

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

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Assisted Living, Congregate housing.

   c. Automobile Sales and Leasing.

   d. Boutique Hotel.

   e. Brewery.

   f. Car Wash.

   g. Check Cashing.

   h. Church, Synagogue.

   i. Distillery.

   j. Extended Stay Hotel (see Sec. 2.7).

   k. Florist, Retail with Greenhouse.

   l. Funeral Homes.

   m. Golf, Miniature.

   n. Greenhouse with nursery.

   o. Hotel or Motel.

   p. Limousine Service and Taxi.

   q. Massage Therapy (see Sec. 2.7).

   r. Spa Services.

   s. Radio or TV, Transmitter or Studio.

   t. Recreation Facilities (Outdoor).

   u. Small Appliance Repair Shop.

   v. Smoke Shop and Tobacco Store.

   w. Special Event Facility.

3. Wholesale, Storage and Industrial Uses.

   a. Wholesale Establishment.

4. Semipublic Uses, Utilities.

   a. Auditorium.

b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

c. Recreational Facilities (Outdoor).

d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

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

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

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

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

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 772 , § 3, 2-4-2019)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses

a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units /acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

a. Art Galleries.

b. Automobile Service Station.

c. Automotive Parts.

d. Bakery.

e. Barber Shop.

f. Bank, Savings and Loan.

g. Beauty Shop.

h. Brewery.

i. Book Store.

j. Car Wash.

k. Carpet and Rug Sales.

l. Clinic.

m. Convenience Market with or without gas pumps.

n. Dance Studio.

o. Day Care Center.

p. Distillery.

q. Drug Store (Pharmacy).

r. Florist, Retail without Greenhouse.

s. Grocery Store (max. 50,000 SF in the North Point Overlay).

t. Hardware Store (max. 50,000 SF in the North Point Overlay).

u. Home Improvement Store.

v. Laundry, Self-Serve, Pick-up.

w. Liquor Store.

x. Office Building or Park.

y. Pest Control Business.

z. Pet Grooming.

aa. Public Building.

bb. Recreational Facilities (Indoor).

cc. Rental Services Establishment without outside storage.

dd. Restaurant.

ee. Restaurant, Drive-In or Fast-Food.

ff. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

gg. Retail Establishment, Mixed Sales.

hh. Special Event Facility.

ii. Theater.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Automotive Parts.

   c. Automotive Service.

   d. Bowling Alley.

e. Boutique Hotel.

   f. Broadcasting Studio (radio or TV).

   g. Building Materials, retail with enclosed storage.

   h. Commercial Parking Lot.

   i. Convenience Center with gas pumps.

   j. Dry Cleaning Plant.

   k. Dry Cleaning Plant with pick-up station.

   l. Florist, Retail with Greenhouse.

   m. Funeral Home with no cemetery or mausoleum.

   n. Golf, Miniature.

   o. Hotel or Motel.

   p. Pet Day Care.

   q. Pet Grooming.

   r. Print Shop.

   s. Radio or TV, Transmitter or Studio.

   t. School, Commercial.

   u. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

   a. Athletic Facility.

   b. Auditorium.

   c. Church, Synagogue.

   d. Club, fraternity, association or lodge.

   e. Heliport, public or private.

   f. Museum.

   g. Park or Playground.

h. Recreational Facilities (Outdoor).

i. School, Academic.

j. Spa Services.

k. Reserved.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

m. Wholesale Establishment.

n. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.
2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
3. Accommodations for public transportation.
4. Buildings that face or appear to face public roadways.
5. Appearance standards for buildings and structured parking.
6. Limitations on uninterrupted building elevations.
7. Creation of vistas and view corridors within development.
8. Focal point features at prominent locations and ends of vistas.
9. Incorporation of natural site features.
10. Block lengths conducive to pedestrian traffic.
11. Detention and retention facilities designed to be aesthetically pleasing.

12. Creative methods for stormwater management to provide additional open space.
13. Attractive and usable street furniture in public spaces.
14. Emphasis on a high quality landscape plan.

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 4, 6, 7-10-2017; Ord. No. 767 , §§ 1—3, 10-22-2018)

2.2.17 L-I industrial.

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

1. Agricultural and Residential Uses.
    a. Greenhouse, Nursery.
2. Business Uses.
    a. Animal Hospital, small and large animals.
    b. Art Gallery.
    c. Automobile Service Station.
    d. Automotive Parts.
    e. Automotive Sales and Leasing.
    f. Automotive Service.
    g. Bakery.
    h. Bank, Savings and Loan.
    i. Book Store.
    j. Bowling Alley.
    k. Brewery.
    l. Broadcasting Studio (radio or TV).
    m. Building Materials with Outdoor Storage.
    n. Building Materials, Retail with enclosed storage.
    o. Car Wash.
    p. Carpenter Shop, Woodworking.
    q. Carpet and Rug Sales.
    r. Check Cashing.
    s. Church, Synagogue.
    t. Commercial Parking Lot.
    u. Congregate Housing.
    v. Contractor's Office with and without outside storage.
    w. Convenience Market with or without gas pumps.
    x. Dance Studio.

y. Day Care Center.

z. Discount Store.

aa. Distillery.

bb. Drug Store.

cc. Dry Cleaning Pick-up Station.

dd. Fireworks Sales.

ee. Funeral Home.

ff. Greenhouse, Nursery.

gg. Grocery Store.

hh. Hardware and Garden Center.

ii. Home, Elderly, Children, Nursing.

jj. Heliport.

kk. Home Improvement Store.

ll. Kennel.

mm. Laboratory, Research or Commercial.

nn. Laundry, Self-Serve, Pick-up.

oo. Liquor Store.

pp. Massage Therapy (see Sec. 2.7).

qq. Office Building or Office Park.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Radio or TV, Transmitter or Studio.

xx. Recreation Facilities (Indoor).

yy. Rental Services Establishment with outside storage.

zz. Rental Services Establishment without outside storage.

aaa. Restaurant.

bbb. Restaurant, Drive-In or Fast-Food.

ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Special Event Facility.

jjj. Storage, Inside.

kkk. Tattoo Parlor, Body Piercing.

lll. Taxidermist.

mmm. Tire Retreading.

mmm. Vehicle for Hire Company.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Builder's Equipment.

c. Concrete Plant.

d. Dry Cleaning Plant.

e. Locker, Frozen Food or Cold Storage.

f. Machine Shop.

g. Manufacturing, Light.

h. Mini-Warehouse.

i. Septic Tank Sales, Construction.

j. School, Commercial.

k. Storage, Outside.

l. Warehouse.

m. Welding Shop.

n. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Athletic Facility—Outdoor.

b. Amphitheater.

c. Auditorium.

d. Park or Playground.

e. Hospital.

f. School, Academic.

g. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Uses. When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).
b. Airport, Public/Private.
c. Boutique Hotel.
d. Extended Stay Hotel.
e. Golf Driving Range.
f. Glass Fabrication.
g. Taxidermist.
h. Tire Retreading.
i. Theater, Cinema.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.
b. Dry Cleaning Plant.
c. Concrete Plant.
d. Indoor Shooting Range (see Sec. 2.7).
e. Junk or Salvage Yard.
f. Laundry Industrial.
g. Manufacturing, Heavy.
h. Power Station.
i. Recycling Center.
j. Salvage Yard.
k. Sawmill.
l. Sewage Disposal Plant.
m. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Reserved.

c. Church, Synagogue, or other religious institutions.

d. Museum and Library.

e. Power Station.

f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

g. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable

conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

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

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017)

2.2.18 OSR open space and recreational.

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

1. Semipublic Uses, Utilities.
    a. Community Center.
    b. Park or Playground.

B. *Accessory Uses.* A property in the OSR district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Clubhouse, swimming pool, tennis courts or other community recreation facilities.
3. Vehicle access and public parking areas.
4. Signs, subject to all of the requirements regulating signage herein.
5. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Semipublic Uses, Utilities.
    a. Amphitheater.
    b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulation.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—20%.

Maximum Building Height—75 feet.

Screening and buffers—none.

2.2.19 SU special use.

A. *Permitted Principal Uses.* A property in the SU district may be used for any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Business Uses.
    a. Golf Course, Golf Driving Range.
    b. Golf, Miniature.
2. Semipublic Uses, Utilities.
    a. Airport.
    b. Club, association or lodge.
    c. Equestrian Center.
    d. Fire Station.
    e. Golf Course.
    f. Heliport, Public/Private.
    g. Library.
    h. Hospital.
    i. Municipal facilities.
    j. Museum.
    k. Park or Playground.
    l. Public Building.
    m. Recreation Facilities, Outdoor.
    n. School, Academic.
    o. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

B. *Accessory Uses.* A property in the SU district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

1. Semipublic Uses, Utilities.
    a. Cemetery.
    b. Church, Synagogue, or other religious institutions.
    c. Prison.
    d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

(Ord. No. 744 , § 6, 7-10-2017)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:
    1. Areas that are primarily non-residential in character; or
    2. Along major roadways that are primarily commercial in character; or
    3. Historic Downtown Alpharetta; or
    4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.
    1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

2. *Commercial:* At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

3. *Open Space:* MU developments shall incorporate the following amounts and types of open space:

    a. *All developments:* A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.

    b. *Developments with residential uses:* In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.

4. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1","2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:

    a. At least 75% of the total existing floor area remains after redevelopment; and

    b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and

    c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1"," 2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*
    a. Dwelling, Group (assisted living facility, progressive care facility).
    b. Dwelling, 'For-Rent'.
    c. Dwelling, 'For-Sale', Attached and Detached.
    d. Bed and Breakfast.
2. *Commercial Uses:*
    a. Bank, Savings & Loan.
    b. Boutique Hotel.
    c. Brewery.
    d. Contractor's Office (no on site storage).
    e. Day Care Center.
    f. Distillery.
    g. Drug Store (Pharmacy).
    h. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
    i. Grocery Store (max. 50,000 SF in the North Point Overlay).
    j. Hardware Store (max. 50,000 SF in the North Point Overlay).
    k. Hotel/Motel.
    l. Liquor Store.
    m. Outdoor/Indoor Recreation Facilities.
    n. Religious Institution.
    o. School, Commercial.
    p. Spa Services.
    q. Special Event Facility.
    r. Theater, Cinema.
3. *Semipublic Uses, Utilities:*
    a. Athletic Facilities.
    b. Public Building.
    c. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional

use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features.
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 732 , § 1, 2-6-2017; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017; Ord. No. 749 , §§ 2, 3, 9-18-2017; Ord. No. 767 , § 4(Exh. A), 10-22-2018)

Table 2.1 List of Development Standards

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

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

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

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

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

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

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

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

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

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			

Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O			O	X	O	X			
Automotive Service												O				X	O	X			
Bakery												O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber Shop												O	O	X	X	X	O				O
Beauty Shop												O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O

Book Store or Stationery												O	O		X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												O	O			O	O	O			O
Bowling Alley												O	O			X	O	X			
Brewery												O	O		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O				X		X			
Builder's Equipment/Material	O											O				X		X			
Car Wash													O			O	O	X			
Carpenter Shop, Woodworking	O																	X			
Carpet and Rug Sales															X	X	O	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O				O
Concrete Plant																		O			

Congregate Housing, Assisted Living Facility											O	O	O		O	O		X			O
Contractor's Office without outside storage												O	O	X	X	X		X			O
Contractor's Office with outside storage												O			O	X		X			
Convenience Center w/Gas Pumps												O	O			X	O	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O									
Dance Studio												O	O		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	O		O	O	O	X			O
Drug Store (Pharmacy)												O	O		X	X		X			O
Dry Cleaning, Pick-Up Station												O	O	O	X	X	O	X			O
Dry Cleaning, Plant																	O	O			
Dwelling, 'For-Sale', Attached								X		X	X	O					O				O

Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					O				O
Dwelling, 'For-Rent'											X	O									O
Dwelling, Group											O	O	O		O	O					O
Equestrian Center	O	O	O	O	O							O								X	O
Extended Stay Hotel (see Section 2.7)												O	O			O		O			
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	O							X	
Fireworks Sales																		X			
Florist, Retail												O	O	O	X	X	O				O
Florist, Retail with greenhouse																O	O				
Funeral Homes with no cemetery or mausoleum												O	O		O	O	O	X			
Glass Fabrication																		O			
Golf Course,	O	O	O	O	O	O	O	O	O	O	O	O	O							X	

Driving Range																					
Golf, Miniature												O	O		O	O	O				
Greenhouse, Nursery	O															O		X			
Grocery Store												O			O	X	O	X			O
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X														
Hardware and Garden Supply Store												O			X	X	O	X			O
Heliport, Public/Private	O											O	O				O	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		X	X		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	O		O	O	O				O
Indoor Shooting Range																		O			
Junk Yard																		O			
Kennel	O																	X			

Laboratory, Research Commercial												O	O					X			
Laundry, Industrial												O						O			
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			
Liquor Store												O	O		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light, Limited												O	O					X			
Massage Therapy																O		X			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												O	O		X	X	O	X		X	O

Nail Salon												O	O		X	X	O	X			O
Office												O	O	X	X	X	O	X			O
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)												O	O		O	O	O	X		X	O
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	X	O
Parking Lot, Commercial												O	O		O	X	O	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			
Pet Day Care												O			X	X	O	X			
Pet Grooming												O			X	X	O	X			O
Power Station												O						O		O	
Print Shop												O	O	X	X	X	O	X			O
Prison																				O	
Public Building												O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O											O	O			O	O	X			

Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			X	O	X			O
Recycling Center																		O			
Rental Services Establishment with no outside storage												O			O	X	O	X			
Rental Services Establishment with outside storage (other than auto related)																		X			
Restaurant												O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	O		O	X	O	X			
Retail Establishment												O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)												O			O	X	O	X			
Salvage Yards																		O			
Sawmill																		O			

School, Academic												O	O	O	X	X	O	X		X	O
School, Commercial (Beauty, Business)												O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																		X			
Service Station, Automotive												O	O			X	O	X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	O	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	O	O	O	O	O	X			O
Special Event Facility	O											O	O		O	O	O	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		X			

Taxidermist	X																O				
Theater, Cinema												O	O		X	X	O	O			O
Tire Retreading																					
Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																		X			
Wholesale (storage and distribution)												O					O	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											O	O			O	O	O		O	

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015; Ord. No. 730 , § 5, 12-5-2016; Ord. No. 741 , § 5(Exh. A), 6-5-2017; Ord. No. 744 , § 7(Exh. A), 7-10-2017; Ord. No. 767 , § 7(Exh. C), 10-22-2018; Ord. No. 772 , § 8(Exh. A), 2-4-2019)

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use

including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Special Event Facility	O											O	O		O	O	O	X			O

SECTION 2.3 - SUPPLEMENTARY REGULATIONS

2.3.1 General exemptions.

A. *Heights—Exclusions.* The following structures are exempt from the height limitations imposed within each zoning district:

1. Church spires, cupolas, and chimneys.
2. Agricultural accessory structures, such as barns, silos, windmills, and the like.
3. Parapets and structures used for ornamental or aesthetic purposes not to exceed twelve (12) feet.
4. Elevator penthouses not to exceed fifteen (15) feet.
5. Mechanical equipment on building roofs or rooftop antennas provided any such equipment exceeding 12 feet in height shall be contained within a structure or otherwise screened from ground view from adjoining streets and properties.

B. *Front Yard Requirements—Existing Residential Areas.* The setback requirements of this Ordinance shall not apply to any residential lot where the average setback on developed lots located adjacent to and on each side of such lot and within the same zoning district and fronting on the same street as such lot is less than the minimum required setback. In such cases, the setback of such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. In no case, however, shall setbacks be less than 15 feet.

If the adjacent developed lots on both sides of a vacant residential lot, within the same zoning district and fronting on the same street as such lot, have front yard setbacks greater than the minimum required by the zoning district, then the minimum setback on the vacant lot shall be the average of the 2 adjacent developed lots.

C. *Double Frontage Lots.*

1. Double frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A landscaped or natural buffer of at least twenty feet (20'), across which shall be the right of access, shall be provided along the line of lots abutting such a traffic artery.
2. On lots having frontage on two (2) streets, but not located on a corner, the minimum front yard setback requirement shall be provided along each street frontage.

D. *Setbacks—Exclusions.*

1. No building or structure or projection thereof, including porch, deck, terrace or chimney, shall be erected closer to a property line than the applicable setback regulation prescribed herein allows. However, uncovered steps, patio slabs, driveways, walkways, retaining walls of no more than 4′ in height, and roof overhangs of up to 18″ may be located within setback areas.
2. Required setbacks may accommodate vegetated runoff reduction measures, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City.

E. *Flag Lots.*

1. Flag lots are prohibited for residential development. Residential building sites must meet minimum lot width requirements at the front setback line or at twice the required front setback for cul-de-sac lots.

(Ord. No. 730 , § 6, 12-5-2016; Ord. No. 732 , § 2, 2-6-2017)

2.3.2 Temporary uses.

The Director may authorize a temporary use, as follows:

A. Carnival, circus or fair, for a period not to exceed 4 days. A period not to exceed 30 days may be granted by the Director if the event is held within a designated amphitheater facility as defined by Code and confirmed by the Director. Site shall meet adequate parking and safety concerns and limit impacts to surrounding properties.

B. Outdoor tent sales for a period not to exceed forty-five (45) days. Authorization may not be granted more than two (2) times per year, per property.

C. Seasonal events associated with a not-for-profit for a period not to exceed seventy-five (75) days. Authorization may not be granted more than two (2) times per year, per property. ~~Reserved.~~

D. Religious meeting in a tent or other temporary structure in the AG, R-10M, CUP, O-I, C-1, and C-2 Districts, for a period not to exceed sixty (60) days.

E. Open lot sale of Christmas trees, fruit and vegetables, and other harvested products in the AG, O-I, C-1, C-2 and L-I Districts, for a period not to exceed forty-five (45) days.

F. Real estate sales office, related to an active development, in any district, for a period not to exceed one (1) year, provided no sleeping accommodations are maintained in the structure.

G. Contractor's office, construction trailer and equipment shed, in any district, related to an active development, for a period of one (1) year provided that such office be placed on the property to which it is appurtenant.

H. Commercial television or motion picture filming activities not to exceed seven (7) calendar days at any residential location, or a period not to exceed twenty-one (21) days if approved by the Mayor and Council. The director or the Mayor and Council may impose conditions to the issuance of the permit to minimize the disturbance to the residential neighborhood. These conditions may include neighborhood notification requirements, parking and traffic control, and limitations on the hours of operation. In no event shall filming activities commence prior to 7:00 a.m. or continue after 10:00 p.m.

I. All temporary certificates of zoning compliance may be renewed provided that it is determined that said use is clearly of a temporary nature, will cause no increased traffic congestion and will not create a nuisance to surrounding uses.

J. The director may require City Council review and approval of any temporary uses.

K. Fireworks sales in a tent or other temporary structure in the L-1 District, for a period not to exceed ninety (90) days.

(Ord. No. 688, § 1, 4-28-2014 ; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 718 , § 15, 12-14-2015)

2.3.3 Accessory uses and structures.

A. *Home Occupations.* An occupation, profession or trade customarily carried on by an occupant in a dwelling unit as a secondary use which is clearly incidental to the dwelling unit for residential purposes and which meets all of the following conditions:

1. The use shall be carried on wholly within the dwelling unit principal building. The attachment of an accessory building by a breezeway, roof or similar structure shall not be deemed as sufficient for the accessory building to be considered as a portion of the primary building.

2. Not more than 25% of the floor area, not to exceed 500 square feet, of the dwelling unit building shall be used for the conduct of the home occupation.

3. No merchandise or articles shall be displayed for advertising purposes, nor be displayed in such a way as to be visible from outside the dwelling unit. Garage doors shall not be left in the open position when the garage is used for the storage of business related materials.

4. No merchandise or articles shall be stored other than inside the dwelling unit.

5. No equipment or business vehicles may be stored or parked on the premises except that 1 business vehicle (the carrying capacity of which shall not exceed 1andhalf; tons and shall not exceed six (6) tires and/or two (2) axles) used exclusively by the resident may be parked in a carport, garage or an approved parking space in the rear or side yard and not within the public street or right-of-way.

6. A home occupation may not generate more than six non-residential trips per day to the home, excluding occupant trips.

7. There shall be no alteration of the residential character of the dwelling unit or premises or structures on the premises.

8. No person not a resident of the dwelling unit shall work in the dwelling unit in connection with the home occupation. This prohibition shall also apply to independent contractors and employees who serve the resident of the dwelling unit.

9. One (1) off-street paved parking space for each 250 square feet of floor area devoted to the home occupation shall be provided in addition to the required parking for residential use of the building.

10. No motor power, other than electrically operated motors, shall be used and the total horsepower of such motors shall not exceed 3 horsepower or 1 horsepower for any single motor.

11. No nameplate or sign shall be displayed upon the dwelling unit or structure on the premises except 1 unlighted sign not exceeding 1 square foot in area and located not less than 20 feet from any property line.

12. No aspect of the home occupation which is noticeable to neighbors shall be conducted between the hours of 9:00 p.m. of one evening and 7:00 a.m. of the next day.

B. *Swimming Pools.* All swimming pools shall comply with the following requirements:

Construction Plan: An application for a permit to construct a swimming pool shall be submitted to and approved by the Building Official.

Pool Location: Swimming pools and their auxiliary structures shall maintain a 20′ setback from side and rear property lines or the same setback as the principle structure, whichever is less. Swimming pools shall not be located within the required front yard of any lot or closer to the front lot line than the principal building on the lot. Pools may also not be located within a buffer or easement.

Accessory Buildings: Pool houses, cabanas and other structures related to a swimming pool shall be subject to all of the requirements for "accessory buildings" and shall maintain a minimum 10 foot setback from side and rear lot lines or the same setbacks as the principal.

Fencing: All swimming pools shall be enclosed by a fence that is at least 5 feet in height and constructed so as not to pass a four inch (4″) diameter sphere through any opening. The fence must be maintained in good condition and shall be self-closing and self-latching. The fencing shall be located so as to not obstruct visibility at road intersections.

C. *Uses Customarily Accessory to Dwellings Located in Residential Zoning Districts.* Each of the following uses is considered to be a customary accessory use to a dwelling, and as such, may be situated on the same lot with the principal use to which it serves as an accessory provided that the setback and yard requirements are met and provided that the accessory structure is not located closer to a road than the principal structure. No such accessory use shall be more than 20% in size of principal use or be located in a required front yard.

1. Private garage not to exceed the following storage capacities; 'For-Sale' dwelling, 4 automobiles; 'For-Rent' dwelling, 2 automobiles per dwelling unit; group dwelling, 1½ automobiles per sleeping room. Structures shall maintain a 10 foot setback from rear and side lot lines or the same setbacks as the principal building, whichever is less.
2. Open storage space or parking area for motor vehicles provided that such space does not exceed the maximum respective storage capacities listed above; and provided that such space shall not be used for more than 1 commercial vehicle licensed as 1 ton or more in capacity per family residing on the premises.
3. Shed or tool room for the storage of household goods or equipment used in grounds or building maintenance. Structures shall maintain a 10 foot setback from rear and side lot lines or the same setbacks as the principal building, whichever is less.
4. Miscellaneous free-standing structures such as gazebos shall maintain a 10 foot setback from lot lines or the same setbacks as the principal building, whichever is less.
5. Children's playhouse and play equipment.
6. Quarters for the keeping of pets owned by occupants for non-commercial purposes provided that such use does not generate a nuisance to adjoining properties. Such quarters shall maintain a 20 foot setback from rear and side lot lines.
7. Private swimming pool and bathhouse or cabana. Swimming pool shall maintain a 20 foot setback from side and rear lot lines, or the same setback as the principle structure whichever is less. All other structures shall maintain a 10 foot setback from side and rear lot lines or the same setbacks as the principal building, whichever is less.
8. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes. Same setbacks shall apply as for the principal building.

2.3.4 Standards for dwelling, 'for-sale', detached houses.

A. All detached 'For-Sale' dwellings shall meet or exceed the following requirements in addition to the requirements of all applicable Building Codes:

1. Each dwelling shall be connected to a potable water supply and sanitary sewage disposal system approved by the Fulton County Development Services Department.
2. Foundation: The structure shall be attached to a permanent foundation constructed in accordance with the Building Code.
3. Exterior siding: Exterior siding materials shall consist of wood, brick, stone, concrete, stucco, EIFS or similar materials, or lap siding of masonite, vinyl or similar materials, or any combination of the above.

   The exterior siding shall extend the full height of the exterior walls, from the surrounding grade to the bottom of the eaves or other juncture with the roof.
4. Roofs: All roof surfaces shall have a minimum pitch of 2.25:12 (2¼ inches of rise for every 12 inches of run), except that mansard and gambrel roofs must meet this requirement only for those surfaces that rise from the eaves. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, clay tiles, slate, standing seam metal or similar materials.
5. Houses shall be at least 20 ft. in width.
6. A porch or hard surfaced landing shall be provided at each exterior door and stairway top and bottom, which shall be at least as wide as the door it serves, but no less than 36 inches in width and 36 inches in depth.

2.3.5 Buffers and landscape requirements.

See UDC Section 3.2.8.

(Ord. No. 718 , § 16, 12-14-2015; Ord. No. 732 , §§ 3, 4, 2-6-2017; Ord. No. 737 , § 1, 5-1-2017; Ord. No. 739 , 5-1-2017)

2.3.6 Fence and wall requirements.

A. *Height.* Height of fences and walls used as fences shall not exceed six (6) feet on residential property and eight (8) feet on non-residential property. These limits may be exceeded by up to 50% on sloped lots where the appearance of an even fence line is desired.

B. *Location on Property.* In order to prevent the obstruction of visibility, no walls, fences, shrubbery or hedges over three (3) feet in height shall be located within twenty (20) feet of an intersection of two or more streets or within ten (10) feet of the edge of a driveway leading to a street. Fences and walls shall be placed at least five (5) feet from required landscape strips and buffers to accommodate construction and maintenance unless approved otherwise at a public hearing.

C. *Materials.* Fences and walls used as fences shall be made of wood which shall be protected from decay by the use of naturally durable wood or wood that is pressure treated, metal, brick, block, vinyl or stone. The use of plywood/sheet goods as a material is prohibited. Barbed, razor wire or electrically charged fencing shall be permitted in AG and RE districts and may be permitted, subject to administrative review and approval, in other districts.

D. *Appearance.* All fencing shall be constructed with finished side facing away from the property owners property. Fences and walls used as fences shall not be finished with bright or primary colors or be visually distracting in any other way. A privacy fence along a public right-of-way shall only be permitted when the required landscape strip and associated landscape material is provided. A privacy fence shall prohibited in a front yard.

E. *Permit.* A permit for construction shall not be required to erect a fence or wall used as a fence which is built in accordance with these standards. Signage incorporated into such fences shall require a sign permit.

(Ord. No. 720 , § 1, 2-22-2016)

2.3.7 Reserved.

Editor's note— Ord. No. 730 , § 7, adopted Dec. 5, 2016, repealed former § 2.3.7 which pertained to conditional uses.