



Official City Council Meeting Minutes

June 22, 2020

Office of the City Clerk

CITY HALL 2 PARK PLAZA | 6:30 PM

Official Minutes

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

I. CALL TO ORDER

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

II. ROLL CALL

• Council Members

- o Mayor Jim Gilvin
- o Mayor Pro Tem Donald F. Mitchell
- o Jason Binder
- o Ben Burnett
- o John Hipes
- o Dan Merkel
- o Karen Richard

• Staff

- o Bob Regus, City Administrator
- o Steven Jones, Asst. City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Peter Sewczwicz, Director of Public Works
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Tom Harris, Director of Finance
- o John Robison, Director of Public Safety
- o Kathi Cook, Director of Community Development
- o Eric Graves, Senior Transportation Engineer/Planner
- o Shawn Mitchell, Budget & Procurement Manager
- o 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:

- o Promote development that is pedestrian-oriented and reduces vehicular trips.
 - o Promote the redevelopment of greyfield sites (underperforming sites).
 - o Use infrastructure as a tool to guide development into locations where land is most cost-effective to service.
 - o Provide interparcel connectivity in commercial areas.
 - o Promote efficient use of existing system through improved operational and maintenance strategies, including access management along major corridors.
 - o Promote and encourage residential densities and designs that ensure varied living areas and housing types.
 - o Promote opportunities for 'Aging in Place'.
 - o Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.
 - o 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 fascia 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 fascia 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 (\$1million 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:

- o 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,

A handwritten signature in cursive script that reads "Erin Cobb".

Erin Cobb, City Clerk