



City Council Meeting & Public Hearing SEPTEMBER 28, 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. PRESENTATIONS & PROCLAMATIONS

A. Recognition of RangeWater-Avery for Land Donation

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 9/21/2020)

VI. PUBLIC HEARING

A. PH-20-12 Farm House Settlement Historic Designation

Consideration of a request for designation of historic property. The property is located at 0 Morris Road at the northeast corner of Georgia 400 and Old Milton Parkway and is legally described as being located in Land Lot 855, 1st District, 2nd Section, Fulton County, Georgia.

This item has been deferred by Staff to the Historic Preservation Commission Meeting on Thursday, November 12, 2020. If forwarded by the Historic Preservation Commission, it will be considered by City Council on Monday, December 14, 2020.

B. PH-20-10 North Point Mall Redevelopment/Change to Conditions of Zoning

Consideration of a change to previous conditions of zoning related to the North Point Mall redevelopment of the former Sears Department Store in order to extend the reversion clause for a period of one (1) year. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 700, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

This item has been deferred by the Applicant to the Monday, October 26, 2020 City Council Meeting, it will neither be heard nor considered at this time.

C. MP-20-03/CU-20-06 C3 North Atlanta Church/5815 Windward Parkway

Consideration of a master plan amendment to Windward Master Plan Pod 66 to add 'Church, Synagogue' and a conditional use to allow a 'Church, Synagogue' for C3 North Atlanta Church. The property is located at 5815 Windward Parkway, Suite 302 and is legally described as being located in Land Lot 1112, 2nd District, 1st Section, Fulton County, Georgia.

This item has been deferred by the Applicant and will neither be heard nor considered at this time.

D. CU-20-05 Brightmont Academy/1230 Upper Hembree Road

Consideration of a conditional use to allow a 'School, Commercial' on a property zoned O-P (Office-Professional). The property is located at 1230 Upper Hembree Road and is legally described as being located in Land Lot 553, 1st District, 2nd Section, Fulton County, Georgia.

VII. OLD BUSINESS

A. Consideration of an Ordinance for the Creation of the City of Alpharetta Cultural Arts Commission (2nd Reading)

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: September 28, 2020

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 9/21/2020)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 9-21-2020



City Council Meeting
September 21, 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**

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

- **Staff**

- o Bob Regus, City Administrator
- o Sam Thomas, City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Tom Harris, Director of Finance
- o Kathi Cook, Director of Community Development
- o John Robison, Director of Public Safety

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

- A. Proclamation in Honor of Bob Paterson Hunter Jr.
- B. Constitution Week - Daughters of the American Revolution (Patriots of Liberty Chapter & Martha Stewart Bulloch Chapter)
- C. Recognition of the Alpharetta & Old Milton County Historical Society's Completion of the Relocation and Renovation of the Historic Old Milton FFA Log Cabin.

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 9/8/2020)
- B. Alcoholic Beverage License Applications

PH-20-AB-10 Jekyll Brewing, LLC
Jekyll Brewing City Center, LLC
15 Academy Street
Alpharetta, GA 30009

Manufacture, Distribution & Sales of Distilled
Spirits

Owner: Jekyll Brewing, LLC
Registered Agent: Mitch Funk

- ❖ 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. OLD BUSINESS

A. Consideration of an Ordinance to Amend Chapter 4 (Alcoholic Beverages) of the City Code - Sale & Delivery (2nd Reading) Sponsored By: Council Member Merkel

- Director of Community Development, Kathi Cook, and City Attorney, Sam Thomas, came forward to present this item.
- Staff is recommending that Mayor and Council approve an ordinance amendment to Chapter 4 (Alcoholic Beverages) of the City Code for sale and delivery of alcoholic beverages.
- On August 3, 2020 Governor Kemp signed House Bill 879 which permits City licensed alcohol retailers to take orders for the sale of alcohol and deliver it within or without the City boundaries. Staff is requesting the City amend Chapter 4 (Alcoholic Beverages) of the City Code in order to adopt certain provisions of HB 879.

- This item was presented to Mayor and Council during the September 8, 2020 City Council Meeting as one ordinance amendment, including the amendment for complimentary service and amending the variance procedure. It was approved 5-2 and was recommended that it be presented as three separate ordinances for the second reading.
- City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Merkel offered a motion to approve an ordinance amendment to Chapter 4 (Alcoholic Beverages) of the City Code for sale and delivery of alcoholic beverages
 - The motion received a second from Council Member Burnett
 - The motion was approved (6-1); Council Member Hipes voting in opposition

B. Consideration of an Ordinance to Amend Chapter 4 (Alcoholic Beverages) of the City Code - Complimentary Service (2nd Reading) Sponsored By: Council Member Richard

- Director of Community Development, Kathi Cook, and City Attorney, Sam Thomas, came forward to present this item.
- Staff is recommending that Mayor and Council approve an ordinance amendment to Chapter 4 (Alcoholic Beverages) of the City Code for complimentary service.
- The attached is an ordinance amendment to Chapter 4 (Alcoholic Beverages) of the City Code in order to permit complimentary service. If approved, applicants who do not currently have an alcoholic beverage license may apply for an annual permit to pour individuals no more than 12 ounces of a malt beverage and no more than 6 ounces of wine. The permit will also allow patrons to bring in one bottle of wine to the establishment. The permit can be renewed on an annual basis and the fee will be \$300.00/per year.
- This item was presented to Mayor and Council during the September 8, 2020 City Council Meeting as one ordinance amendment, including the amendment for sale and delivery services and amending the variance procedure. It was approved by a 5-2 vote and was recommended that it be presented as three separate ordinances for the second reading.
- There has been one change made to this ordinance since the first reading. The permitted pouring amount of a malt beverage was updated from 8 ounces to 12 ounces. This change was made in order to match the amount of a 12 ounce can or bottle and reduce the amount that would be wasted.
- City Attorney, Sam Thomas, read the ordinance aloud.

- ❖ Council Member Richard offered a motion to approve an ordinance amendment to Chapter 4 (Alcoholic Beverages) of the City Code for complimentary service
 - The motion received a second from Council Member Merkel
 - The motion was approved (6-1); Council Member Hipes voting in opposition

C. Consideration of an Ordinance to Amend Chapter 4 (Alcoholic Beverages) of the City Code - Variance for Historic Properties (2nd Reading) Sponsored By: Mayor Pro Tem Mitchell

- Director of Community Development, Kathi Cook, and City Attorney, Sam Thomas, came forward to present this item.
- Staff is recommending that Mayor and Council approve an ordinance amendment to Chapter 4 (Alcoholic Beverages) of the City Code to add a variance procedure for a contributing historical building.
- The attached ordinance amendment is being proposed in order to add a distance requirement variance for an establishment that has been designated as a contributing historical building as defined by the Historic Preservation Ordinance. Currently, Mayor and Council may grant a variance to the minimum distance requirements between a private residence and an establishment seeking an on-premises consumption license if there exists one or more of the conditions set forth in Chapter 4 (Alcoholic Beverages) subsection (d)(1) of the City Code. The conditions are as follows with the amendment noted in red:
 - a) The establishment is designed to be an integral part of planned mixed-use development
 - b) The establishment is located within a shopping center with an aggregate leasable area of 50,000 square feet or more
 - c) The primary entrance of the establishment is not directly visible along the line of measurement and is physically separated from the residence
 - d) There are other licensed establishments of a similar nature in the immediate vicinity
 - e) The residence is not a single-family detached residence.
 - f) The establishment is a contributing historical building as defined by the Historic Preservation Ordinance and the property is zoned to allow for a use that is suitable for an alcohol license such as restaurant and/or gourmet food store.
- This item was presented to Mayor and Council during the September 8, 2020 City Council Meeting as one ordinance amendment, including the amendment for complimentary service and sale and delivery services. It was approved by a 5-2 vote and was recommended that it be presented as three separate ordinances for the second reading.

- City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Mayor Pro Tem Mitchell offered a motion to approve an ordinance amendment to Chapter 4 (Alcoholic Beverages) of the City Code to add a variance procedure for a contributing historical building
 - The motion received a second from Council Member Binder
 - The motion was approved (6-1); Council Member Burnett voting in opposition

VII. NEW BUSINESS

A. Tech Alpharetta Agreement Renewal

- City Administrator, Bob Regus, and CEO of Tech Alpharetta, Karen Cashion, came forward to present this item.
- Staff recommends approval of the Tech Alpharetta Agreement Renewal in the amount of \$100,000.00 for the current fiscal year and authorization of the Mayor to execute all necessary documents.
- The proposed renewal of an agreement between the City and Tech Alpharetta provides \$100,000.00 for the current fiscal year to Tech Alpharetta paid through the Alpharetta Development Authority.
- This renewal agreement, as was the case in the previous agreement, carries a one-year fiscal commitment that is set to expire at the end of the current fiscal year.

Public Comment:

- No Public Comment
- ❖ Council Member Burnett offered a motion to approve the Tech Alpharetta Agreement Renewal in the amount of \$100,000.00 for the current fiscal year and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Binder
 - The motion was passed unanimously (7-0)

B. Consideration of an Ordinance for the Creation of the City of Alpharetta Cultural Arts Commission (1st Reading)

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council approve an ordinance for the creation of the City of Alpharetta Cultural Arts Commission.
- During the September 10, 2019 Alpharetta Recreation Commission Meeting the proposal for the Alpharetta Cultural Arts Commission was approved unanimously. The proposal was also reviewed by Arts Alpharetta and was passed by a vote of 4

to 2 in favor of support. Additionally, this item was presented to Mayor and Council as a workshop during the January 6, 2020 and September 8, 2020 City Council Meetings.

- The purpose of this Commission is to help arts and culture grow and thrive in the City of Alpharetta. Along with supporting art and cultural initiatives throughout the year, the Cultural Arts Commission would advise the City Council on art acquisition, promote strategic arts planning, and support local Art Leader Groups in Alpharetta.
- The duties of the Cultural Arts Commission are outlined in the proposed ordinance and will be as follows:
 - o Reviews and recommends the acquisition of all works of art by the City, either purchase, gift or otherwise.
 - o Reviews and make recommendations as needed for pieces to be acquired and their proposed locations.
 - o Reviews and encourages programs for the cultural enrichment of the City.
 - o Reviews and recommends guidelines for art and culture contract programs that support community art and culture programming projects and may make annual funding recommendations to the City Council.
 - o Proposes methods to encourage private initiative in arts and culture.
 - o May advise City Council regarding the participation in or sponsoring by the city of artistic performances, programs, or other cultural endeavors.
 - o May advise City Council on the preservation and care of all cultural landmarks owned by the city and on the design and location of city-owned or other statuary and works of art.
 - o Support and strengthen existing local organizations in the arts and culture fields.
 - o Increases public understanding, appreciation and enjoyment of cultural activities and all forms of art and culture.
 - o Advises and assists with the development of an Art & Culture Master Plan for the City.
- City Attorney, Sam Thomas, read the ordinance aloud.

Public Comment:

- No Public Comment
- ❖ Mayor Pro Tem Mitchell offered a motion to approve an ordinance for the creation of the City of Alpharetta Cultural Arts Commission
 - The motion received a second from Council Member Merkel
 - The motion was approved (6-1); Council Member Hipes voting in opposition

C. Approval of an IGA with the City of Milton Regarding Shared Municipal Court Clerk Services

- City Administrator, Bob Regus, came forward to present this item.
- Staff is recommending that Mayor and Council approve an Intergovernmental Agreement (IGA) with the City of Milton regarding shared Municipal Court Clerk services and authorize the Mayor to execute all necessary documents.
- During the September 8, 2020 City Council Executive Session Meeting, the City Administrator, Bob Regus, received direction from City Council to move forward with an agreement with the City of Milton regarding shared Municipal Court Clerk services. The Intergovernmental Agreement (IGA) will allow the City to hire the City of Milton's Municipal Court Director, Brooke Lappin, as the Director of Court Services for the City of Alpharetta and will allow Milton and Alpharetta to concurrently utilize Ms. Lappin's services for both courts.
- Ms. Lappin will spend 2/5ths (40%) of her work week (Monday and Friday) at the Milton Municipal Court and 3/5th (60%) of her work week (Tuesday-Thursday) at the Alpharetta Municipal Court. During the terms of this agreement Milton will reimburse Alpharetta 40% of the prorated cost of Ms. Lappin's base salary and 40% of the prorated cost of the employee benefits provided by the City of Alpharetta.
- The terms of this agreement are effective through December 31, 2020, unless terminated or extended upon mutual agreement of both cities.

Public Comment:

- No Public Comment
- ❖ Council Member Hipes offered a motion to approve an Intergovernmental Agreement (IGA) with the City of Milton regarding shared Municipal Court Clerk services and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

D. CARES Act Funding

- City Administrator, Bob Regus, came forward to present this item.
- The Coronavirus Aid, Relief and Economic Security (CARES) Act provides assistance for State and Local governments through the Coronavirus Relief Fund. Fulton County was the recipient of these funds which are to be distributed to the individual cities. The City Mayors in Fulton County, excluding the City of Atlanta, have continued to meet with the County Commissioners to come to an agreement regarding the amount that each city will receive.
- The most recent proposal from Fulton County regarding the distribution of CARES Act funding is included in the agenda packet.

Public Comment:

- No Public Comment

- ❖ Council Member Merkel offered a motion to approve an Intergovernmental Agreement (IGA) with Fulton County for the C.A.R.E.S. Act Municipal Reimbursement Program and authorize the Mayor to execute all necessary documents

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

VIII. PUBLIC COMMENT

- No Public Comment

IX. REPORTS

- Council Member Richard provided a quick update regarding the first steering committee meeting for the Comprehensive Plan held by our Community Development Department. The first public meeting will be held on Wednesday, October 7th at 6:00 P.M.
- Mayor Gilvin encouraged all Alpharetta residents to fill out their 2020 Census survey. Currently 30% of Alpharetta households have not completed the Census, which means our community will miss out on more federal funds.

X. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 8:11 P.M.

Respectfully submitted,

A handwritten signature in dark ink that reads "Erin Cobb". The signature is written in a cursive, flowing style.

Erin Cobb, City Clerk



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-20-05 BRIGHTMONT ACADEMY/1230 UPPER HEMBREE ROAD

CITY COUNCIL:

SEPTEMBER 28, 2020

This item was heard at the 9/3/2020 Planning Commission meeting. Staff recommended approval subject to 4 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve CU-20-05 Brightmont Academy/1230 Upper Hembree Road, subject to the following conditions:

1. 'School, Academic' shall be added as a conditional use at 1230 Upper Hembree Road, Suite 101, and limited to no more than 11 instructional offices and a total of 3,541 square feet.
2. Conditional use approval shall be limited to Brightmont Academy; no additional 'School, Academic' uses or subleasing shall be permitted within the approved space.
3. The use shall be limited to one-on-one academic school instruction and tutoring.
4. Hours of operation shall be limited to Monday – Thursday 8:30 AM – 6:00 PM and Friday 8:30 AM – 5:00 PM.

III. REPORT IN BRIEF:

The applicant, Brightmont Academy, is requesting a conditional use to allow a 'School, Academic' to operate in a 3,541 square foot suite within an existing office building. The proposed use requires approval of a conditional use in the O-P (Office-Professional) zoning district. The subject property is located at 1230 Upper Hembree Road, Suite 101 on the north side of Upper Hembree Road and east of Harris Road.

DISCUSSION

The submitted request, if approved, would allow Brightmont Academy to operate a 'School, Academic' in a 3,541 square foot suite within an existing office building. The zoning of the property is O-P (Office-Professional), which allows 'School, Academic' with the approval of a conditional use. The subject property is located at 1230 Upper Hembree Road, Suite 101 on the north side of Upper Hembree Road and east of Harris Road.

The 1.01-acre property was developed in 1994 with a two (2) story, 12,000 square foot office building. Surrounding properties are zoned O-P to the east, PSC (Planned Shopping Center) and City of Roswell to the south, O-I (Office-Institutional) to the west and R-10 (Dwelling, 'For-Sale', Residential) to the north. A medical office building is located to the east, the former Harry's Market (Whole Foods) and Roswell Business Center to the south, Spirit of God Church was recently approved to the west and Creekside at Hembree Subdivision to the north.

There are 61 surface parking spaces serving the building with a parking ratio of 5.1/1,000 square feet. The Unified Development Code (UDC) requires one (1) space for each classroom and

administrative office, plus five (5) spaces for visitors. The applicant's suite would accommodate eleven (11) instructional offices. Therefore, the proposed use would require 16 parking spaces. There are sufficient parking spaces to serve the existing and proposed uses on the property.

Brightmont Academy is a fully-accredited private school offering one-to-one instruction for students in grades 6-12 and tutoring for students in grades 3-12. The school has been operating for 20 years and has 14 campuses in Arizona, Colorado, Illinois, Michigan, Minnesota and Washington. Two (2) additional campuses are planned for Georgia (Alpharetta) and Illinois. Brightmont Academy does not operate like a traditional school, students arrive and depart at various times throughout the day. Brightmont does not provide transportation (bussing) to students and locations do not include cafeterias, gymnasiums or outdoor space. Hours of operation are Monday – Thursday from 8:30 AM to 6:00 PM and Friday from 8:30 AM to 5:00 PM. The number of employees is estimated to be between eight (8) to twelve (12). The applicant estimates that the proposed location would house eleven (11) instructional offices with approximately 17 students at the facility at any one time. Other Brightmont Academy locations are found in retail strip centers or on the ground floor of office buildings.

Staff prepared the table below in order to compare the applicant's proposal to existing, similarly situated academic and commercial schools in the City. The applicant's proposal appears to be consistent with schools located in commercial and office areas.

Academic and Commercial Schools Located in Commercial & Office Zoning Districts

Name	Location	Zoning	Year
A-1 Driving School	11940 Alpharetta Hwy	O-I	2018
Creative Studios of Atlanta	274 North Main St	O-I	2011
Aloha Math Tutoring	350 Prospect Place	CUP (Park Bridge MP)	2009
Language School (Ramirez)	271 North Main St	O-I	2005
The Goddard School	4875 Windward Pkwy	C-1	2003

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property has access from Upper Hembree Road. The proposed use should not have significant impacts on vehicular and pedestrian access. The school does not function like a traditional school, students are dropped off and picked up at various times throughout the day.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The above improvements are sufficiently addressed on the subject property.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal should not have significant impacts on surrounding properties. If approved, conditions are recommended limiting expansion and services offered by the school.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposal should not have significant impacts on development in the area. Academic and commercial schools are similarly situated in retail and office buildings. If approved, conditions are recommended limiting expansion and services offered by the school.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The school is proposed in an existing office building, which has sufficient parking and circulation to serve the use and is consistent with academic and commercial schools that are similarly situated in retail and office buildings. If approved, conditions are recommended limiting expansion and services offered by the school.

CONCURRENCES

City Staff has reviewed the proposal and finds that it can generally support the request for conditional use. The request is not in conflict with the established review criteria for a conditional use and the use is consistent with academic and commercial schools in the City that are similarly situated in commercial and office areas. In addition, the applicant has stated that the other tenants in the building do not object to the school. However, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the school.

CITIZEN PARTICIPATION PLAN

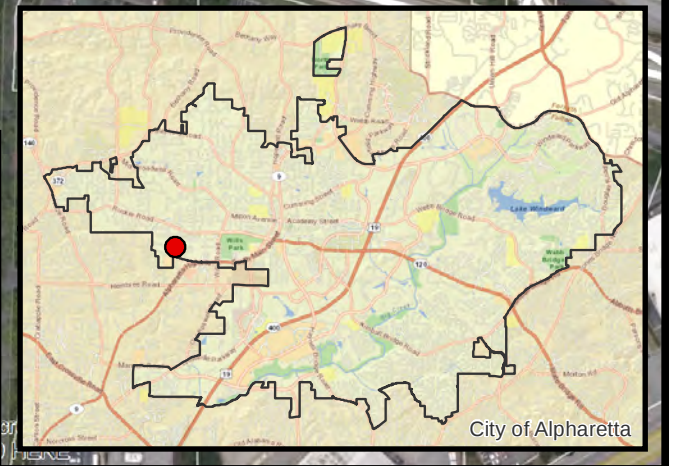
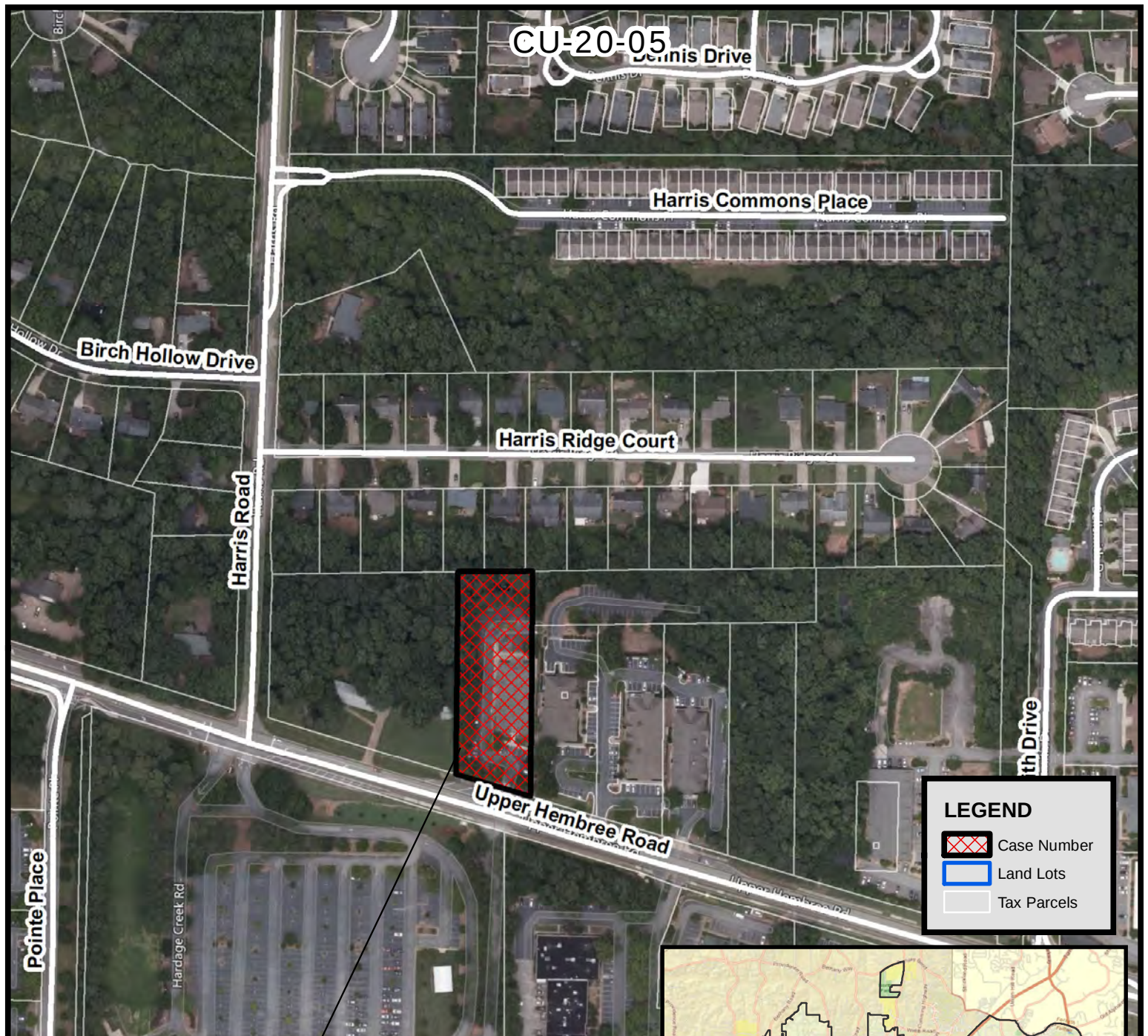
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on August 12, 2020. There were no public comments.

IV. ATTACHMENTS:

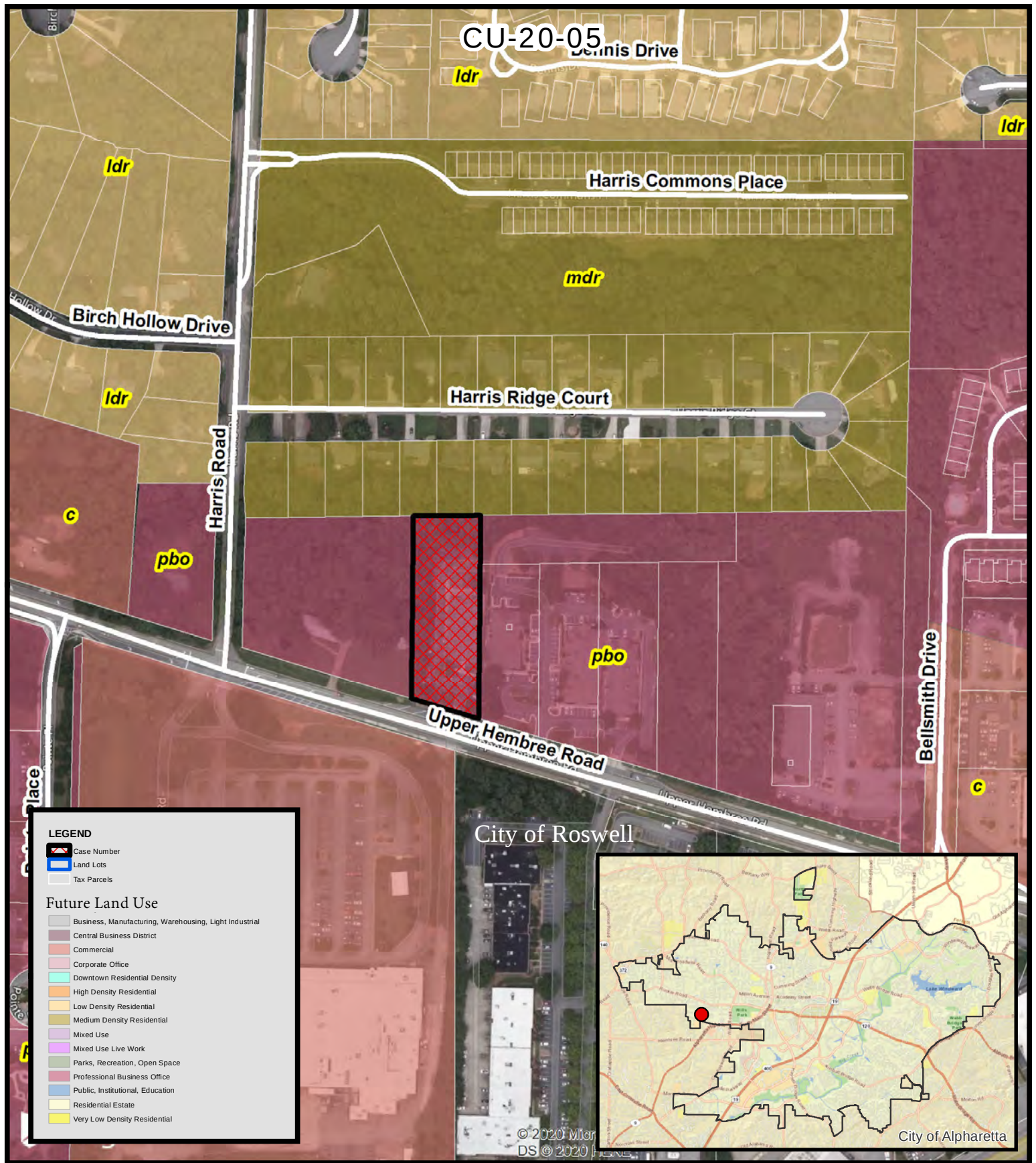
- Site Plan



Aerial Map
Brightmont Academy
1230 Upper Hembree Road

CU-20-05
D/LL: 1/2/553
PC: 9/3/20
CC: 9/28/20

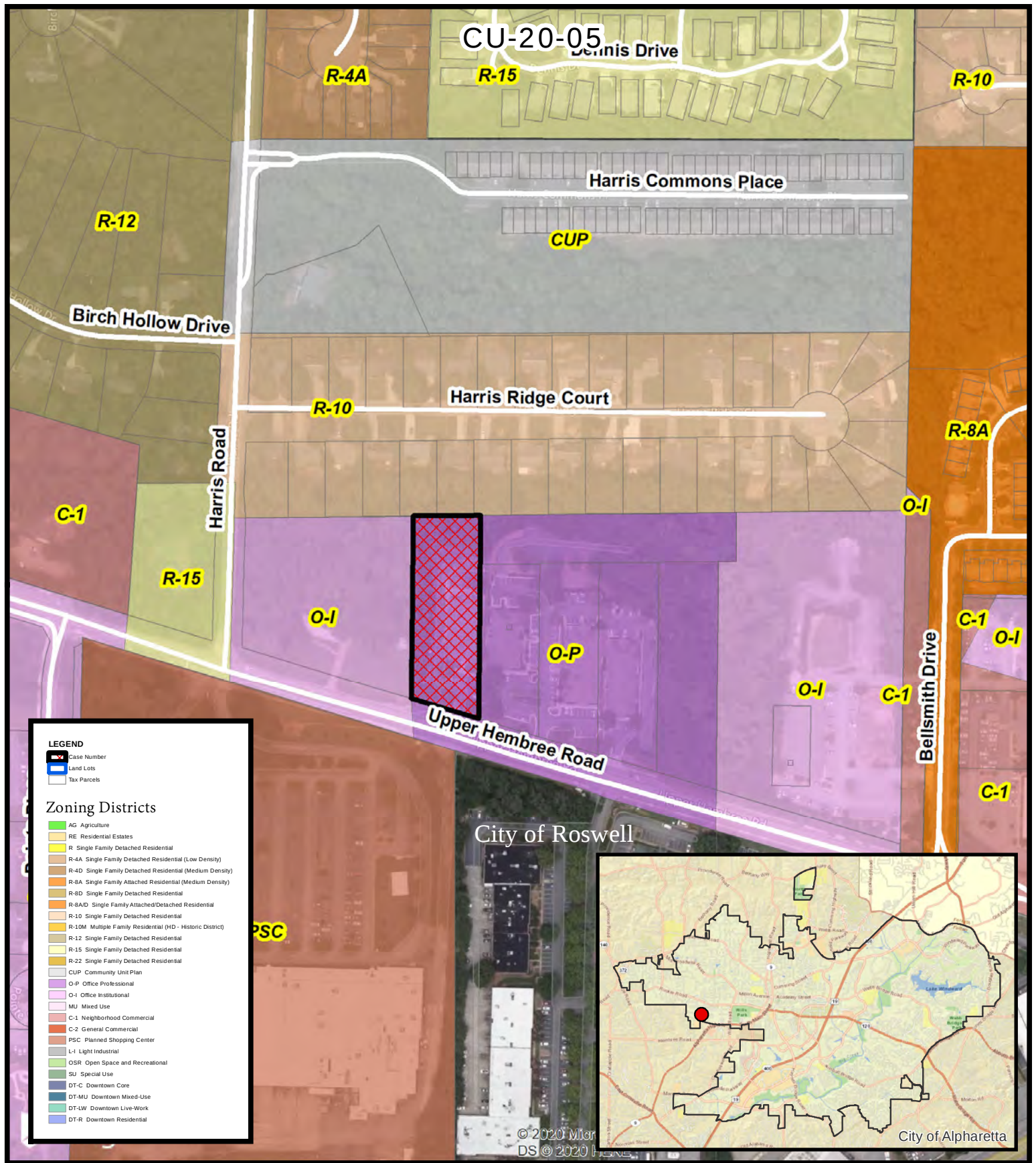
Location Map Provided by:
Community Development - GIS



Future Land Use Brightmont Academy 1230 Upper Hembree Road

CU-20-05
D/LL: 1/2/553
PC: 9/3/20
CC: 9/28/20

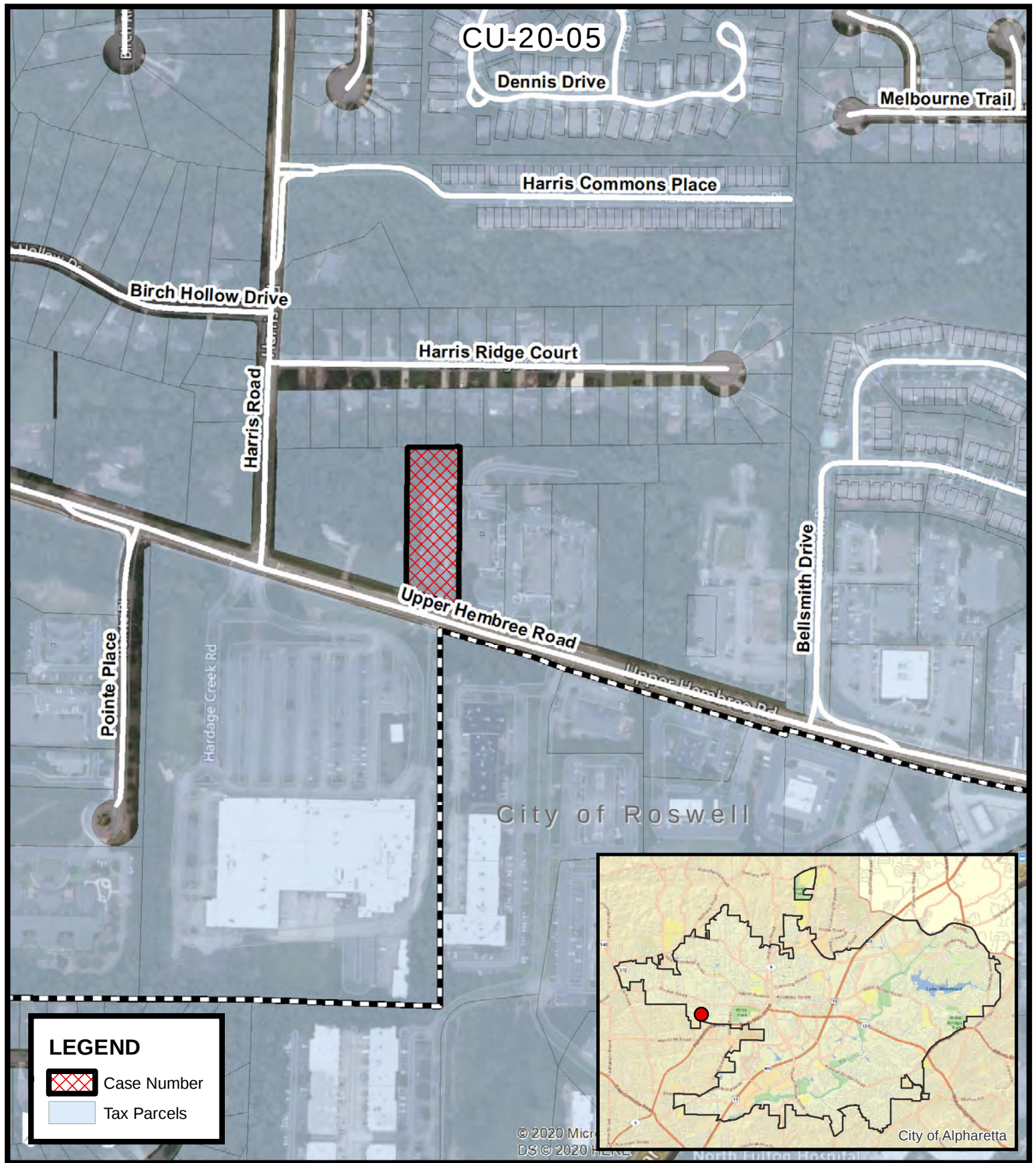
Location Map Provided by:
Community Development - GIS



Zoning Map Brightmont Academy 1230 Upper Hembree Road

CU-20-05
D/LL: 1/2/553
PC: 9/3/20
CC: 9/28/20

Location Map Provided by:
Community Development - GIS



Location Map
Brightmont Academy
1230 Upper Hembree Road

CU-20-05
D/LL: 1/2/553
PC: 9/3/20
CC: 9/28/20

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: 1230 Upper Hembree Rd, S-101-Conditional Use-Brightmont Academy

Contact Name: Duane Wood Telephone: 404-260-7434 x701

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

We received no feedback.

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

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

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

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

Signature of Authorized Agent: R. Duane Wood Date: 8/12/2020

Print Form

June 29, 2020

LETTER 1

HARRIS COMMONS COMMUNITY ASSOCIATION INC.
1100 NORTHMEADOW PKWY STE 114
ROSWELL, GA 30076

To whom it may concern:

The purpose of this letter is to notify you of an upcoming conditional use hearing as required by the City of Alpharetta for the following property:

**1230 Upper Hembree Rd
Suite 101
Roswell, GA 30076**

The city of Alpharetta requires anyone requesting a conditional use variance to notify all surrounding property owners within a 500ft radius.

We are requesting a conditional use (School: Academic) for Suite 101 within the subject property. The building is in the O-P district which may be used for School: Academic upon approval as a conditional use by the City Council as per Alpharetta, GA Unified Development Code Section 2.2.12.C.2.d.

The proposed use is not like a traditional school with specific times for all students to arrive, buses, cafeteria or outside facilities. Brightmont Academy is similar to office, daycare, medical or professional use with clients (students) arriving and departing at various times throughout the day. The use is compatible with the office and professional building clients and employees in the immediate area.

Brightmont Academy, a Delaware C-Corp, is a for-profit educational services company. There are 14 locations throughout the country and they have been helping children become more academically and emotionally successful for the last 20 years. They help K-12 children in a unique one-student, one-teacher instructional model. Brightmont provides credit recovery, skill-building, tutoring, ACT/SAT preparation, reading intervention and original instruction. Many of students also attend local public and private schools in conjunction with attending Brightmont. All students attending Brightmont will arrive by private transportation (either driving there themselves or by their parents). Brightmont does not provide any bussing, nor do any of its locations include a cafeteria, nor a gymnasium, nor any sports teams, nor a playground or any outdoor space.

If you have any comments regarding the hearing, please contact us by phone at 404-260-7434, by fax at 877-298-8098 or email at info@rdwco.com.

Thank you

RDW Real Estate Company, LLC

July 15, 2020 LETTER 2

CARLOS M CASTRO & ROSAS ROSA M PEREZ
1190 UPPER HEMBREE RD
ROSWELL, GA 30076

RE: Conditional Use Variance Application, by BIS Properties, LLC for the property located at 1230 Upper Hembree Rd, Suite 101, Roswell, GA, 30076; Alpharetta UDC 2.2.12.C.2.d.

Dear Property Owner:

BIS Properties, LLC has filed an application for a Conditional Use Variance for 1230 Upper Hembree Rd, Suite 101, Roswell, GA, 30076. The request is for a conditional use (School: Academic) for Suite 101 within the subject property for Brightmont Academy, Inc. The building is in the O-P district which may be used for School: Academic upon approval as a conditional use by the City Council as per Alpharetta, GA Unified Development Code Section 2.2.12.C.2.d.

The proposed use is not like a traditional school with specific times for all students to arrive, buses, cafeteria or outside facilities. Brightmont Academy is similar to office, daycare, medical or professional use with clients (students) arriving and departing at various times throughout the day. The use is compatible with the office and professional building clients and employees in the immediate area.

Brightmont Academy, a Delaware C-Corp, is a for-profit educational services company. There are 14 locations throughout the country and they have been helping children become more academically and emotionally successful for the last 20 years. They help K-12 children in a unique one-student, one-teacher instructional model. Brightmont provides credit recovery, skill-building, tutoring, ACT/SAT preparation, reading intervention and original instruction. Many of students also attend local public and private schools in conjunction with attending Brightmont. All students attending Brightmont will arrive by private transportation (either driving there themselves or by their parents). Brightmont does not provide any bussing, nor do any of its locations include a cafeteria, nor a gymnasium, nor any sports teams, nor a playground or any outdoor space.

The Community Zoning Information Meeting (CZIM) is scheduled for August 12, 2020 at 6:00 PM in the community room at City Hall. The Planning Commission meeting is scheduled for September 3, 2020 at 6:30 PM at City Hall. The City Council meeting is scheduled for September 28, 2020 at 6:30 PM at City Hall.

If you have any questions or comments regarding the hearing, please contact us by phone at 404-260-7434, by fax at 877-298-8098 or email at info@rdwco.com.

Thank you,

RDW Real Estate Company, LLC
Duane Wood, Manager

1230 UHR CONTACT LIST

CASTRO CARLOS M & PEREZ ROSAS ROSA
M
1190 UPPER HEMBREE RD
ROSWELL GA 30076

WAIBEL JAMES G
4218 HARRIS RIDGE CT
ROSWELL GA 30076

MARTIN JAMES F
1004 RIVERBEND CLUB DR
ATLANTA GA 30339

ROSWELL INVESTMENTS LLC
1000 E NORTH ST STE 200
GREENVILLE SC 29601

DAVIS HAROLD A JR
4215 HARRIS RIDGE CT
ROSWELL GA 30076

BARNETT MARK D
11920 HARRIS RD
ROSWELL GA 30076

SUGAROAK HEMBREE MEDICAL LLC
481 CARLISLE DR
HERNDON VA 20170

JOHNSON GISELLE M
4213 HARRIS RIDGE CT
ROSWELL GA 30076

MAGUIRE ANNELYSS K & MAGUIRE GREG
8500 BIRCH HOLLOW DR
ROSWELL GA 30076

CROMEN PAMALA K
4211 HARRIS RIDGE CT
ROSWELL GA 30076

GUY-RICE BONNA K RICE DENNIS
4204 HARRIS RIDGE CT
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DWM FAMILY TRUST THE
3522 ASHFORD DUNWOODY RD # 249
ATLANTA GA 30319

CHASTEEN ROGER E
4209 HARRIS RIDGE CT
ROSWELL GA 30076

ORAM RICHARD A JR & JOANNE R
4206 HARRIS RIDGE CT
ROSWELL GA 30076

DUFFY JAIME & DUFFY GRANT
4200 HARRIS RIDGE CT
ROSWELL GA 30076

GRAFT JEANNETTE & JAMES
140 BAY COLT RD
ALPHARETTA GA 30004

BHAVANI GIRIDHARAN R
4208 HARRIS RIDGE CT
ROSWELL GA 30076

RUSSELL ELAINE L
4202 HARRIS RIDGE CT
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ROSWELL BC LLC
780 OLD ROSWELL PL SUITE 100
ROSWELL GA 30076

SCHNEIDER DIANNE
3055 HARBOR DR
FORT LAUDERDALE FL 33316

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1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

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4201 HARRIS RIDGE CT
ROSWELL GA 30076

WHOLE FOODS MARKET GROUP INC
550 BOWIE ST
AUSTIN TX 78703

HK PROPERTIES INC & ASHLEY GLEN PA
RTNERS L L C
9105 NESBIT LAKE DR
ALPHARETTA GA 30022

July 15, 2020

CARLOS M CASTRO & ROSAS ROSA M PEREZ
1190 UPPER HEMBREE RD
ROSWELL, GA 30076

RE: Conditional Use Variance Application, by BIS Properties, LLC for the property located at 1230 Upper Hembree Rd, Suite 101, Roswell, GA, 30076; Alpharetta UDC 2.2.12.C.2.d.

Dear Property Owner:

BIS Properties, LLC has filed an application for a Conditional Use Variance for 1230 Upper Hembree Rd, Suite 101, Roswell, GA, 30076. The request is for a conditional use (School: Academic) for Suite 101 within the subject property for Brightmont Academy, Inc. The building is in the O-P district which may be used for School: Academic upon approval as a conditional use by the City Council as per Alpharetta, GA Unified Development Code Section 2.2.12.C.2.d.

The proposed use is not like a traditional school with specific times for all students to arrive, buses, cafeteria or outside facilities. Brightmont Academy is similar to office, daycare, medical or professional use with clients (students) arriving and departing at various times throughout the day. The use is compatible with the office and professional building clients and employees in the immediate area.

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If you have any questions or comments regarding the hearing, please contact us by phone at 404-260-7434, by fax at 877-298-8098 or email at info@rdwco.com.

Thank you,

RDW Real Estate Company, LLC
Duane Wood, Manager

CITY OF ALPHARETTA

6/29/20

Brightmont Academy

CU-20-05

FOR OFFICE USE ONLY

PUBLIC HEARING APPLICATION

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Duane Wood Telephone: 404-260-7434 x701

Address: 1875 Old Alabama Road Suite: 620

City: Roswell State: GA Zip: 30076 Fax: 877-298-8098

Mobile Tel: 678-861-8254 Email: info@rdwco.com

Subject Property Information:

Address: 1230 Upper Hembree Rd, Suite 101 Current Zoning: O-P

District: 1 Section: 2 Land Lot: 553 Parcel ID: 12 223005530665

Proposed Zoning: O-P Current Use: Office

This Application For (Check All That Apply):

- | | | |
|---|--|------------------------------------|
| ☒ Conditional Use | ☐ Master Plan Amendment | ☐ Exception |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Comprehensive Plan Amendment | ☐ Other <u>(Specify):</u> _____ | |

APPLICANT REQUEST AND INTENT

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

The proposed use is School: Academic and we are requesting a conditional use (School: Academic) of a property in the O-P district which may be used for School: Academic upon approval as a conditional use by the City Council as per Alpharetta, GA Unified Development Code Section 2.2.12.C.2.d.

The proposed use is not a traditional school with specific times for all students to arrive, buses, cafeteria or outside facilities. Brightmont Academy is more like a office or daycare or medical professional use with clients (students) arriving and departing at various times throughout the day. The use is compatible with the office and professional building clients and employees in the immediate area.

Applicant's Request (Please itemize the proposal):

Address: 1230 Upper Hembree Rd, Suite 101, Roswell, GA 30076

Square footage: 3,541 sf

Name of Business: Brightmont Academy

Description: Brightmont Academy is an accredited private school offering one-to-one instruction for students in grades 6-12, and tutoring for students in grades 3-12. Founded in 1999, Brightmont has helped over 4,000 students experience success, and have 14 campuses in the states of Arizona, Colorado, Georgia (proposed), Illinois, Michigan, Minnesota, and Washington. The proposed Alpharetta location is the first in Georgia and the demand for services in the area is strong.

Website: www.brightmontacademy.com/about-us/school-overview

Hours of Operation: 8:30 AM - 6:00 PM M-F

Employees: 8 - 12 as business grows

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

Brightmont Academy, a Delaware C-Corp, is a for-profit educational services company. There are 14 locations throughout the country and it has been helping children be more academically and emotionally successful for the last 20 years. We help children in K - 12th grade in a unique one-student, one-teacher instructional model. Brightmont provides credit recovery, skill-building, tutoring, ACT/SAT preparation, reading intervention and original instruction. Many of our customers attend local public and private schools in conjunction with attending Brightmont. All of the children attending Brightmont will arrive by private transportation (either driving there themselves or by their parents). Brightmont does not provide any bussing, nor do any of its locations include a cafeteria, nor a gymnasium, nor any sports teams, nor a playground or any outdoor space.

We are estimating we would have 11 instructional offices. The maximum number of children at the facility at any one time would be approximately 17. Our location will be open from 8:30 - 6:00 Monday through Thursday and 8:30 - 5:00 on Fridays. The peak period for Brightmont is typically from 10:00 - 2:00. The homework studio is utilized as a study hall period that might be scheduled for some students that need to do their homework while on campus. Brightmont does not offer any extracurricular activities and is not open on the weekends. Brightmont prides itself on being very flexible with its daily schedule. There are children who will arrive throughout the morning and some that will arrive in the afternoon (i.e. some might arrive at 8:30 am, some at 10:30 and at 1:00 pm). All Brightmont Academy locations are either in retail strip-mall centers surrounded by other local businesses or on the ground floor of office buildings.

6/29/20

CU-20-05

PROPERTY OWNER AUTHORIZATION

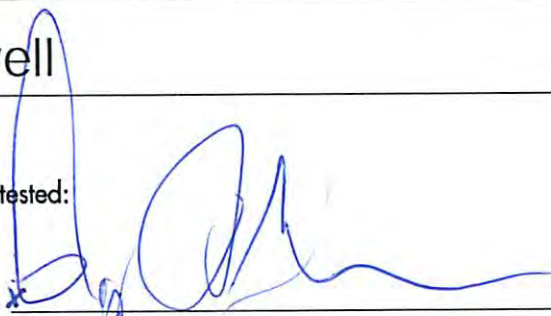
Brightmont Academy

Property Owner Information:Contact Name: Ray Bachman, BIS Properties, LLC Telephone: 770-645-6909Address: 1230 Upper Hembree Rd Suite: 200City: Roswell State: GA Zip: 30076Authorization:

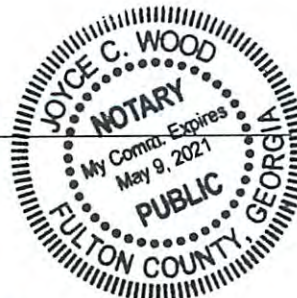
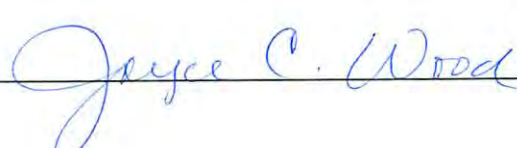
I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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

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

Identify Authorized Applicant:Name of Authorized Applicant: Duane Wood Telephone: 404-260-7434 x701Address: 1875 Old Alabama Rd Suite: 620City: Roswell State: GA Zip: 30076So Sworn and Attested:Owner Signature: 

Notary:

Notary Signature: Date: 6/25/20Date: 6/25/20

6/29/20

CU-20-05

DISCLOSURE FORM

Brightmont Academy

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

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

Name of Applicant or Opponent: Ray Bachman, BIS Properties, LLC

Subject Public Hearing Case: 1230 Upper Hembree Rd, S-101-Conditional Use-Brightmont Academy

Campaign Contribution Information:

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

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

Name of Official: NONE - N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

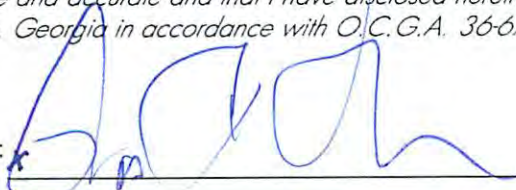
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 6/25/20

6/29/20

Brightmont Academy

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed use is not a traditional school with specific times for all students to arrive, buses, cafeteria or outside facilities. Brightmont Academy is more like a office, daycare, or medical/professional office use with clients (students) arriving and departing at various times throughout the day. The use is compatible with the office and professional building clients and employees in the immediate area.

How will this proposal affect the use and value of the surrounding properties?

There should be no adverse or beneficial impact on the surrounding property values based on this use as it is compatible with the existing tenants.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Yes, the property was formerly a pediatricians office which has been renovated to speculative office suites and the proposed use is highly compatible with the current space and zoning.

What would be the increase to population and traffic if the proposal were approved?

There should be no additional traffic or population increase over the original pediatrician's office and similar to the new office uses.

What would be the impact to schools and utilities if the proposal were approved?

None, similar uses to office/professional medical spaces.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The proposed use is School: Academic of a property in the O-P district which may be used for School: Academic upon approval as a conditional use by the City Council as per Alpharetta, GA Unified Development Code Section 2.2.12.C.2.d.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

No, property was purchased in 2018 and renovated converting former medical/professional offices to office (professional/administrative). There will not be any parking or further development and support required.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

6/29/20

CU-20-05

CITIZEN PARTICIPATION FORM - PART A

Brightmont Academy

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

Public Hearing or Project Name: 1230 Upper Hembree Rd, S-101-Conditional Use-Brightmont Academy

Contact Name: Duane Wood Telephone: 404-260-7434 x701

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

Please See Attached List of

adjoining property owners to

contact.

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

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

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

We will mail a letter to each address above and individuals will have the opportunity to reply to the letter via phone or email with any concerns about the proposal.

CITIZEN PARTICIPATION FORM - PART A - Attachment C
6/29/20 11-20-05
Brightmont Academy

CASTRO CARLOS M & PEREZ ROSAS ROSA
M
1190 UPPER HEMBREE RD
ROSWELL GA 30076

WAIBEL JAMES G
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ROSWELL GA 30076

CITIZEN PARTICIPATION FORM - PART A - Attachment 2
6/29/20 CU-20-05
Brightmont Academy

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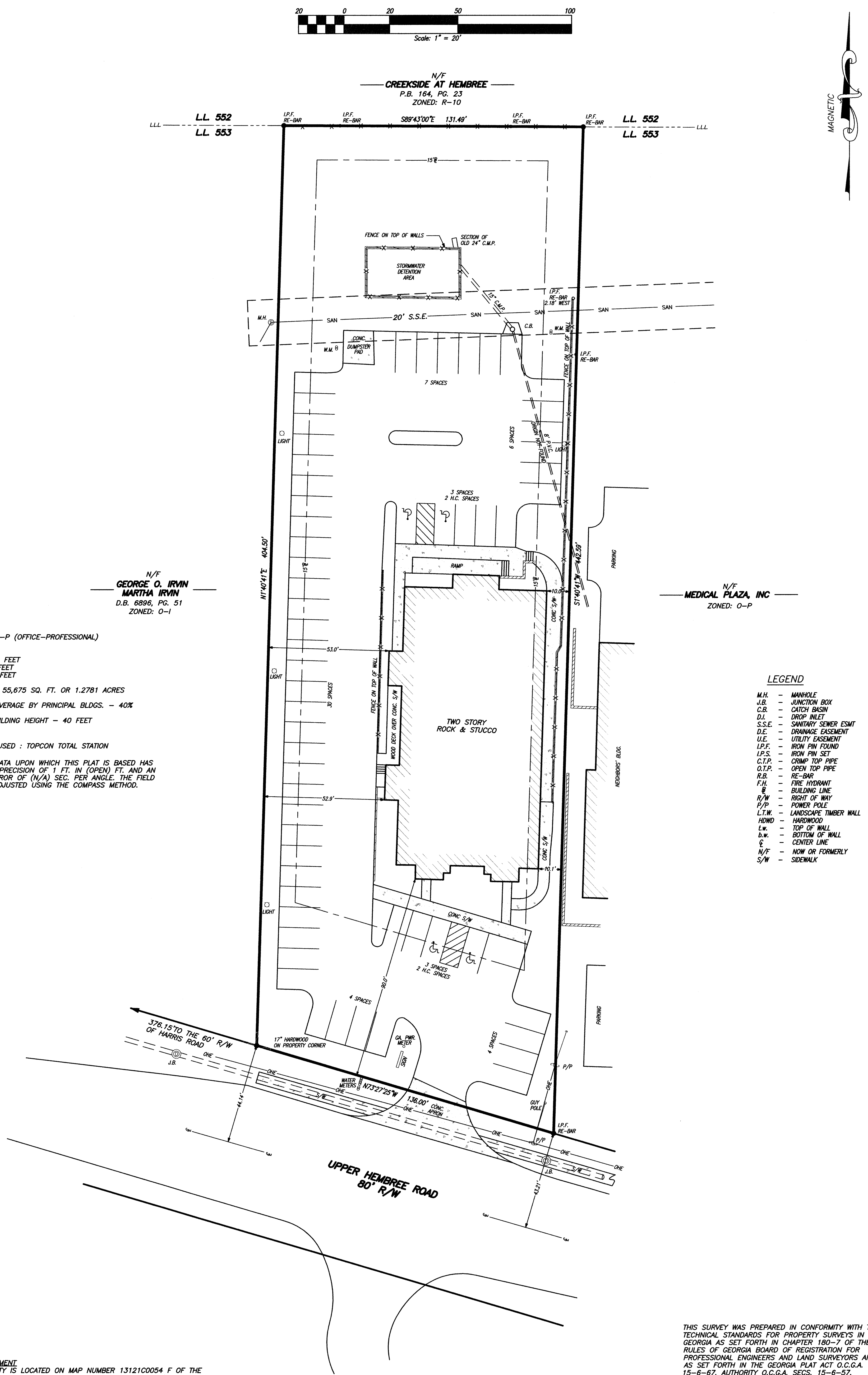
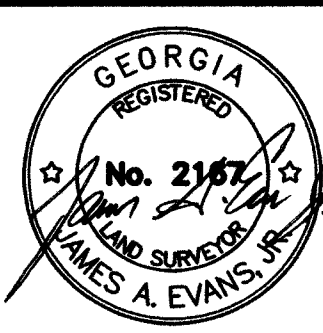
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AUSTIN TX 78703

HK PROPERTIES INC & ASHLEY GLEN PA
RTNERS L L C
9105 NESBIT LAKE DR
ALPHARETTA GA 30022

**J.A. EVANS & ASSOCIATES**3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000SURVEY OF
1230 UPPER HEMBREE ROADL.L. 553, DISTRICT 1, SECTION 2
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 18, 2018SURVEY FOR
BIS PROPERTIES, LLCOCONEE STATE BANK
CHICAGO TITLE INSURANCE COMPANYIN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.JAMES A. EVANS, JR.
GEORGIA REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 553 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the northeast right-of-way line of Upper Hembree Road (80' R/W) 376.15' southeast, as measured along said right of way line, from the point of intersection of the northeast right-of-way line of Upper Hembree Road with the east right of way line of Harris Road (60' R/W); thence running North 01° 40' 41" East 404.50' to a point on the north land lot line of Land Lot 553; thence running South 89° 43' 00" East and along said land lot line 131.49' to a point; thence running South 01° 40' 41" West 442.59' to a point on the northeast right-of-way line of Upper Hembree Road; thence running North 73° 27' 25" West along said right of way line 136.00' to the POINT OF BEGINNING; all as shown on plat of survey prepared by Carlton Rakestraw and Associates, dated May 4, 1994.

Building Information

Building Description - A multi-tenant, two (2) story office building with 12,000 gross square feet.
Building Construction Type per 2018 IBC, Chapter 6 - Type V-B
Fire Protection - Fully Sprinklered
Generator - No
Fire Alarm - Yes
Number of Stories - 2 Stories
Project Location - 1st Floor
Area of Construction - 3,444 SF
Total Building Area - 12,000 SF
Date of Building Construction - 1994

2020 City of Alpharetta Code Requirements

Building - 2018 International Building Code (IBC), with 2020 Georgia Amendments
Fire Safety - 2018 International Fire Code (IFC) (No Georgia Amendments)
Plumbing - 2018 International Plumbing Code (IPC), with 2020 Georgia Amendments
Mechanical - 2018 International Mechanical Code (IMC), with 2020 Georgia Amendments
Gas Piping - 2018 International Fuel Gas Code (IFGC), with 2020 Georgia Amendments
Electrical - 2017 National Electrical Code (NEC) (No Georgia Amendments)
Energy - 2015 International Energy Conservation Code (IECC), with 2020 Georgia Amendments;
Optional: 2013 ASHRAE 90.1 Standard for Commercial Buildings

Accessibility - Georgia Accessibility Code - GSFC Rules & Regulations, 120-3-20A, referencing the 2010 ADA (Americans with Disabilities Act)
Life Safety - NFPA 101-2018 Life Safety Code; as amended by Rules and Regulations of the Safety Fire Commissioner, Chapter 120-3-3 through the Georgia Department of Community Affairs
Administration - The Code of the City of Alpharetta, Georgia - latest revision; 1994 Standard Building Code (SBC), Chapter 1 - Administration; City of Alpharetta Unified Development Code - latest revision.

Georgia Accessibility Code

We certify that we have prepared these plans in conformity with Chapter 120-3-20A of the Rules and Regulations of the Georgia Safety Fire Commissioner referencing the 2010 ADA Standards for Accessible Design for making buildings and facilities accessible to and usable by people with disabilities to the best of our knowledge, information and belief for the scope of the work herein permitted.

Project Information

Project Description: Interior alteration of existing business office. Existing office suite is vacant. Alteration to existing tenant demising walls and existing ceiling to be 1 Hour Rated. Work includes construction of new partitions, new decorative finishes per building tenant standard, and associated Mechanical and Electrical alterations, modifications to existing life-safety devices. MEP design is by others. Fire Alarm systems and associated devices are to be permitted by licensed Fire Protection Engineer

Suite 101- 3,444 SF

Occupancy Use and Classification per 2018 NFPA 101: Section 6.1.1.1; E - Educational Occupancy
Occupant Load Calculation for the Suite 101: Refer to sheet I-1.2 Life Safety Plans
Plumbing Calculations - 2018 IPC Table 403.1: Refer to sheet I-1.2 Life Safety Plans

Notice of Shared Responsibility

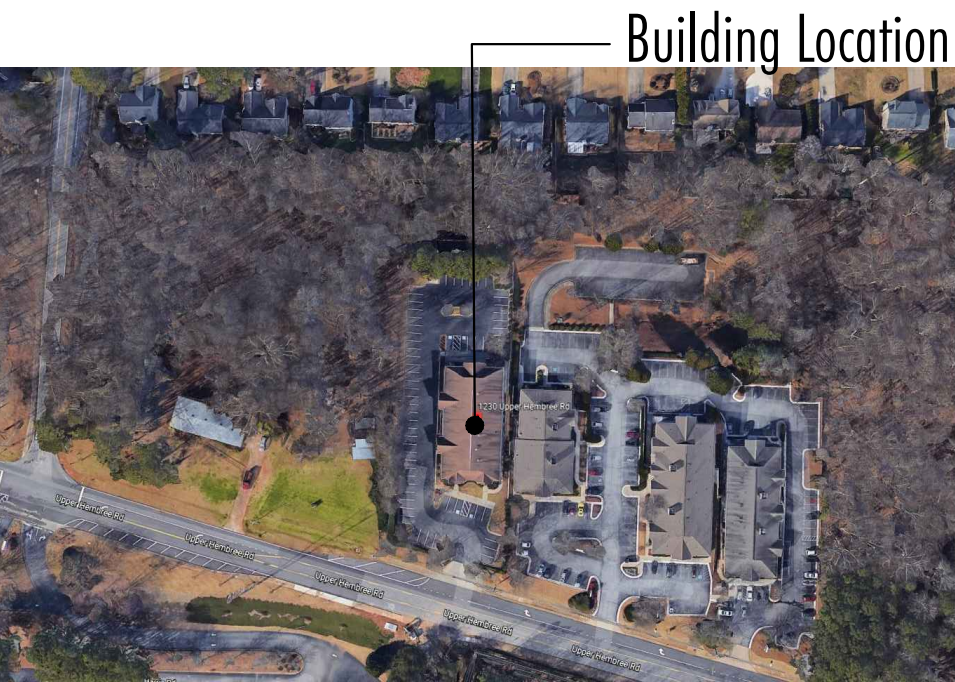
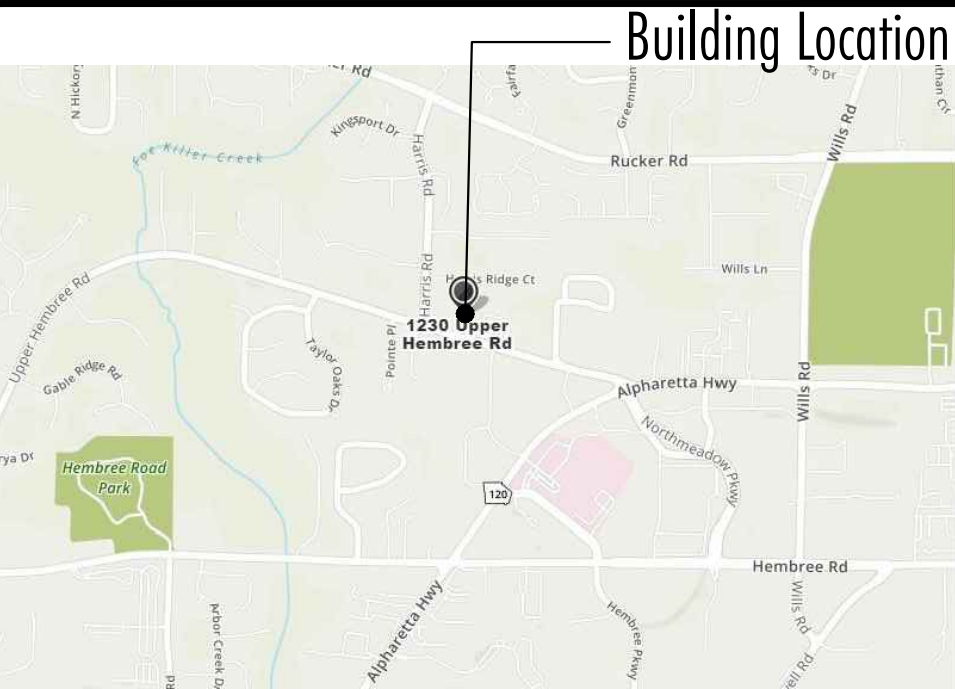
At this time, NELSON has only been engaged on this project to provide professional services limited to the preparation of construction documents, thereby allowing the Architect of Record limited involvement during the construction administration phase. Due to this fact, Georgia Code requires us to include the following statement on our documents:

"The Architect of Record and NELSON are not responsible for interpreting the intent of these construction documents, including making modifications as may be necessary during the construction phase; the Architect of Record is no longer liable for the work where changes to these documents have been made."

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- I-1.1 Title Sheet**
- I-1.2 Life Safety Plan**
- I-1.3 General Notes**
- I-2 Construction Plans**
- I-3 Details**
- E1 Lighting**
- E2 Power & Systems**
- E3 Legends/Schedules**
- E4 Notes**
- M1 HVAC**
- M2 Specifications**

Vicinity Maps

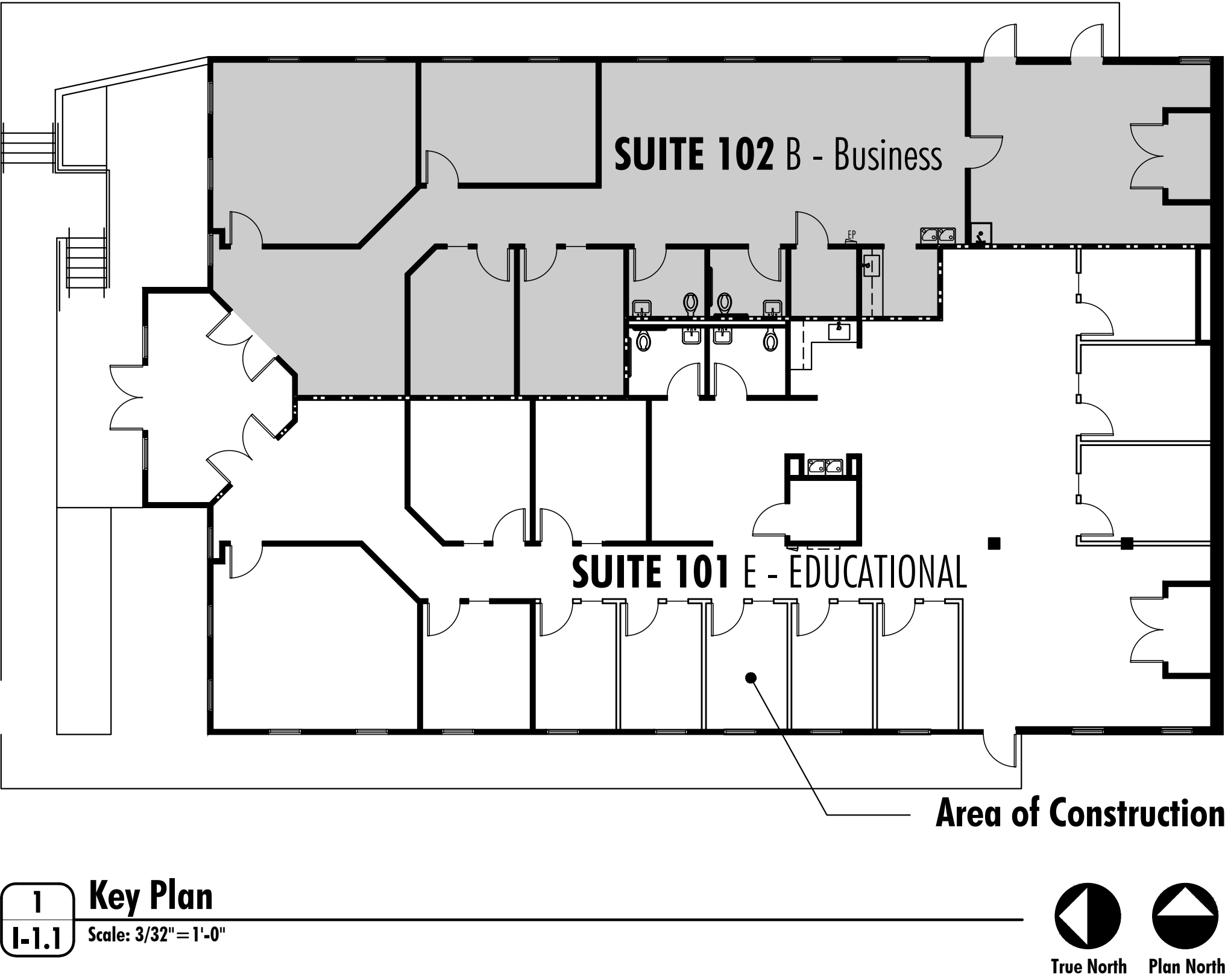


NO EXTERIOR ALTERATIONS TO THE SITE

Brightmont Academy

1230 Upper Hembree Rd
Suite 101
Roswell, GA 30076

Interior Planning & Design NELSON 1170 Peachtree Street, N.E. Suite 1700 Atlanta, GA 30309 Contact - Tyler O'Brien Architect - Scott Meekins Phone - 404.881.1811 Fax - 404.876.1289 Email - TylerOBrien@nelsonww.com/SMeekins@nelsonww.com	Contractor RDW CONSTRUCTION COMPANY, LLC 1875 Old Alabama Rd Suite 620 Roswell, GA 30076 Contact - Mike Skeeters Phone - 404.260.7434 Email - mike@rdwcco.com
Owner BIS Properties, LLC AUTHORIZED AGENT OF OWNER RDW Real Estate Company, LLC 1875 Old Alabama Road, S-620 Roswell, GA 30076 Contact - R. Duane Wood Phone - 404.260.7434 x 701 Fax - 877.298.8098 Email - info@rdwco.com	Tenant Brightmont Academy 1230 Uper Hembree Rd Suite 101 Roswell, GA 30076 Contact - Anna Vasquez Email - Anna.Vasquez@brightmontacademy.com



NELSON

Nelco Architecture, Inc.
a licensed affiliate

1170 Peachtree St. N.E.
Suite 1700
Atlanta, Georgia 30309
404.881.1811

Release History

Date	Remark
04.06.2020	Issued for Permit, Pricing, and Construction

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RDW COMPANIES
Reliability • Discernment • Wisdom

Brightmont Academy

1230 Upper Hembree Rd
Suite 101
Roswell, GA 30076

Project Area: 3,444 SF

Title Sheet

Drawn By T.O'Brien
Checked By C.Siemer/ S.Meekins
Project Number 20.0001222.000
File ID BrightmontAcademy_CD01_1
Date 04.02.2020

Released For Construction

Sheet Number

I-1.1

6/29/20

Brightmont Academy

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THE ONE-TO-ONE SCHOOL

ACCREDITED PRIVATE SCHOOL, GRADES 6-12

ENROLL FOR SY 2019-20 | SUMMER SCHOOL

CELEBRATING 20 YEARS!



About Us

Brightmont Academy is a **fully accredited private school** serving students with a **one-to-one instructional approach**. Our mission is to provide customized one-to-one instruction to help as many students as possible reach their full academic potential and **prepare for college and career**.

Every day for 20 years, we have seen the positive results of this approach and we are proud to have helped more than 4,000 students find their paths to becoming more confident and successful learners. Read about the students we support or choose your local campus to learn more.

[Students We Support](#)[Campuses](#)

Our carefully chosen education team continually encourages students. They deliver effective, customized one-to-one instruction for each student. Our experts include:

- **Seasoned administrators:** The **leadership team** and individual campus directors each have extensive experience working with middle school and high school students.
- **Dedicated, experienced teachers:** Brightmont Academy teachers are selected for their demonstrated knowledge in their respective disciplines and their ability to teach, motivate, and mentor students.

We are committed to helping each student achieve learning gains and develop confidence. Each success makes us proud to be part of **the Brightmont team**.

6/29/20

Brightmont Academy

Now enrolling for summer school: reading intervention, math, and courses | [Click Here to Read More](#)

THE ONE-TO-ONE SCHOOL

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Who We Are

Brightmont Academy is an accredited private school for students in grades 6-12 established in 1999. We provide instruction using a [one-to-one approach](#) exclusively, meaning one teacher instructs one student in a private learning room throughout the entire session.

With the one-to-one format, our staff becomes our most important resource. They deliver effective, customized one-to-one instruction for each student. Our experts include:

- **Leadership team.** With headquarters in Chicago, IL, the members of the [leadership team](#) have master's degrees or higher and are considered experts in their areas. This team is responsible for education programs, operations, and all support services necessary for our campuses to operate efficiently. Our leaders hold multiple credentials including principal certifications, and have previously served in leadership and executive roles.
- **Seasoned administrators:** The individual campus directors, many with master's degrees, each have more than 10 years of experience in leadership and administrative positions such as high school principals, counselors, district curriculum directors, special education directors, education consultants, and other positions enabling high levels of advising and serving students and families. Please visit individual [campus pages](#) for background information on the campus director in your area.
- **Dedicated, experienced teachers:** Brightmont Academy teachers are selected for their demonstrated knowledge in their respective disciplines and their ability to teach, motivate, and mentor students. Teachers draw upon a wide variety of instructional methods and utilize multiple curricula to match learning styles and needs of their students.

We are committed to helping each student achieve learning gains and develop confidence, and have a long history of helping students succeed, a small sample of which can be observed through our [student success stories](#) and the extensive list of [colleges](#) where our students have been accepted. Please contact any [campus](#) for more information about Brightmont Academy and how we might customize a program to serve you.

[Work with Us](#)[Get Started](#)[ABOUT US](#) 

Enrollment Options

[Full-Time Programs](#)[Individual Courses](#)[Tutoring](#)

Parent Feedback



THE ONE-TO-ONE SCHOOL

ACCREDITED PRIVATE SCHOOL, GRADES 6-12

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Academics

Academics and Accreditation

As an accredited private school, our curriculum includes all required 6th- to 12th-grade courses in math, language arts, science, and social studies. In addition, we offer Spanish and elective courses at all levels of rigor ranging from standard high school level college prep curriculum to Honors courses and Advanced Placement®. View a complete list of our [course offerings](#).

Brightmont Academy is [accredited](#) by AdvancED, and other independent organizations. Credits are accepted for college admission, and Brightmont Academy grants a high school diploma recognized by colleges and universities. Please [consult with a campus director](#) to determine appropriate courses for every aspiration.

One-to-One Instruction Model

At Brightmont Academy, all instruction is delivered by one teacher working with one student in a private learning room. With a [class size of one](#), instruction is tailored to each student's level, building strong student-teacher relationships and allowing for immediate feedback and adjustment within each lesson. Incorporating student interests into instruction also helps keep the student engaged and progressing efficiently.

Mastery-based Instruction

Brightmont Academy issues credit based on [mastery](#), not seat time. This allows true customization of the pacing of a course and takes advantage of the one-to-one instruction model. Students progress at their own pace, moving forward with assessments demonstrate that the student has met mastery and reviewing and remediating when necessary.



THE ONE-TO-ONE SCHOOL

ACCREDITED PRIVATE SCHOOL, GRADES 6-12

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One-to-One Instruction is Effective for Many Learners

Because **one-to-one instruction** fully individualizes the learning process, it effectively addresses a wide range of learning styles and needs. Brightmont offers this successful approach in **full-time private school**, **individual courses**, and **tutoring**. Our 1-to-1 instructional model means 93% of our students feel more confident and better prepared for life after graduation.

Students with Learning Difficulties

Brightmont Academy offers a new beginning for **students with learning disabilities**, **attention deficits**, emotional issues, health concerns or other special needs. Our one-to-one instruction fully accommodates the learning styles and needs of each individual. Students with learning difficulties work with dedicated teachers who have the expertise required to challenge and encourage them.

Students Struggling in School

One-to-one instruction at Brightmont offers students the focused step-by-step support that helps them:

- Graduate from high school
- Complete a course successfully
- Gain important academic and study skills

By using a **mastery-based approach** within the one-to-one format, teachers may provide remedial instruction when needed, and students gain confidence knowing that they will not move ahead in the curriculum until they are ready.

Students Needing a More Flexible Schedule

6/29/20

Brightmont Academy

Brightmont offers one-to-one instruction on a flexible schedule for students who may simply need an alternative to the structure of a traditional school. Teachers are sensitive to students' academic and personal circumstances.

Students Looking to Advance

Students seeking a greater challenge experience a more rigorous approach at Brightmont Academy. Our one-to-one instruction allows students to progress at an accelerated pace and take more demanding courses, such as Honors and Advanced Placement®.

Gifted students are also well served in Brightmont Academy, as our one-to-one instruction and mastery-based approach allow students to progress more quickly and to access curricula at the right challenge level. Brightmont provides customized programs for **gifted and twice exceptional (2E) students**, addressing both academic and emotional needs.

Athletes

Brightmont offers flexibility to work around competition schedules, and our academic offerings include many courses that have that have been approved by **NCAA** for students wanting to meet initial eligibility requirements.

Performers

Highly accomplished musicians, actors, models, and dancers may find balancing school with a demanding rehearsal and performance schedule challenging. Brightmont Academy offers the flexibility to schedule classes around these commitments.

Homeschooled Students

Brightmont Academy provides many supports to families who are **homeschooling**, or who are transitioning out of a homeschool situation. All Brightmont instruction is done in a one-to-one setting, allowing maximum flexibility to coordinate with the parent on scheduling, curriculum choice, and the number of subjects studied at any given time.

International Students

International students wishing to study in the United States can enroll at Brightmont Academy for a full course of study. Learn more about admissions for **international students**.

Advanced Placement® and AP® are registered trademarks of the College Board, which was not involved in the production of, and does not endorse, this product.

[Get Started](#)[OUR STUDENTS](#) 

Enrollment Options

[Full-Time Programs](#)[Individual Courses](#)[Tutoring](#)

Instruction Based on Student Needs

Elizabeth's outstanding academic career was interrupted when health problems caused her to miss school. The flexible schedule and pace offered by Brightmont allowed her to graduate on time.

"Although Elizabeth was very capable, she could never have accomplished this without Brightmont and their wonderful, understanding teachers," said Lauren, Elizabeth's mother.



THE ONE-TO-ONE SCHOOL

ACCREDITED PRIVATE SCHOOL, GRADES 6-12

ENROLL FOR SY 2019-20 | SUMMER SCHOOL

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Frequently Asked Questions

Brightmont Academy uses a **one-to-one instructional approach** exclusively. **This learning environment** is very different for most students and families, so below are some questions that frequently come up in our conversations with families. If you have further questions, or would like information specific to your individual situation contact your local campus director or call 1-888-521-0887.

Questions

— Is this an online school? Do students work on their own?

No, Brightmont Academy is a **brick-and-mortar school**. When we say one-to-one instruction, we define this as one teacher sitting next to one student and teaching according to that student's learning plan throughout the scheduled instruction time. We do use a **media-rich digital curriculum as well as textbook-based curricula**, but in conjunction with direct instruction from a qualified teacher.

*During COVID-19 school closures, we are instructing students online.

— Does it work? Will my child be successful at Brightmont?

Brightmont Academy has a 20-year history of success and numerous **graduates** providing testimonials about their experience.

— My child has medical issues. What if we learn we need a hospital or residential placement mid-year?

6/29/20

Brightmont Academy

Brightmont Academy allows 18 months to complete our annual programs. Most students complete courses in less time than a traditional school year, so this timeline allows the student to put instruction on pause while receiving medical or therapeutic treatment, and then resume instruction when the student is healthier and more able to benefit from instruction. Rather than forfeit tuition and partial credits, Brightmont Academy will work with you to help your child receive the proper care medically, emotionally, and academically, even if those needs should change throughout the year.

— We are relocating unexpectedly and I don't see your school calendar posted. When do terms start?

Brightmont Academy is open year-round and accepts students at any time of year. Further, we are able to structure classes to allow students to earn semester or trimester credits, or any partial credit as needed by the student. We are perfect for families moving at an atypical time of year as we are able to begin instruction at any time. Some students remain at Brightmont through the end of the school year or until they receive their diploma; others remain at Brightmont to stay on par with their peers until a seat opens up in another school.

— Why do students come to Brightmont?

There are many reasons why Brightmont Academy is the right solution for students. Some want to accelerate their graduation date or to take more **advanced classes** than are available in their public, charter, or private school. Others want to add a particular course to their transcript and may need a different schedule than what is otherwise available. Still others are behind in credits or skills and seek a private place to grow without pressure from peers who may be working at a different level. Every situation is unique, and we accommodate **athletes**, performers, **homeschooled** students, and many other types of learners. The best way to determine if Brightmont is right for you is to tour a campus and talk with a campus director.

— We enrolled at Brightmont a year ago for tutoring, but now our situation has changed. Can I enroll as a student for a different subject?

Absolutely! Many of our students return for a wide variety of reasons and services. One of the advantages of enrolling at Brightmont is that you get an entire team of education professionals, so we are able to accommodate the student's changing needs over time. Our enrollment fee is only charged once, so there is never an additional fee to return, even years later, or to discuss an alternate program with a campus director.

— I believe Brightmont can help my child, but it's expensive for my budget. Are scholarships available?

Some states do provide **scholarships** that may be used at Brightmont Academy. Brightmont offers customized full-time programs designed to accommodate a wide variety of needs and learning goals so tuition costs for each student will vary. In addition, we strongly recommend that you consult with a campus director before ruling out Brightmont Academy for financial reasons. In many cases, a student may be served through a hybrid program where they earn some credits at Brightmont in our one-to-one setting, and other credits in another school or program, which reduces the overall cost from our standard full-time tuition. In addition, **tuition loans** are available.

— How do I know my child will like his or her teacher?

Our teachers are specially selected for sharing our philosophy that all students can succeed in addition to having strong content knowledge and pedagogical skills. We like everyone we work with, and most students do, too! But in the event your child is placed with someone who either is not a good match for their personality and learning style, or doesn't explain concepts in a way that your child can understand, then we can make a teacher change. Please discuss your concerns with the campus director.

— Does Brightmont serve students with special needs?

Yes. Although Brightmont Academy is not classified as a special education school, all campuses have staff able to make accommodations and to provide specially designed instruction for **special education students**, especially those with **Attention Deficit Hyperactivity Disorder (ADHD)**, **learning disabilities**, depression, anxiety, **gifted abilities**, and autism. Please meet with a campus director for more information on how we might serve your child's special needs.

— How do I know if Brightmont is right for me/my child?

Now enrolling for summer school: reading intervention, math, and courses | [Click Here to Read More](#)



ACCREDITED PRIVATE SCHOOL, GRADES 6-12
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Campuses

Locations

Choose the campus nearest you to learn how Brightmont Academy will help your student achieve real academic progress and gain a new sense of confidence! Contact us to schedule a visit.

Chandler, AZ	(480) 526-7090
Deer Valley, AZ	(623) 738-0710
Scottsdale, AZ	(480) 948-2800
Broomfield, CO	(720) 961-5091
Castle Pines, CO	(720) 961-5073
Alpharetta, GA - New!	(888) 521-0887
Barrington, IL - New!	(888) 521-0887
Northfield, IL - New!	(888) 521-0887
Ann Arbor, MI	(734) 316-8651
Birmingham, MI	(248) 430-3060
Northville, MI	(734) 548-8740
Mendota Heights, MN	(952) 564-2164
Plymouth, MN	(763) 452-4650
Redmond, WA	(425) 373-0800
Sammamish, WA	(425) 836-1600
Seattle, WA	(206) 284-2300



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By: Morgan Rodgers

Sponsored By:

Meeting Date: September 28, 2020

I. AGENDA ITEM TITLE: CONSIDERATION OF AN ORDINANCE FOR THE CREATION OF THE CITY OF ALPHARETTA CULTURAL ARTS COMMISSION (2ND READING)

II. RECOMMENDATION:

Staff is recommending that Mayor and Council approve an ordinance for the creation of the City of Alpharetta Cultural Arts Commission.

III. REPORT IN BRIEF:

During the September 10, 2019 Alpharetta Recreation Commission Meeting the proposal for the Alpharetta Cultural Arts Commission was approved unanimously. The proposal was also reviewed by Arts Alpharetta and was passed by a vote of 4 to 2 in favor of support. Additionally, this item was presented to Mayor and Council as a workshop during the January 6, 2020 and September 8, 2020 City Council Meetings.

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

The duties of the Cultural Arts Commission are outlined in the proposed ordinance and will be as follows:

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

The first reading of the ordinance was approved during the September 21, 2020 City Council Meeting. There have been no changes made since the first reading.

IV. ALTERNATIVES:

V. ATTACHMENTS:

ORDINANCE PROVIDING FOR CREATION OF CULTURAL ARTS COMMISSION(3863245.1)

AN ORDINANCE TO PROVIDE FOR THE CREATION OF THE CITY OF
ALPHARETTA CULTURAL ARTS COMMISSION; TO EXPRESS THE INTENT OF
THE MAYOR AND COUNCIL; TO PROVIDE FOR DEFINITIONS; TO PROVIDE
FOR THE ORGANIZATION OF THE CULTURAL ARTS COMMISSION; TO
PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING
ORDINANCES; AND FOR OTHER PURPOSES

The Mayor and Council of the City of Alpharetta hereby
ordain:

Section 1. Short Title; Authority.

This Ordinance shall be known and may be cited as the
"City of Alpharetta Cultural Arts Commission Ordinance". This
Ordinance is adopted pursuant to the City of Alpharetta's home
rule powers, as set forth in § 36-34-1, et seq. of the Official
Code of Georgia.

Section 2. Intent.

It is the intent of this Ordinance to promote, protect
and support the growth of cultural arts in the City of
Alpharetta. In addition to the duties set forth in Section 5,
the Cultural Arts Commission shall advise the Council on art
acquisition, promote strategic arts planning, and support Local
Art Leader Groups in the City of Alpharetta.

Section 3. Definitions.

As used in this Ordinance, the term:

"City" means the City of Alpharetta;

"Cultural Arts Commission" means the City of
Alpharetta Cultural Arts Commission; and

"Mayor and Council" means the Mayor and Council
of the City of Alpharetta.

Section 4. Organization of the Cultural Arts Commission.

(a) The Cultural Arts Commission shall consist of seven
members, with each of the Mayor and Council having one
appointment. The Mayor and Council may also appoint up to two

alternate members for the Cultural Arts Commission to serve on the Commission in the absence of Commission members.

(b) Members of the Cultural Arts Commission shall be residents of the City of Alpharetta. In making appointments to the Cultural Arts Commission, the Mayor and Council shall make good faith efforts to appoint volunteer individuals who have experience, expertise and/or interest relevant to the arts and/or cultural activities.

(c) (1) Members of the Cultural Arts Commission shall serve at the pleasure of the appointing official.

(2) Upon the expiration of an elected official's term or other reason for vacancy, the appointed Commission member's term shall expire, but such member shall remain in office until the newly elected or appointed official makes an appointment to the Commission.

(3) An appointment to fill any vacancy on the Cultural Arts Commission shall be for the remainder of the unexpired term of the office. If any member fails to attend three successive meetings without cause and without prior approval of the chair-person, the Cultural Arts Commission shall declare the member's office vacant, and the Mayor or Councilmember who appointed such member shall promptly fill such vacancy.

(4) The members shall serve in accordance with the policies and procedures of the City and may be suspended and/or removed for cause by the Mayor and Council.

(d) The members of the Cultural Arts Commission shall adopt bylaws consistent with the bylaws of other City boards and commissions. The Cultural Arts Commission shall elect a chair-person, who shall be a voting member, from among the members of the Commission. The presence of a majority of the seven members shall constitute a quorum, and the vote of a majority of the members present constituting the quorum shall constitute the actions of the Commission.

Section 5. Duties.

The Alpharetta Cultural Arts Commission shall have the duty to:

- Review and recommend the acquisition of all works of art by the City, either purchase, gift or otherwise;
- Review and make recommendations as needed for pieces to be acquired and their proposed locations;
- Review and encourage programs for the cultural enrichment of the City;
- Review and recommend guidelines for art and culture contract programs that support community art, culture programming projects and make annual funding recommendations to the City Council;
- Propose methods to encourage private initiative in arts and culture;
- Advise City Council regarding the participation in or sponsoring by the City of artistic performances, programs or other cultural endeavors;
- Advise City Council on the preservation and care of all cultural landmarks owned by the City and on the design and location of City-owned or other statuary and works of art;
- Support and strengthen existing local organizations in the arts and culture fields;
- Increase public understanding, appreciation and enjoyment of cultural activities and all forms of art and culture; and
- Advise and assist with the development of an Art & Culture Master Plan for the City.

Section 6. Effective Date.

This Ordinance shall become effective immediately upon its adoption.

Section 7. Repeal.

All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

Section 8. Code of Alpharetta.

This Ordinance shall be codified and be part of the Code of the City of Alpharetta, Georgia.

ADOPTED this _____ day of _____, 2020.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

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: _____